




MAKING HOME AFFORDABLE

**PROGRAM PERFORMANCE REPORT
THROUGH THE FOURTH QUARTER OF 2016**

MHA AT-A-GLANCE

More than 2.8 Million Homeowner Assistance Actions have taken place under Making Home Affordable (MHA) programs

The Consolidated Appropriations Act, 2016, signed into law on December 18, 2015, provided that the MHA Program would terminate on December 31, 2016, except with respect to certain loan modification applications made before such date. While activity to assist struggling homeowners will continue in the years to come, a look back at the progress made in the housing crisis recovery and MHA's contribution to this effort is included on page 4.

QUARTERLY PROGRAM VOLUMES FOR THE FOURTH QUARTER OF 2016 (Months of October, November, and December)

1MP	2MP	HAFA	UP
Q4: 77.2K* PTD: 2.2M	Q4: 1.7K PTD: 163K	Q4: 10.3K PTD: 454K	Q4: 0.2K PTD: 46K
See Page 6	See Page 15	See Page 16	See Page 17

* The 1MP modifications activity reflects a data correction reported in the current quarter. See Page 6 for more details.

FOURTH QUARTER 2016 SERVICER ASSESSMENT RESULTS

SERVICER	MINOR IMPROVEMENT NEEDED	MODERATE IMPROVEMENT NEEDED	SUBSTANTIAL IMPROVEMENT NEEDED
Bank of America, N.A.	✓		
CitiMortgage, Inc.		✓	
JPMorgan Chase Bank, N.A.	✓		
Nationstar Mortgage LLC			✓
Ocwen Loan Servicing, LLC	✓		
Select Portfolio Servicing, Inc.	✓		
Wells Fargo Bank, N.A.	✓		

See page 19 for additional information and detailed results for this quarter.

Making Home Affordable

Program Performance Report Fourth Quarter 2016

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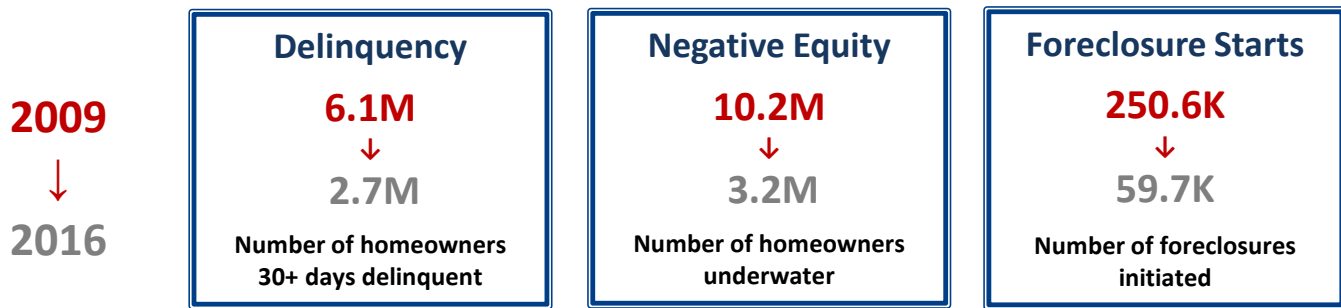
Note: For more information and quarterly updates about HHF, please visit the [program website](#) or the [TARP Monthly Report to Congress](#). For information and quarterly updates about efforts taken by the Government Sponsored Enterprises (GSEs) beyond their participation in MHA which is not reflected in this report please visit the [Federal Housing Finance Agency's Foreclosure Prevention Report](#). For information on efforts undertaken by the Federal Housing Administration (FHA) please visit [its website](#).

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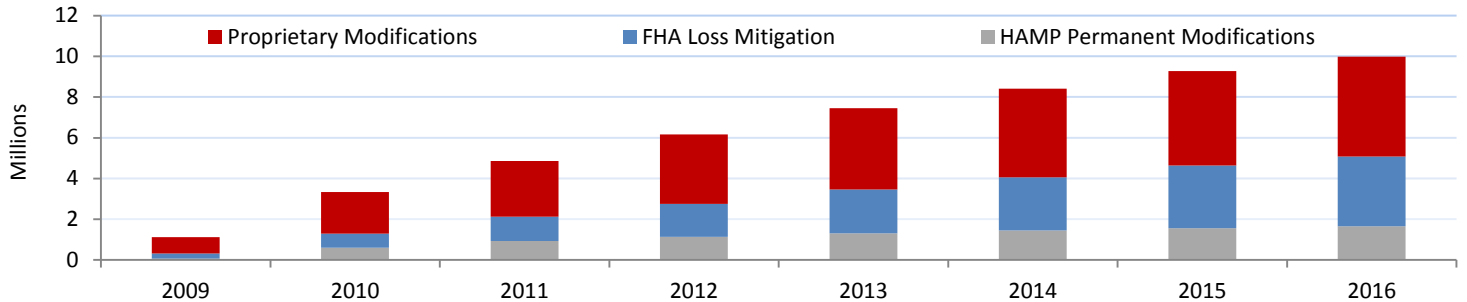
Program Performance Report Fourth Quarter 2016

Housing Market Recovery¹

Since the start of the financial crisis, the housing market has made significant progress in recovering.



Approximately 10 million homeowners have received help through government programs and additional private sector efforts.



Note: Data does not include GSE SAI, GSE Streamline, or other GSE modifications.

MHA Has Helped Millions of Homeowners and Changed the Mortgage Servicing Industry



Homeowner assistance actions through MHA



Total estimated savings to date in monthly mortgage payments through HAMP



In principal reduction through HAMP



In debt relief through HAFA

MHA established standards for affordable and sustainable foreclosure prevention solutions and customer service relationships between mortgage servicers and homeowners. Over time, the MHA program grew and evolved to address new challenges and reach more homeowners with a focus on five guiding principles:

- ▶ Accessibility – ensuring that homeowners experiencing a wide variety of hardships can understand, participate in, and be eligible for foreclosure alternative programs.
- ▶ Affordability – providing meaningful payment relief to achieve sustainable monthly payments that meet the needs of the homeowner based on their particular type of hardship.
- ▶ Sustainability – offering solutions designed to resolve delinquency and be effective long-term.
- ▶ Transparency – ensuring that the loss mitigation process is clear and understandable by all parties, with Q&As available online.
- ▶ Accountability – ensuring the appropriate level of oversight of the mortgage assistance process.

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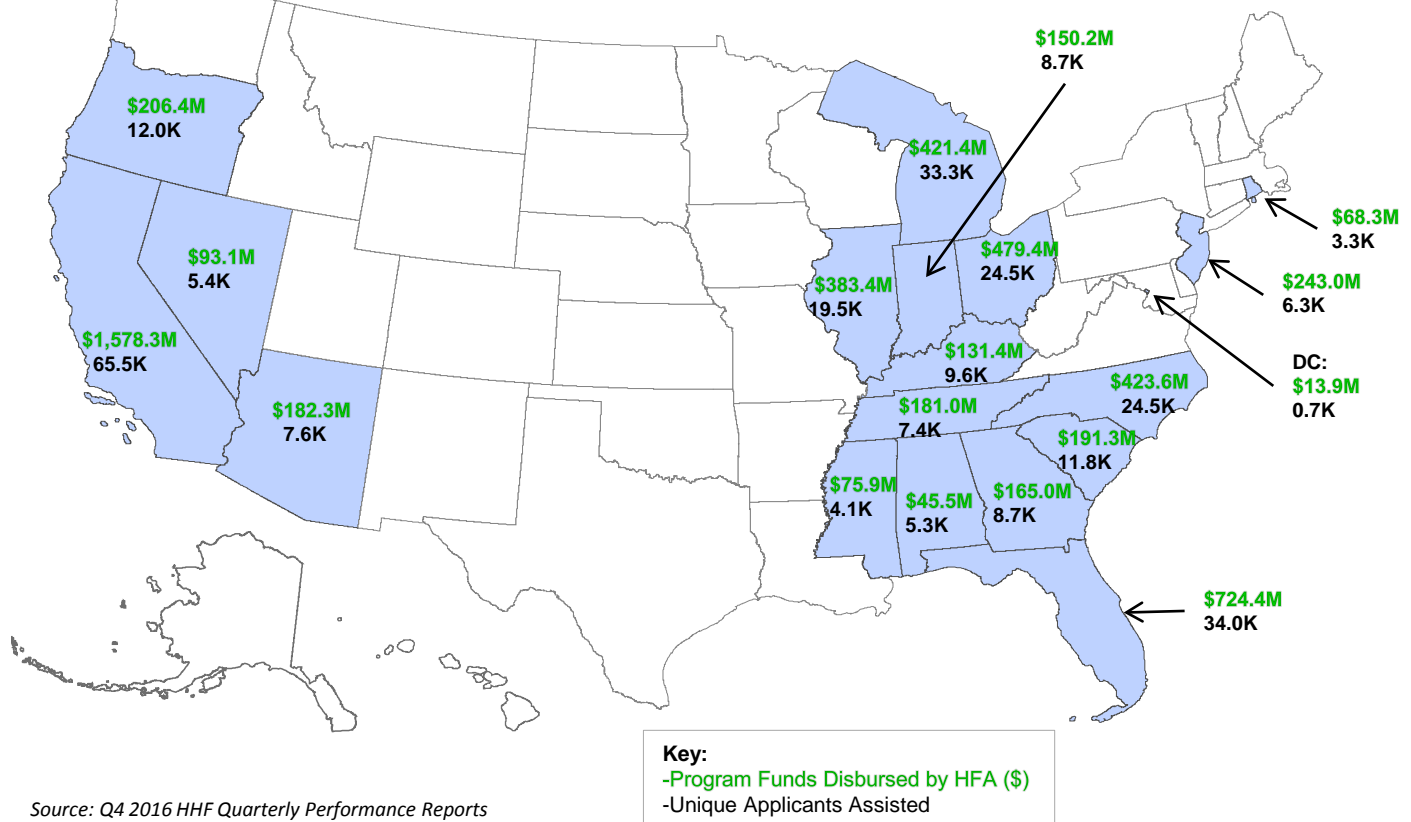
Hardest Hit Fund Program Update

The Hardest Hit Fund Program (HHF) currently provides \$9.6 billion to 18 states and the District of Columbia to develop locally tailored programs to assist struggling homeowners in their communities.

Unlike the MHA programs which are national in scope, the HHF sought to address state-by-state differences in the housing crisis. Treasury designed HHF to capitalize on Housing Finance Agencies' (HFAs) on-the-ground understanding of the conditions in their communities to create programs they determine will most effectively help prevent foreclosures and stabilize housing markets.

For further information on the Hardest Hit Fund, please visit the program [website](#).

HHF States Have Assisted More Than 292,000 Homeowners (Program activity through December 31, 2016)



Source: Q4 2016 HHF Quarterly Performance Reports

How Do Hardest Hit Fund Programs Interact with MHA?

- State HFAs design and administer HHF programs that interact with MHA.
- Treasury provides [guidance](#) to servicers regarding MHA – HHF interactions.
- HHF funds may be used to facilitate a HAMP modification in states where principal reduction is offered.
- HFAs work with housing counseling agencies and servicers to help homeowners find a solution that meets their needs, including assistance through MHA and HHF programs.

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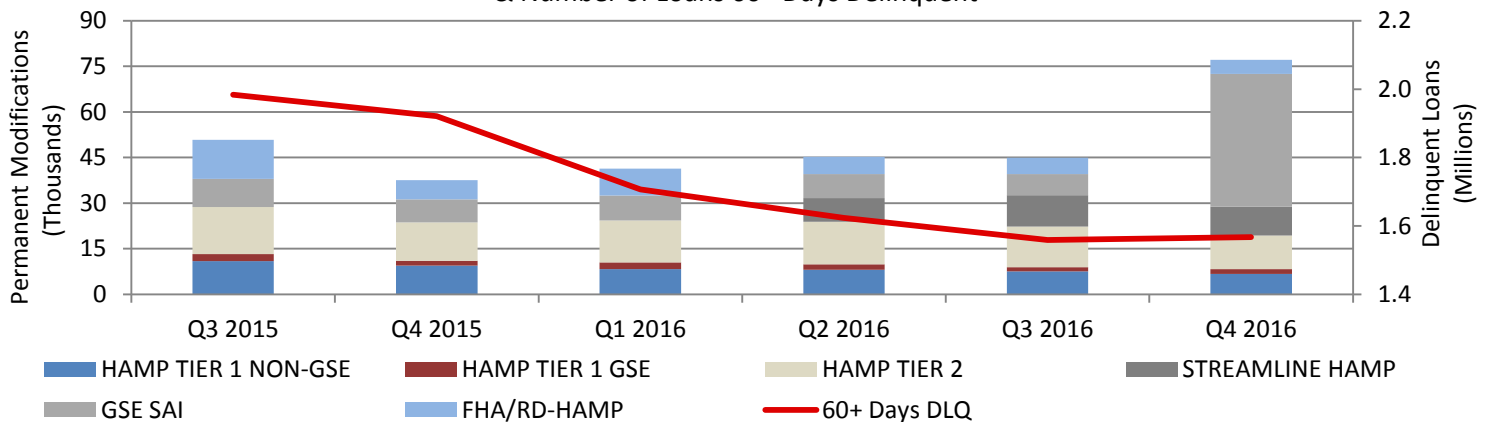
MHA Program Updates

- Many of the permanent modifications started in the fourth quarter were Streamline HAMP modifications. Preliminary data indicate that more than a third of all Streamline HAMP trial modifications were not previously evaluated for HAMP.
- Treasury published another installment of the ongoing Key Findings and Lessons Learned Series: “Customer Care.” The presentation focuses on how MHA sought to make the homeowner’s experience as transparent and predictable as possible. Click [here](#) to download the presentation.
- The MHA Servicer Assessment results for the fourth quarter of 2016 begin on page 19. Five servicers were rated as needing minor improvement, one was rated as needing moderate improvement, and one was rated as needing substantial improvement. All servicers met or approached Treasury’s benchmark on six of eight metrics: assignment of a single point of contact, accuracy of eligibility decisions, timely evaluation of HAMP applications, using and reporting accurate data to calculate incentives, accurate processing of interest rate step-up changes, and issuance of interest rate step-up notices. However, some servicers still need to improve in the areas of proper identification and reporting of disqualified modifications and accurate income calculation.

MHA Program Activity^{2,3}

	Program-to-Date	Q4 2016	Q3 2016
MHA First Lien Permanent Modifications Started ³	2,158,711	77,154	44,918
HAMP Tier 1	1,458,523	8,316	8,912
HAMP Tier 2	197,029	11,035	13,364
Streamline HAMP	27,560	9,439	10,310
GSE Standard Modifications (SAI)	343,993	43,711*	6,948
Treasury FHA and RD HAMP	131,606	4,653	5,384
2MP Modifications Started	163,140	1,696	2,334
HAFA Transactions Completed	453,602	10,262	13,174
UP Forbearance Plans Started	46,485	234	125
Cumulative Activity	2,821,938	89,346	60,551

Quarterly Trending of MHA Permanent Modifications Started
& Number of Loans 60+ Days Delinquent**



* The GSE SAI modification activity reflects a data correction reported in the current quarter.

** BKFS Mortgage Monitor Report.

Making Home Affordable: HAMP Program Results

Program Performance Report Fourth Quarter 2016

HAMP Summary

Trial Modifications	All Trials Started ⁴	2,511,344
	<i>Tier 1</i>	2,232,547
	<i>Tier 2</i>	225,607
	<i>Streamline HAMP</i>	53,190
	Active Trials	37,680
	Trial Modifications Cancelled Since Verified Income Requirement*	115,784
Permanent Modifications	All Permanent Modifications Started	1,683,112
	Permanent Modifications Disqualified (Cumulative)**	577,266
	Active Permanent Modifications	962,209

* When Treasury launched HAMP in the spring of 2009, in an effort to provide assistance to struggling homeowners as soon as possible, servicers were not required to verify a homeowner's income prior to commencing a trial modification. This resulted in many trials being cancelled if the homeowner could not ultimately provide the requisite documentation. Beginning in June 2010, servicers were required to verify a homeowner's income prior to offering trial modifications, which substantially reduced the number of trial cancellations. A total of 674,768 trials started before June 2010 have been cancelled. A cumulative 790,552 trials have been cancelled program-to-date.

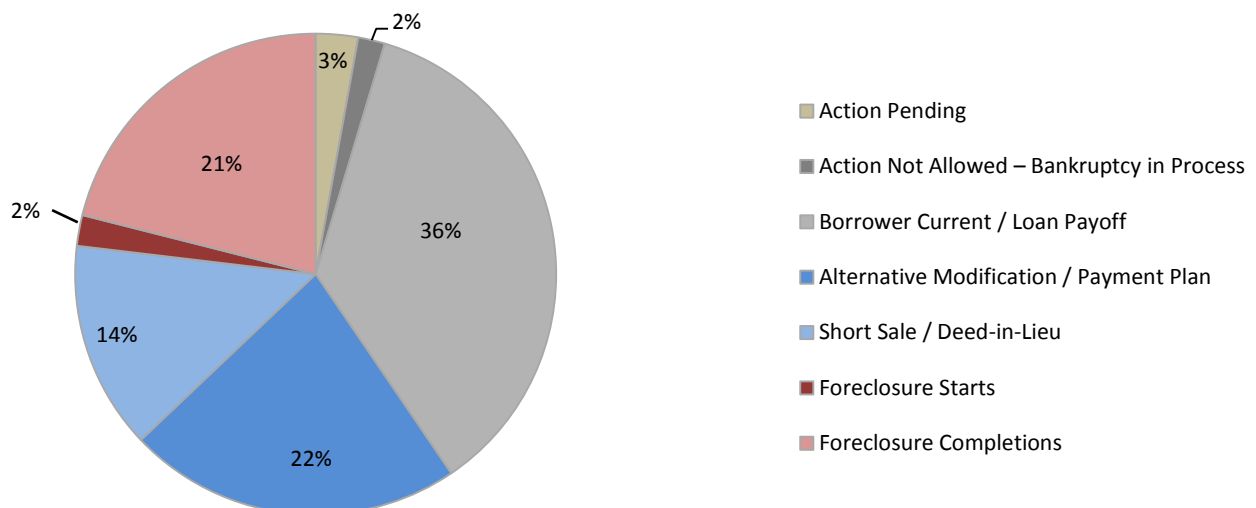
** Does not include 134,378 loans paid off and 9,259 loans withdrawn.

Outcome for Homeowners Who Did Not Receive a HAMP Modification

While not all homeowners qualify for HAMP, many have found alternative solutions to their delinquency. For homeowners who were not approved for a HAMP trial modification, or for those whose HAMP trial modifications were cancelled:

- 58% received an alternative modification or resolved their delinquency.
- 23% were referred to foreclosure.

Status of Homeowners Not Accepted for a HAMP Trial Modification or Those Whose HAMP Trial Modification was Cancelled



Source: Survey data from large servicers⁵

Making Home Affordable: HAMP Program Results

Program Performance Report Fourth Quarter 2016

Select HAMP Modification Characteristics*

Aggregate payment savings to homeowners who received HAMP first lien permanent modifications are estimated at **more than \$48 billion** program-to-date, compared with unmodified mortgage obligations.

HAMP modifications follow a series of waterfall steps that include capitalization, interest rate adjustment, term extension, and principal forbearance/forgiveness.

HAMP has two evaluation tiers, as well as a streamlined modification process introduced in January 2016:

- Under HAMP 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 HAMP Tier 2, servicers apply the modification steps simultaneously to achieve a post-modification DTI that falls within an allowable range (subject to investor restrictions). HAMP Tier 2 applies to non-GSE mortgages only.
- Under Streamline HAMP, seriously delinquent homeowners who have not been able to complete a HAMP application may be eligible to receive mortgage assistance through a combination of modification steps similar to HAMP Tier 2. Unlike Tier 1 and Tier 2, Streamline HAMP does not require that borrowers document their income.

Modification Steps for Permanent Modifications

All permanent modifications reflect some combination of the following modification steps:

Modification Step	Tier 1	Tier 2	Streamline	All
Interest Rate Reduction	95.7%	70.2%	83.0%	92.5%
Term Extension	60.3%	87.4%	98.2%	64.1%
Principal Forbearance	31.3%	31.6%	23.2%	31.2%

Select Median Permanent Modification Characteristics

Loan Characteristic	Before Modification	After Modification	Median Decrease
---------------------	---------------------	--------------------	-----------------

Front-End Debt-to-Income Ratio

Tier 1	43.8%	31.0%	-13.4 pct pts
Tier 2	28.2%	21.1%	-6.7 pct pts
Combined	42.7%	31.0%	-12.2 pct pts

Back-End Debt-to-Income Ratio

Tier 1	67.1%	50.1%	-13.7 pct pts
Tier 2	44.6%	37.1%	-6.7 pct pts
Combined	64.4%	48.3%	-12.5 pct pts

Monthly Housing Payment**

Tier 1	\$1,379.69	\$812.26	(\$498.40)
Tier 2	\$1,028.98	\$660.97	(\$333.59)
Streamline	\$904.57	\$559.55	(\$318.85)
All	\$1,332.83	\$792.00	(\$470.24)

Homeowner Characteristics

Characteristic	Tier 1	Tier 2	Streamline	All
Median Monthly Gross Income	\$3,913	\$4,997	N/A	\$4,011
Median Credit Score	566	561	580	565
Median Property Value	\$178,012	\$158,000	\$159,600	\$175,000

Additional HAMP Tier 2 Characteristics

HAMP Tier 2 provides another modification opportunity for struggling homeowners who do not qualify for a HAMP Tier 1 modification, or for those who lose good standing (by missing three payments) on their HAMP Tier 1 modification. Of the HAMP Tier 2 trial modifications started:

- 29% were previously in another HAMP trial or permanent modification.
- 10% were previously evaluated for HAMP and did not meet eligibility requirements.
- 6% were non-owner-occupied properties.

*HAMP modification characteristics reflect data at the date of modification.

**Excludes the impact of any interest rate increases and re-amortization of capitalized homeowner incentives which may begin to occur after the fifth year of the HAMP Tier 1 modification.

HAMP Tier 1 Payment Adjustment Summary

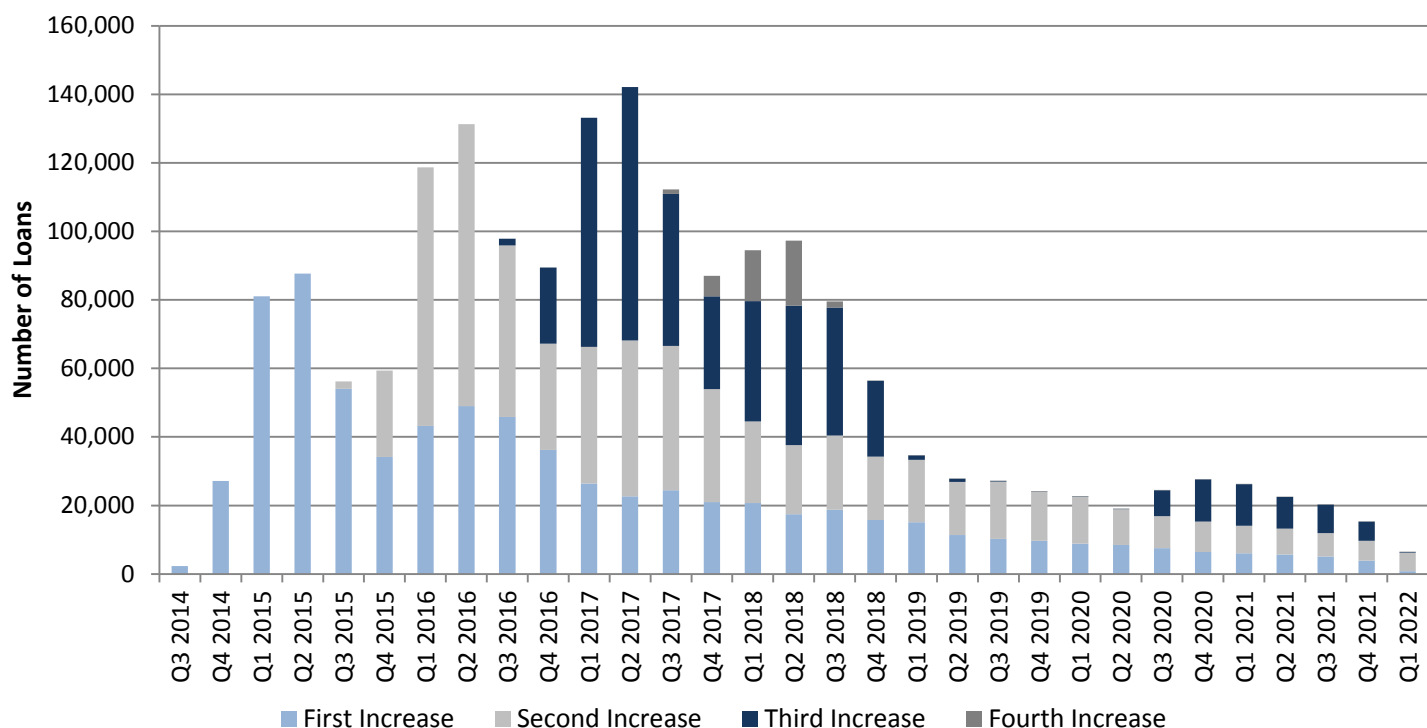
The HAMP Tier 1 modification was designed to reduce a homeowner's monthly mortgage payment to an affordable level, approximately 36% of the median before-modification payment.

Under HAMP Tier 1, servicers apply a uniform loan modification waterfall to achieve a monthly mortgage payment of 31% DTI: capitalization, principal forgiveness (optional), interest rate reduction, term extension, principal forbearance. The interest rate is reduced in increments to achieve the target 31% DTI with an interest rate floor of 2%. After five years, the interest rate may begin to increase 1% per year (or less) until the Primary Mortgage Market Survey (PMMS) rate at time of modification is reached (PMMS averaged 5.04% in 2009 and 3.65% in 2016), at which time the interest rate will be fixed for the remaining loan term.

HAMP Tier 1 Interest Rate Increases

- Approximately 80% of HAMP Tier 1 homeowners will experience an interest rate increase after five years.
 - The majority of HAMP homeowners will experience two to three interest rate increases.
 - The median amount of the first monthly payment increase is \$93, and the median monthly payment increase after the final interest rate increase is \$206.
- Through December 2016, more than 460,000 homeowners have experienced one interest rate step-up, and approximately 266,000 have experienced a second rate step-up.
 - Based on reported data, the rate increase does not appear to have an impact on the performance of these modifications. The percentage of modifications disqualifying in the month following the reset remains consistent with the months leading up to the reset, at less than or equal to 1%.
- To help mitigate the impact of interest rate step-ups, servicers can offer borrowers the opportunity to recast their HAMP modifications upon reaching their sixth-year anniversary. To date, approximately 37,700 loans have been recast, 89% of which experienced an interest rate step-up. Monthly payments for recast loans have been reduced by a median of \$56.

Number of Interest Rate Increases by Quarter*



* As of December 2016. Assumes no future re-defaults of HAMP Tier 1 modifications.

See Appendix 6 for additional information on HAMP Tier 1 interest rate increases by state.

Making Home Affordable: HAMP Program Results

Program Performance Report Fourth Quarter 2016

Performance of HAMP Permanent Modifications

Differences in modification characteristics contribute to differences in the performance of HAMP modifications. Those characteristics can also affect the performance of certain vintages and contribute to differences in performance between HAMP Tier 1 and Tier 2.

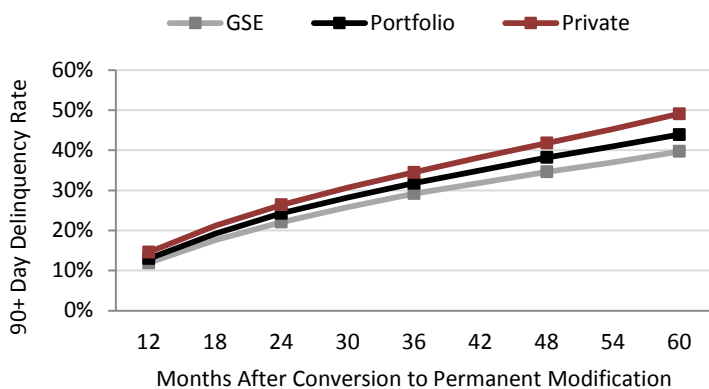
The tables below show the performance of HAMP permanent modifications at various seasoning points for those modifications that have aged to, or past, the number of months noted. It is important to note that far fewer loans have reached these seasoning points for HAMP Tier 2, which was introduced several years after HAMP Tier 1.

	# Months Post Modification	% of Disqualified HAMP Tier 1 Modifications ⁶											
		2009	2010	2011	2012	2013	2014	2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	ALL
HAMP Tier 1	3	2.1%	1.7%	1.2%	1.0%	0.8%	1.2%	1.3%	0.9%	1.5%	1.2%	1.3%	1.3%
	6	6.7%	6.7%	5.3%	4.3%	3.8%	4.7%	5.2%	4.9%	5.6%	6.4%		5.5%
	12	16.3%	15.6%	12.7%	10.3%	9.4%	10.6%	11.7%	12.6%				13.1%
	18	22.9%	22.7%	18.9%	15.3%	14.0%	15.1%	16.4%					19.2%
	24	28.8%	28.1%	23.8%	19.1%	17.3%	18.6%	20.2%					24.0%
	30	33.3%	32.6%	27.3%	22.1%	19.8%	20.9%						27.9%
	36	37.5%	36.6%	30.1%	24.6%	22.0%	22.3%						31.4%
	42	41.1%	39.4%	32.5%	26.7%	24.3%							34.4%
	48	43.6%	41.6%	34.6%	28.6%	26.1%							37.3%
	54	46.0%	43.6%	36.5%	31.5%								40.2%
60	47.9%	45.6%	38.4%	33.9%								43.0%	

	# Months Post Modification	% of Disqualified HAMP Tier 2 Modifications ⁶										
		N/A		2012	2013	2014	2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	ALL
HAMP Tier 2	3	N/A		1.3%	1.8%	1.6%	1.7%	1.2%	1.4%	1.8%	1.4%	1.7%
	6	N/A		5.4%	7.7%	7.0%	7.9%	6.4%	7.7%	8.2%		7.5%
	12	N/A		17.4%	17.2%	16.1%	17.5%	17.0%				17.0%
	18	N/A		23.3%	24.4%	22.6%	24.5%					23.7%
	24	N/A		28.8%	28.8%	27.5%	28.9%					28.2%
	30	N/A		32.2%	32.3%	31.0%						31.7%
	36	N/A		34.6%	34.8%	34.7%						34.8%
	42	N/A		37.8%	37.1%							37.2%

HAMP Tier 1 Performance by Investor

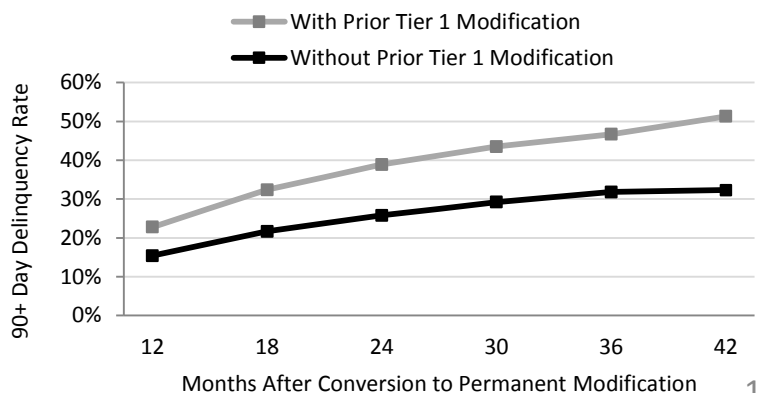
Modifications of private label security loans have the highest delinquency rates, followed by modifications of portfolio loans and GSE loans.



See Appendix 7 for additional information on HAMP performance by vintage.

HAMP Tier 2 Performance by Prior Modification History

Modifications that were previously modified under HAMP Tier 1 have a higher likelihood of disqualifying from the subsequent Tier 2 modification.

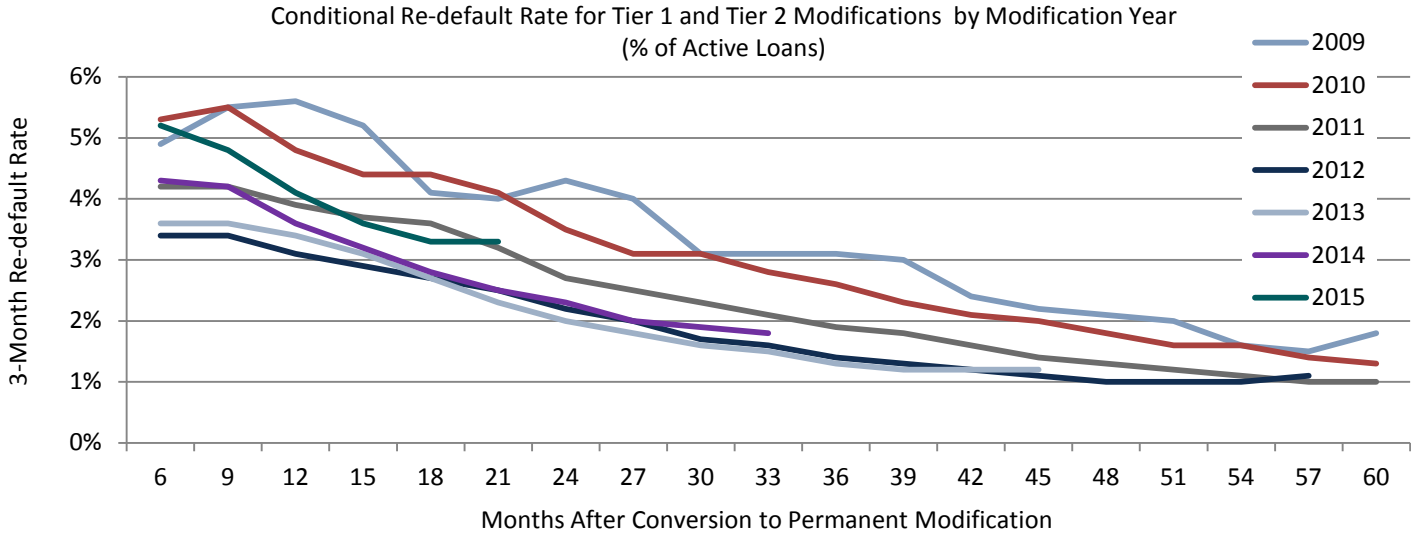


Making Home Affordable: HAMP Program Results

Program Performance Report Fourth Quarter 2016

Incremental Performance of HAMP Modifications over Time

The longer homeowners remain in HAMP without defaulting, the less likely they are to default on their mortgage in the future. For example, the percent of loans active in month 12 that disqualified by month 15 is lower than the percent of loans active in month 6 that disqualified by month 9.

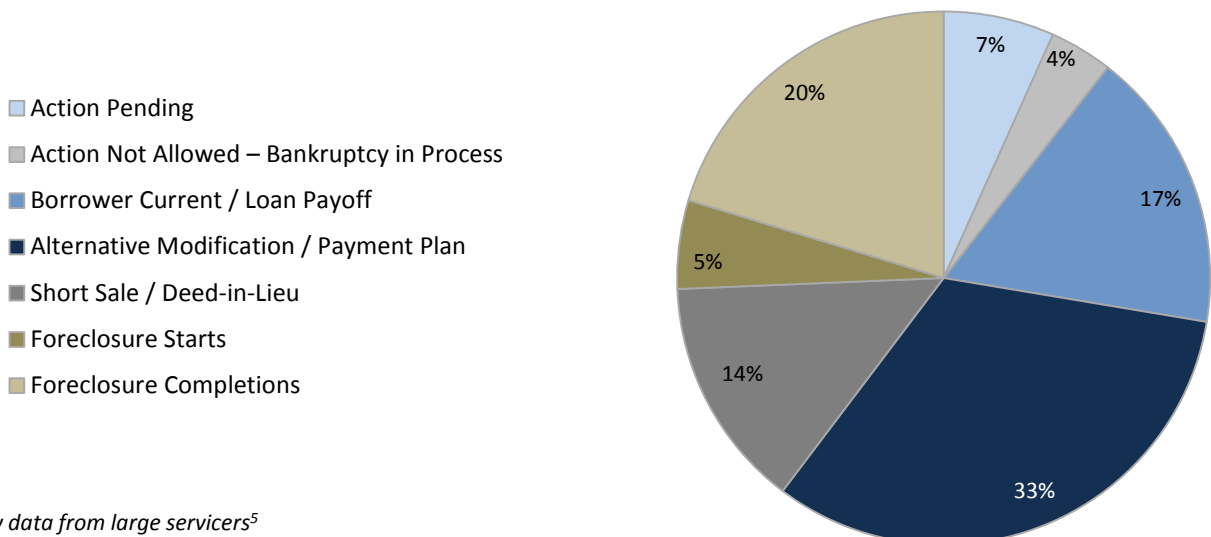


Note: A modification's inclusion in the 3-month re-default rate calculation is conditional on the modification being active at the start of the 3-month period being measured.

Homeowners with Disqualified HAMP Permanent Modifications

Homeowners now have alternatives due to industry-wide changes instituted since the launch of HAMP. In addition, 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 prohibited from commencing foreclosure proceedings until the homeowner is evaluated for other loss mitigation actions. The majority of homeowners who disqualify from a HAMP permanent modification receive an alternative to foreclosure or resolve their delinquency. Homeowners can also take advantage of other MHA and/or government sponsored assistance programs. Of the homeowners who have missed three payments, and therefore disqualified from HAMP, approximately 26% have been referred to foreclosure.

Status of Disqualified HAMP Permanent Modifications



Source: Survey data from large servicers⁵

Making Home Affordable: HAMP Program Results

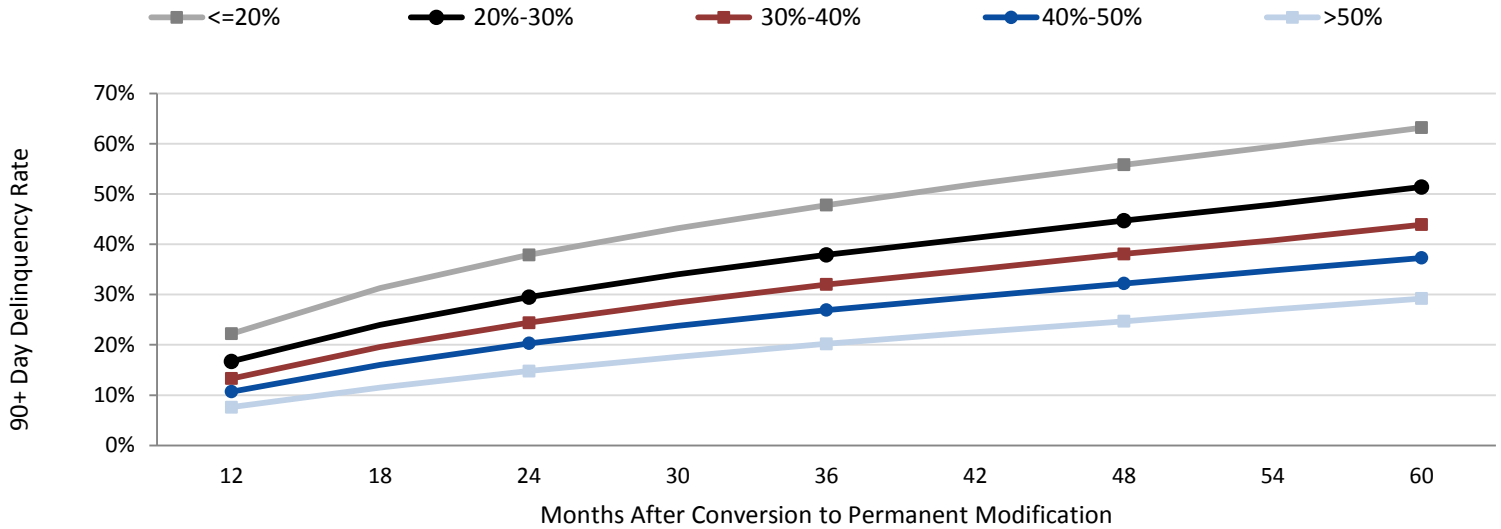
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Drivers of Performance for HAMP Tier 1 and HAMP Tier 2 Modifications

The most significant factor driving HAMP modification performance is the amount of the reduction in the monthly mortgage payment, followed by the length of the homeowner's delinquency at the start of the trial modification and the homeowner's credit score at the time of modification.

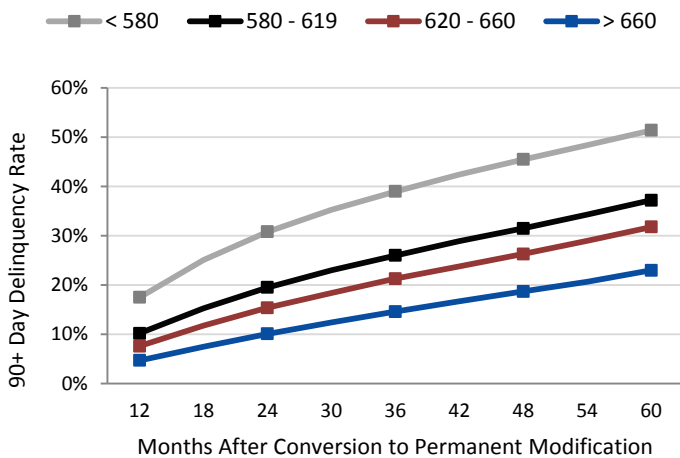
Performance by Monthly Payment Reduction

Payment reduction is strongly correlated with permanent modification sustainability. For modifications seasoned 24 months, fewer than 15% of modifications with a monthly payment reduction greater than 50% have been disqualified due to missing three payments, compared to a disqualification rate of nearly 38% where the payment had been cut by 20% or less.



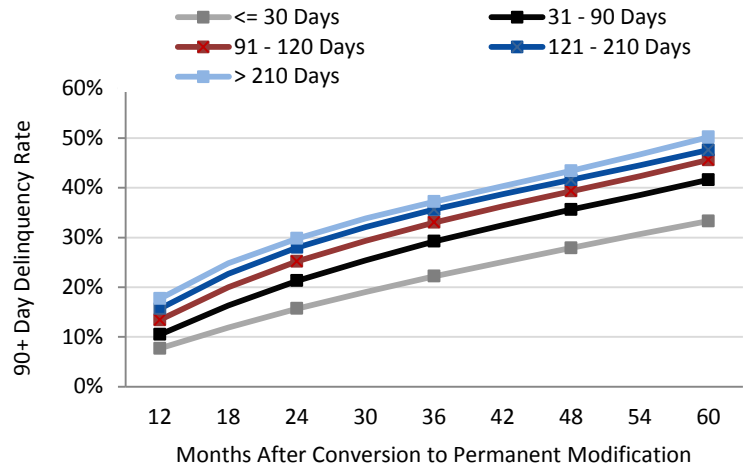
Performance by Credit Score at the Time of Modification

Homeowners with credit scores between 580-619 at the time of modification experienced a 20% re-default rate in the subsequent 24 months, compared to a rate of 10% for homeowners whose credit scores were above 660.



Performance by Delinquency at Trial Start

Homeowners who were 31 to 90 days delinquent at the start of the HAMP trial period experienced a 21% re-default rate in the subsequent 24 months, compared to 28% for homeowners whose delinquency was between 121 and 210 days at trial start.



Post-Modification Counseling

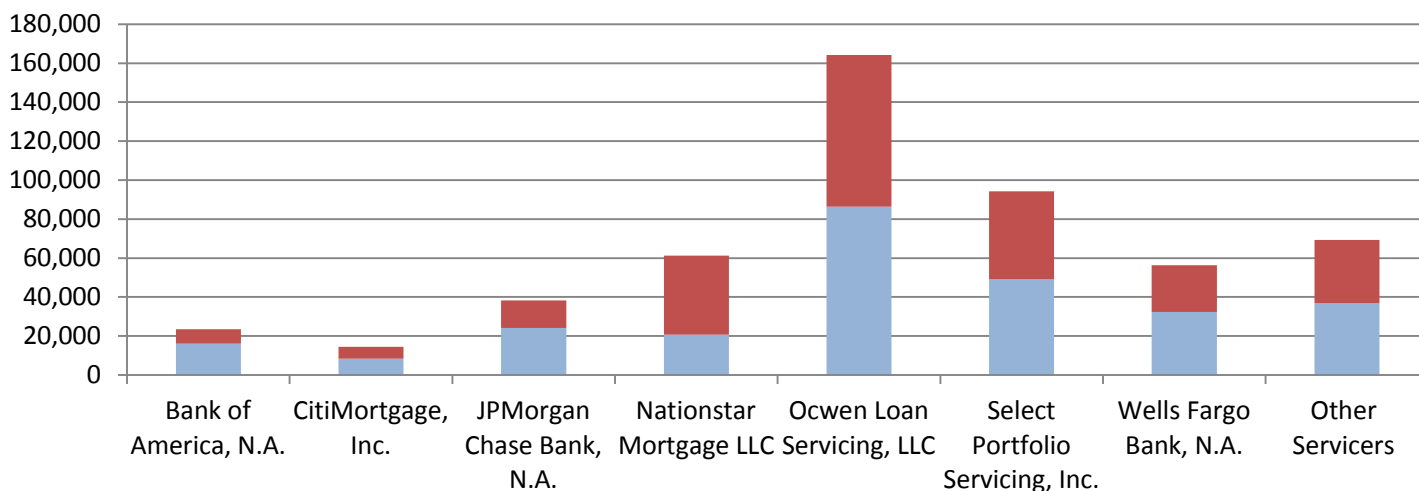
Since March 2014, Treasury has required certain HAMP participating servicers to offer free financial counseling to homeowners with non-GSE loans who are either entering a HAMP trial modification, or are in a permanent HAMP modification and are determined to be at risk of re-default. The counseling is designed to help homeowners stay in their modification by addressing the homeowner's current overall financial situation and the financial hardship that caused the homeowner to default on his or her mortgage loan.

Through December 2016, participating servicers have made more than 563,000 referrals to financial counseling. Of these:

- 52% are permanent modifications considered by the servicers to be at risk of disqualifying from HAMP, and 48% are new trial modifications.
- Nearly 41,000 referrals started financial counseling resulting in an overall take-up rate of 7.3%.

Counseling Referral Activity by Servicer

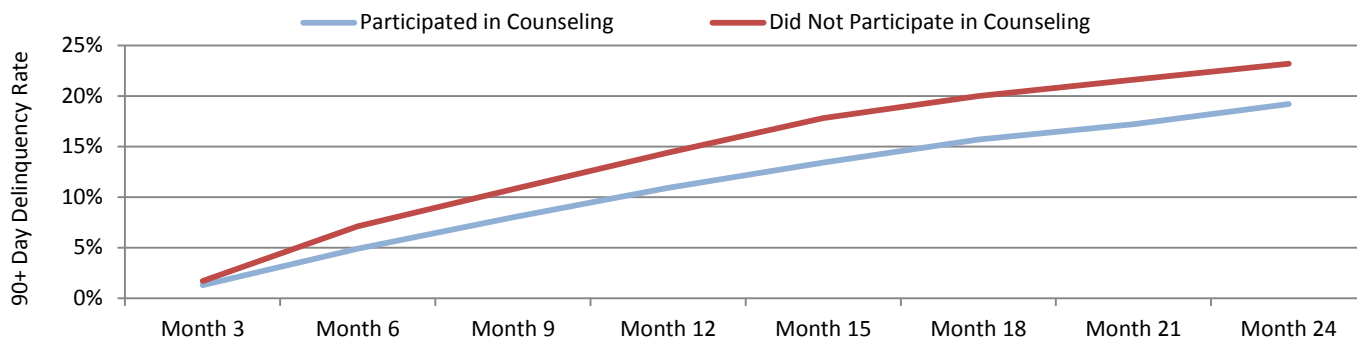
■ At-Risk ■ New Trials



Servicer	% of Referrals Who Take Up Counseling
Bank of America, N.A.	4%
CitiMortgage, Inc.	9%
JPMorgan Chase Bank, N.A.	16%
Nationstar Mortgage LLC	2%
Ocwen Loan Servicing, LLC	6%
Select Portfolio Servicing, Inc.	8%
Wells Fargo Bank, N.A.	9%
Other Servicers	8%

Performance of Borrowers Who Participated in Counseling

Borrowers in a new HAMP trial modification who participate in financial counseling at the start of their trial modification perform better following counseling than borrowers who do not participate. For example, 12 months after counseling, fewer than 11% of borrowers who participated in counseling disqualified from their HAMP modification, compared to 14% for those who did not.



Note: Data on Post-Modification Counseling is collected from sixteen servicers via survey. Servicer take-up rates will vary due to timing of referrals and individual servicer program design. Borrower performance data is limited by servicer program design.

Making Home Affordable: Other MHA Programs

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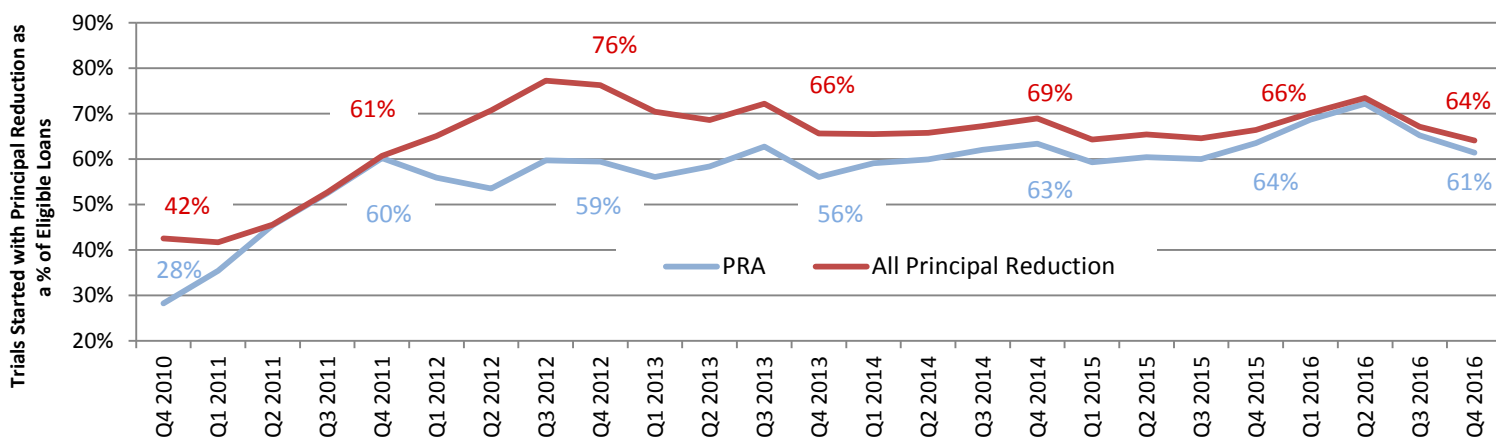
The HAMP Principal Reduction Alternative

The HAMP Principal Reduction Alternative (PRA) has broadened the use of principal reduction in mortgage modifications as a tool to help underwater homeowners. Servicers of non-GSE loans are required to evaluate the benefit of principal reduction under HAMP PRA for mortgages with a loan-to-value (LTV) ratio greater than 115% when evaluating a homeowner for a HAMP modification. While servicers are required to evaluate homeowners for principal reduction, they are not required to reduce principal as part of the modification.

Under HAMP, servicers 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.

	HAMP Modifications with Earned Principal Reduction Under PRA ⁷	HAMP Modifications with Upfront Principal Reduction Outside of PRA	Total HAMP Modifications with Principal Reduction
All Permanent Modifications Started	235,581	54,698	290,279
Active Permanent Modifications	163,537	37,015	200,552
Median Principal Amount Reduced for Permanent Modifications Started ⁸	\$63,657	\$51,798	\$60,852
Median Principal Amount Reduced for Permanent Modifications Started (%) ⁹	31.9%	18.0%	30.3%
Total Outstanding Principal Balance Reduced on Permanent Modifications Started ⁸	\$20,372,941,028	\$3,503,373,602	\$23,876,314,630



Modification Characteristics: HAMP vs. HAMP with Principal Reduction

	All HAMP Modifications	Total HAMP Modifications with Principal Reduction
Permanent Modifications – Median LTV ratio:		
- Before Modification	114.5%	139.5%
- After Modification	114.6%	105.0%
Permanent Modifications – Median Before Modification Debt-to-Income (DTI) ratio:		
- Front-End DTI	42.7%	41.9%
- Back-End DTI	64.4%	53.7%

The Second Lien Modification Program

The Second Lien Modification Program (2MP) provides additional assistance to homeowners in a first lien permanent modification who have an eligible second lien with a participating servicer, including second liens with a qualifying first lien modified under the GSEs' Standard Modification program. This assistance can result in a modification of the second lien, as well as a full or partial extinguishment of the second lien.

Second lien modifications follow a series of steps that may include capitalization, interest rate reduction, term extension, and principal forbearance or forgiveness.

All Second Lien Modifications Started (Cumulative)*	163,140
Second Lien Modifications Involving Full Lien Extinguishments	48,318
Active Second Lien Modifications**	79,343
Active Second Lien Modifications Involving Partial Lien Extinguishments	10,470

* Includes 9,181 loans that have a qualifying first lien GSE Standard Modification.

** Includes 9,535 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.

2MP Modification Characteristics

Median Monthly Payment Reduction:

Second lien official modifications

Reduction on second lien only	\$152
Combined first and second lien reduction	\$772
% of total monthly payment	42%

Second lien full extinguishments

Combined first and second lien reduction	\$963
% of total monthly payment	51%

Debt Extinguishment:

HAMP homeowners receiving partial or full extinguishment

Total Outstanding Principal Balance Extinguished	\$3.6B
--	--------

Top Three States by Activity:

Percent of Total 2MP Modifications Started

California	33%
Florida	10%
New York	7%

Estimated Eligible 2nd Liens¹⁰

2MP Participating Servicer Name	2MP Modifications Started	Current Estimated Eligible 2nd Liens
Bank of America, N.A.	38,499	1,922
CitiMortgage, Inc.	20,341	2,075
JPMorgan Chase Bank, N.A.	44,703	1,039
Nationstar Mortgage LLC	9,810	1,391
Wells Fargo Bank, N.A.	25,032	3,607
Other Servicers	24,755	2,741
Total	163,140	12,775

Note: Only five of the seven largest SPA servicers participate in 2MP.

The Home Affordable Foreclosure Alternatives Program

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

- Follow a streamlined process for short sales and DIL 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; and
- Receive \$10,000* in relocation assistance at closing.

*Prior to February 1, 2015, homeowners received \$3,000.

HAFA Activity by Investor Type

Participating servicers must consider all homeowners 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.

	Private	Portfolio	GSE	Total
Short Sale	157,117	55,437	177,381	389,935
Deed-in-Lieu	11,398	5,004	47,265	63,667
Total Transactions Completed	168,515	60,441	224,646	453,602

Characteristics of Non-GSE HAFA Activity

Non-GSE HAFA Debt Relief & Release of Subordinate Liens

Through HAFA, homeowners can be relieved of significant unpaid principal balances.

Median Unpaid Principal Balance Before HAFA	\$271,049
Median Sales Price	\$166,100
Median Debt Relief	\$114,334
Median Debt Relief as % of UPB	45%
Total Debt Relief (cumulative)	\$29.7B

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

% of HAFA transactions completed that included release of a homeowner's subordinate liens	39%
Total subordinate liens released (cumulative)	\$609.3M

In 14% 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 Activity by State

Top Three States by HAFA Activity:	% of HAFA Transactions Completed
California	33%
Florida	17%
Nevada	5%

The Home Affordable Unemployment Program

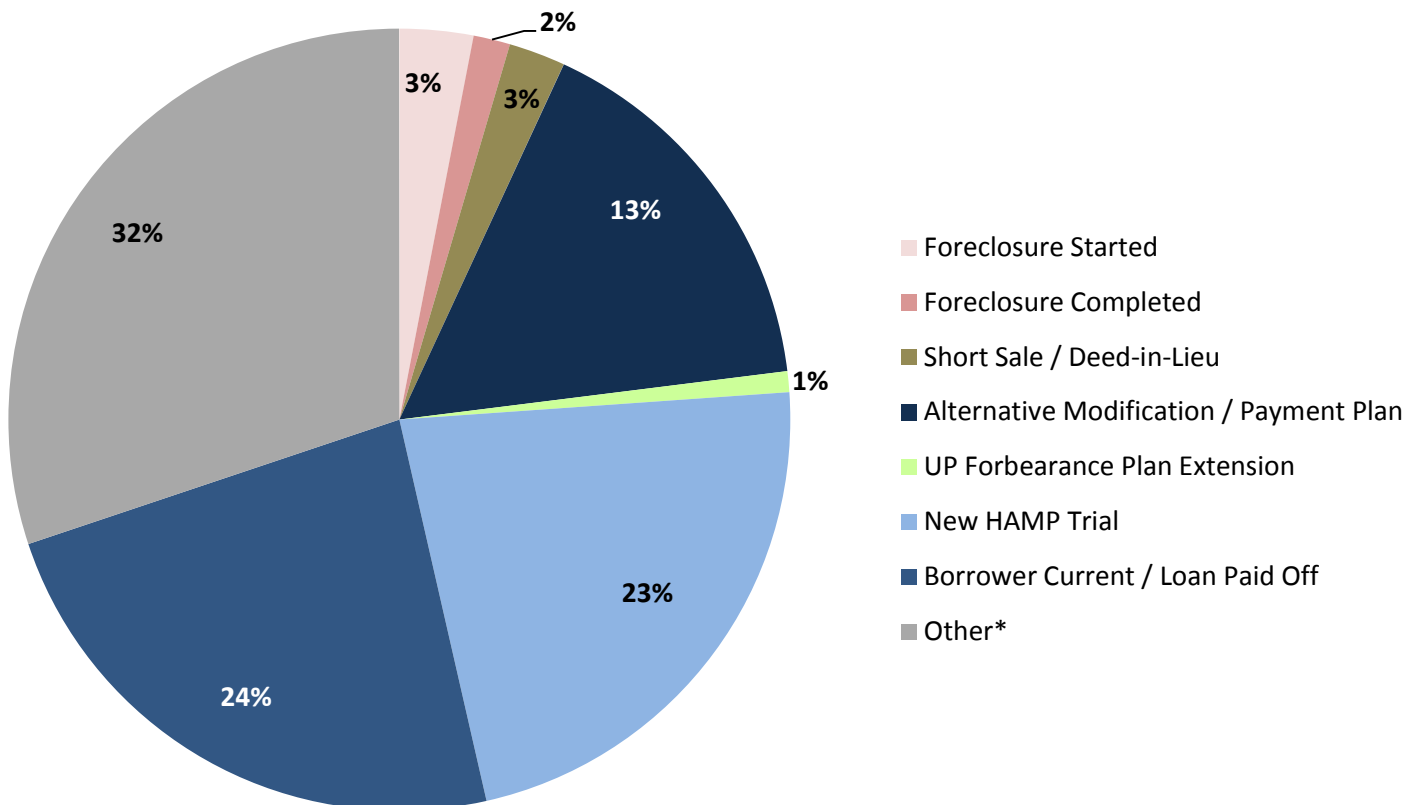
The Home Affordable Unemployment Program (UP) provided assistance to homeowners who were unable to make their mortgage payments as a result of unemployment. Unemployed homeowners could receive 12 months of forbearance, during which mortgage payments were reduced or suspended, allowing homeowners to seek employment without fear that they would lose their homes to foreclosure.

All UP Forbearance Plans Started	46,485
UP Forbearance Plans With Some Payment Required	39,587
UP Forbearance Plans With No Payment Required	6,898

UP Activity by State

Top Three States by UP Activity:	% of UP Forbearance Plans Started
California	24%
Florida	7%
Illinois	5%

Status of Homeowners Who Completed an UP Forbearance Plan



*Other dispositions include Bankruptcy, Charge-Off, Action Pending, and Servicing Transfers.

Making Home Affordable: Results by Servicer

Program Performance Report Fourth Quarter 2016

Making Home Affordable Program Activity by Servicer

As of December 2016, there are 139 servicers that participate in Treasury's MHA programs, but seven servicers make up nearly 85% of non-GSE HAMP modifications. Program activity for these servicers is provided below.

Servicer	HAMP Tier 1 Permanent Modifications	HAMP Tier 2 Permanent Modifications	Streamline HAMP Permanent Modifications	PRA ¹¹ Permanent Modifications	2MP Modifications	HAF ¹² non-GSE Transactions Completed
Bank of America, N.A.	103,134	8,004	N/A*	5,885	38,499	49,861
CitiMortgage, Inc.	32,881	3,784	0	3,233	20,341	2,487
JPMorgan Chase Bank, N.A.	162,915	5,579	2,077	25,441	44,703	38,215
Nationstar Mortgage LLC	183,837	25,425	1,580	11,225	9,810	11,270
Ocwen Loan Servicing, LLC	244,433	80,809	13,951	115,433	N/A*	29,128
Select Portfolio Servicing, Inc.	114,438	27,565	8,503	21,360	N/A*	22,374
Wells Fargo Bank, N.A.	199,734	12,368	0	30,432	25,032	44,639
Other Servicers	417,151	33,495	1,449	22,572	24,755	30,982
Total	1,458,523	197,029	27,560	235,581	163,140	228,956

*Servicer does not participate in either Streamline HAMP or HAMP 2MP.

HAMP Permanent Modifications by Investor

Servicer	All HAMP Permanent Modifications			
	GSE	Private	Portfolio	Total
Bank of America, N.A.	39,182	53,663	18,293	111,138
CitiMortgage, Inc.	15,182	9,223	12,260	36,665
JPMorgan Chase Bank, N.A.	69,483	56,806	44,282	170,571
Nationstar Mortgage LLC	119,528	82,379	8,935	210,842
Ocwen Loan Servicing, LLC	23,257	293,966	21,970	339,193
Select Portfolio Servicing, Inc.	14,654	115,137	20,715	150,506
Wells Fargo Bank, N.A.	80,487	42,034	89,581	212,102
Other Servicers	295,093	89,342	67,660	452,095
Total	656,866	742,550	283,696	1,683,112

Making Home Affordable Servicer Assessments

Background

Since the MHA Program's inception in the spring of 2009, Treasury has monitored the performance of participating mortgage servicers. Freddie Mac, acting as Treasury's compliance agent, has created a separate division known as Making Home Affordable–Compliance (MHA-C), which evaluates servicers' compliance with MHA guidelines through regular compliance reviews. MHA-C examines as many as 60 compliance criteria (see Appendix 2) and tests between 500 and 600 loan files (per servicer, for the largest servicers) each quarter. Loan samples are randomly selected for testing from two sources: the MHA transactions reported by each servicer into the MHA system of record and the servicer's records of non-performing loans.

This approach provides comprehensive insight into how each servicer is implementing MHA programs. This includes, for example, whether the servicer is properly identifying, contacting and evaluating borrowers who are potentially eligible for MHA, as well as the accuracy and timeliness of the MHA data reported by the servicer. MHA-C reports the results of each compliance review to Treasury and the servicer. For identified instances of noncompliance, Treasury requires servicers to take remedial actions which include, but are not limited to: identifying and re-evaluating any affected loans, performing retroactive analysis when an issue is potentially systemic, and enhancing the effectiveness of internal controls.

It is important to note that servicer participation in MHA is voluntary, based on a contract with Fannie Mae as financial agent on behalf of Treasury. Treasury does not regulate these institutions and does not have the authority to impose fines or penalties. Treasury can, pursuant to the contract, take certain remedial actions against servicers not in compliance with MHA guidelines. Such remedial actions include requiring servicers to correct identified instances of noncompliance, as noted above. In addition, Treasury can implement financial remedies such as withholding incentive payments owed to servicers. Such incentive payments, which are the only payments Treasury makes for the benefit of servicers under the program, include payments for permanent modifications under HAMP and completed transactions under HAFA.

MHA Servicer Assessments

In 2011, Treasury began publishing quarterly servicer assessments for the large servicers participating in MHA to improve transparency and drive servicers to improve their performance. The assessments highlight the results of MHA compliance reviews and rate servicers on the level of improvement needed. In addition, the assessments include program data reported by servicers into the MHA system of record. These program results are key indicators of how timely and effectively servicers assist eligible homeowners and report program data to Treasury. The assessments do not rate the servicer based on program results, but compare each servicer's program results for a given quarter against the other large servicers participating in the program.

Treasury has periodically enhanced the assessments to focus on new or emerging areas of interest, provide additional insight into the impact of servicer performance on homeowners' experience, and foster further improvement in servicer performance. The most recent changes, effective the second quarter of 2015, included: the addition of metrics that address timely evaluation of borrowers for HAMP, accuracy of interest rate step-up changes, and timeliness and completeness of interest rate step-up notices; the consolidation of two "second look" metrics; the removal of the non-approval metric; and tightened performance benchmarks.

Each quarter, Treasury reviews the compliance results and ratings, the program results, and other relevant factors affecting servicer performance (including, but not limited to a servicer's progress in remediating previously identified issues) in determining whether a servicer needs substantial, moderate or minor improvement to its overall performance under MHA. For servicers in need of substantial improvement, Treasury will, absent extenuating circumstances, withhold financial incentives owed to those servicers until they make certain identified improvements. In certain cases, particularly where there is a failure to correct identified problems within a reasonable time, Treasury may also permanently withhold the financial incentives. Servicers in need of moderate improvement may be subject to withholding in the future if they fail to make certain identified improvements. All withholdings apply only to incentives owed to servicers for their participation in MHA, not incentives paid to servicers for the benefit of homeowners or investors.

Please refer to Appendices 1 and 2 for more information concerning the MHA Servicer Assessments.

Making Home Affordable: Results by Servicer

Program Performance Report Fourth Quarter 2016

Fourth Quarter 2016 Servicer Assessment Summary Results

Improvement Needed	Servicer Name
Minor	Bank of America, N.A. JPMorgan Chase Bank, N.A. Ocwen Loan Servicing, LLC Select Portfolio Servicing, Inc. Wells Fargo Bank, N.A.
Moderate	CitiMortgage, Inc.
Substantial	Nationstar Mortgage LLC

The table above summarizes the results of the MHA Servicer Assessments for the fourth quarter of 2016. The compliance and program results for the individual servicers can be found on the following pages.

CitiMortgage, Inc. was found to need moderate improvement, however, compliance results approached the level required for a determination of minor improvement.

Nationstar Mortgage LLC was found to need substantial improvement. After considering all relevant factors, Treasury determined that withholding incentives from this servicer was not warranted this quarter. Treasury will consider withholding servicer incentives in the future if the servicer's performance does not improve.

Making Home Affordable: Results by Servicer

Program Performance Report Fourth Quarter 2016

Compliance Metrics Overview

The metrics and benchmarks below reflect compliance areas tested and reported on across the large servicers to determine servicers' adherence to MHA Program Requirements. Servicer results (see overleaf) reflect percentages of tests that did not have a desired outcome. Please refer to Appendix 1 for more information concerning the metrics described below.

Category		Metric		Benchmark
1	Identifying and Contacting Homeowners Assesses whether the servicer identifies and communicates appropriately with potentially eligible MHA homeowners.	■	Single Point of Contact Assignment % Noncompliance Percentage of loans reviewed where MHA-C did not concur that the servicer had assigned a Single Point of Contact to a homeowner in accordance with MHA guidelines	2.0%
		■	Second Look % Noncompliance Percentage of loans reviewed where MHA-C did not concur with or was unable to conclude on the servicer's MHA eligibility determination for applicable programs	2.0%
2	Homeowner Evaluation and Assistance Assesses whether servicer correctly evaluates homeowners' eligibility for MHA programs and communicates decisions timely.	■	Income Calculation Error % Percentage of loans for which MHA-C's income calculation differs from the servicer's by more than 5% for applicable programs	2.0%
		■	Timely HAMP Evaluation % Noncompliance Percentage of loans reviewed for which MHA-C determined the servicer did not complete the evaluation within the prescribed time frame for reasons within the servicer's control	2.0%
3	Program Management and Reporting Assesses whether the servicer has effective program management, submits timely and accurate program reports and information and whether the servicer accurately and timely communicates interest rate step-ups.	■	Incentive Payment Data Errors Average percentage of differences in calculated incentives resulting from data discrepancies between servicer files and the MHA system of record for applicable programs	2.0%
		■	Disqualified Modification % Noncompliance Percentage of loans reviewed where MHA-C did not concur with servicer's processing of defaulted HAMP modifications, in accordance with MHA guidelines	2.0%
		■	Interest Rate Step-Up Changes Percentage of loans reviewed where MHA-C noted discrepancies between the terms of the interest rate step-up in the official modification agreement and payment application in the loan payment history	5.0%
		■	Interest Rate Step-Up Notices Percentage of loans reviewed where MHA-C noted that the interest rate step-up notices sent by the servicer were not in accordance with MHA guidelines	5.0%

Making Home Affordable: Results by Servicer

Program Performance Report Fourth Quarter 2016

Fourth Quarter 2016 Compliance Results

Servicer		Single Point of Contact Assignment % Non-compliance	Second Look % Non-compliance	Income Calculation Error %	Timely HAMP Evaluation % Non-compliance	Incentive Payment Data Errors	Disqualified Modification % Non-compliance	Interest Rate Step-Up Changes % Non-compliance	Interest Rate Step-Up Notices % Non-compliance ^h
BENCHMARK		2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	5.0%	5.0%
Bank of America, N.A.	Servicer Results	0.0%	1.2%	2.0%	0.6%	0.5%	0.0%	0.0%	1.3%
	Rating	***	***	***	***	***	***	***	***
CitiMortgage, Inc.	Servicer Results	0.0%	0.0%	1.0%	0.0%	0.0%	3.0%	1.0%	0.0%
	Rating	***	***	***	***	***	**	***	***
JPMorgan Chase Bank, N.A.	Servicer Results	0.0%	0.4%	0.0%	0.0%	0.0%	0.8%	0.0%	3.8%
	Rating	***	***	***	***	***	***	***	***
Nationstar Mortgage LLC	Servicer Results	0.0%	0.4%	4.0%	0.0%	2.1%	1.3%	0.0%	5.8%
	Rating	***	***	**	***	**	***	***	**
Ocwen Loan Servicing, LLC	Servicer Results	0.0%	0.4%	0.0%	0.0%	0.9%	1.8%	1.0%	0.0%
	Rating	***	***	***	***	***	***	***	***
Select Portfolio Servicing, Inc.	Servicer Results	0.0%	0.0%	0.0%	0.0%	0.4%	0.5%	0.0%	0.0%
	Rating	***	***	***	***	***	***	***	***
Wells Fargo Bank, N.A.	Servicer Results	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%
	Rating	***	***	***	***	***	***	***	***

Rating Legend

*	Did not meet benchmark; substantial improvement needed
**	Did not meet benchmark; moderate improvement needed
***	Met benchmark; minor improvement may be indicated

Making Home Affordable: Results by Servicer

Program Performance Report Fourth Quarter 2016

Compliance Results Trending

The trending table was expanded in the second quarter of 2015 to reflect the results across five assessment metrics.

Servicer	2014 Q4	2015 Q1	2015 Q2	2015 Q3	2015 Q4	2016 Q1	2016 Q2	2016 Q3	2016 Q4
Single Point of Contact Assignment % Noncompliance									
Bank of America, N.A.	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%
CitiMortgage, Inc.	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.8%	0.0%
JPMorgan Chase Bank, N.A.	0.0%	0.0%	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Nationstar Mortgage LLC	0.0%	0.0%	0.0%	0.0%	0.0%	1.1%	0.0%	0.0%	0.0%
Ocwen Loan Servicing, LLC	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Select Portfolio Servicing, Inc.	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Wells Fargo Bank, N.A.	6.7%	0.0%	3.0%	4.3%	0.0%	0.0%	0.0%	0.0%	0.0%
Second Look % Noncompliance (Combined)*									
Bank of America, N.A.	1.4%	1.4%	0.5%	2.3%	0.5%	0.4%	1.7%	0.0%	1.2%
CitiMortgage, Inc.	3.7%	4.9%	2.5%	0.5%	1.8%	0.9%	0.0%	0.0%	0.0%
JPMorgan Chase Bank, N.A.	1.4%	0.4%	0.5%	0.0%	0.9%	1.7%	0.9%	0.4%	0.4%
Nationstar Mortgage LLC	1.5%	6.9%	9.5%	6.4%	4.7%	0.4%	1.6%	1.2%	0.4%
Ocwen Loan Servicing, LLC	1.0%	1.9%	2.0%	2.4%	3.1%	0.0%	0.0%	0.0%	0.4%
Select Portfolio Servicing, Inc.	2.2%	0.5%	0.5%	0.5%	1.5%	0.0%	0.0%	0.0%	0.0%
Wells Fargo Bank, N.A.	1.4%	1.4%	3.4%	2.3%	1.8%	1.3%	0.8%	0.4%	0.0%
Income Calculation Error %									
Bank of America, N.A.	1.0%	2.0%	6.0%	16.0%	11.0%	13.0%	9.0%	0.0%	2.0%
CitiMortgage, Inc.	3.0%	3.0%	2.0%	2.0%	2.0%	1.0%	0.0%	1.0%	1.0%
JPMorgan Chase Bank, N.A.	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Nationstar Mortgage LLC	3.0%	5.0%	1.0%	0.0%	3.0%	3.0%	1.0%	3.0%	4.0%
Ocwen Loan Servicing, LLC	1.0%	0.0%	1.0%	1.0%	1.0%	2.0%	1.0%	1.0%	0.0%
Select Portfolio Servicing, Inc.	2.0%	1.0%	3.0%	2.0%	2.0%	1.0%	1.0%	0.0%	0.0%
Wells Fargo Bank, N.A.	1.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Incentive Payment Data Errors **									
Bank of America, N.A.	0.1%	0.3%	2.5%	2.6%	1.1%	2.6%	4.2%	0.0%	0.5%
CitiMortgage, Inc.	0.6%	0.5%	1.0%	1.3%	0.3%	0.4%	0.2%	0.4%	0.0%
JPMorgan Chase Bank, N.A.	0.1%	0.0%	0.1%	0.8%	0.1%	0.0%	0.0%	0.3%	0.0%
Nationstar Mortgage LLC	0.2%	1.0%	1.5%	0.7%	3.3%	3.0%	1.3%	0.5%	2.1%
Ocwen Loan Servicing, LLC	0.6%	0.7%	0.2%	0.0%	0.6%	0.2%	0.1%	0.8%	0.9%
Select Portfolio Servicing, Inc.	2.2%	1.2%	1.6%	0.8%	0.7%	0.1%	0.2%	0.3%	0.4%
Wells Fargo Bank, N.A.	0.8%	0.3%	0.9%	0.3%	0.4%	0.7%	0.7%	0.1%	0.1%
Disqualified Modification % Noncompliance									
Bank of America, N.A.	0.8%	0.8%	2.3%	5.0%	2.0%	2.3%	0.0%	0.0%	0.0%
CitiMortgage, Inc.	8.8%	2.3%	3.8%	6.0%	4.0%	1.5%	14.5%	0.8%	3.0%
JPMorgan Chase Bank, N.A.	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.8%
Nationstar Mortgage LLC	6.8%	2.0%	0.8%	3.0%	0.0%	13.0%	5.3%	12.8%	1.3%
Ocwen Loan Servicing, LLC	3.8%	1.8%	7.3%	3.8%	3.8%	2.3%	2.0%	2.5%	1.8%
Select Portfolio Servicing, Inc.	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%	0.5%	0.5%
Wells Fargo Bank, N.A.	6.8%	9.3%	2.8%	1.8%	0.8%	1.0%	0.8%	0.0%	0.0%

* Prior to Q2 2015, this metric was previously two separate metrics, "Second Look % Disagree" and "Second Look % Unable to Determine". For comparative purposes, we have combined the historical results of these two metrics into one percentage.

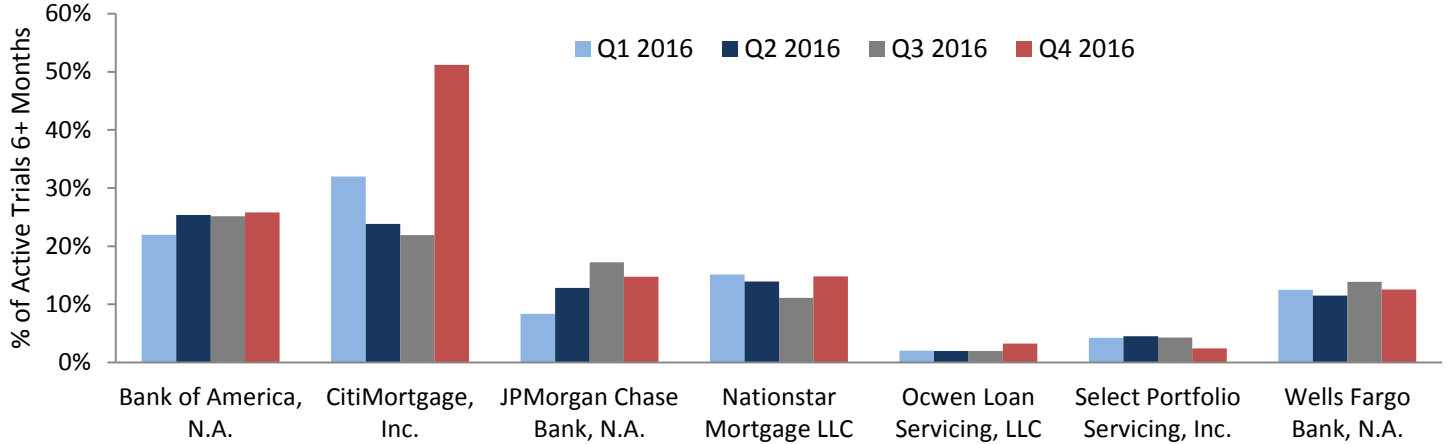
** Beginning with the Q2 2015 Assessment, the Incentive Payment Data Errors metric includes PRA testing.

Note: Calculating error percentages from prior quarterly published figures may result in a slightly different percentage due to rounding.

HAMP Program Results

HAMP Tier 1 and Tier 2 Trials Aged 6+ Months (% of Active Trials)¹³

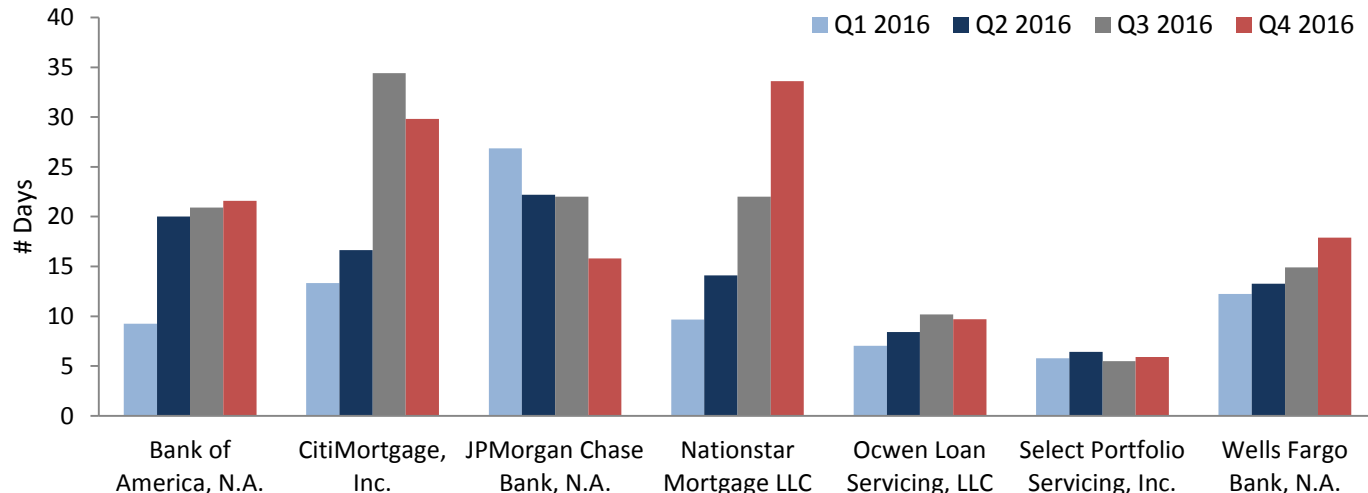
This quarterly metric measures trials lasting six months or longer as a share of all active trials. These figures include trial modifications that have been cancelled or converted to permanent modifications by the servicer and are pending reporting to the program system of record. Additionally, servicers may process cancellations of permanent modifications for various reasons, including, but not limited to, data corrections, loan repurchase agreements, etc. 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 reporting periods.



Servicer	Q1'16	Q2'16	Q3'16	Q4'16
Bank of America, N.A.	187	203	158	138
CitiMortgage, Inc.	187	110	74	221
JPMorgan Chase Bank, N.A.	172	228	252	186
Nationstar Mortgage LLC	730	606	402	463
Ocwen Loan Servicing, LLC	162	152	143	200
Select Portfolio Servicing, Inc.	139	121	97	48
Wells Fargo Bank, N.A.	437	405	387	278

Average Calendar Days to Resolve All Escalated Cases

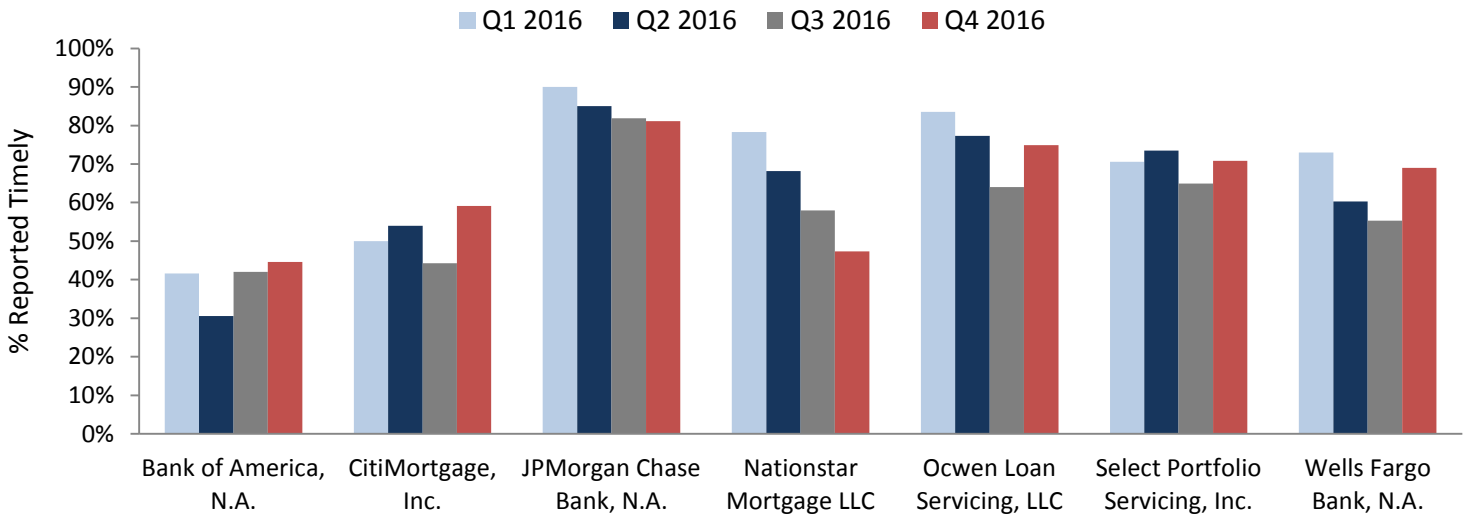
This quarterly metric measures servicer response time for homeowner inquiries escalated to MHA Support Centers. Effective February 1, 2011, a target of 30 calendar days was established for non-GSE escalation cases, including an estimated 5 days processing by the MHA Support Centers. As the MHA program approaches its end date, the average calendar days required to resolve escalations may rise due to fewer incoming cases and the difficulty of resolving the more complex, longstanding cases.



HAMP Program Results

Timely Reporting of All Permanent Modifications (% Reported within the Month of Conversion)

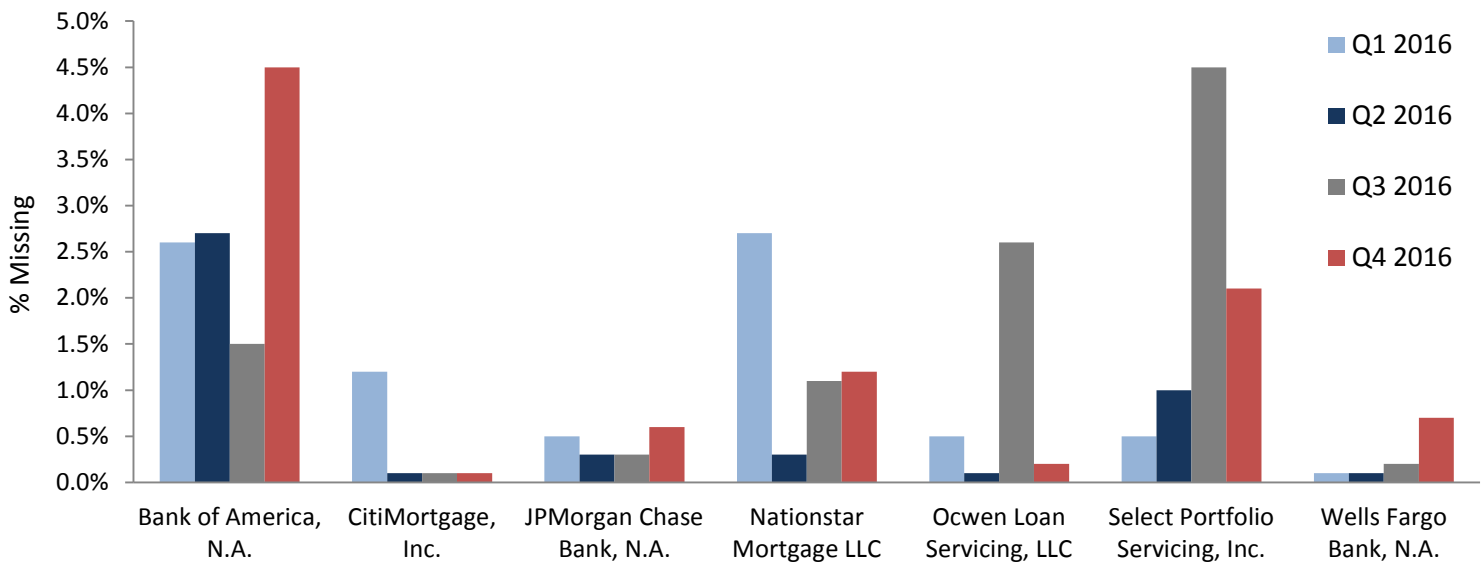
This quarterly metric measures the servicer's ability to promptly report the conversion from a trial to a permanent modification. Untimely reporting of permanent modification conversions impacts incentive compensation, including the possible delay of homeowner incentives. In addition, it hinders the effectiveness of program monitoring and transparency.



Missing Permanent Modification Status Reports (%)

This quarterly metric measures the servicer's ability to promptly report on the current status of permanent modifications. Inconsistent and untimely reporting of modification status reports may impact incentive compensation and loan performance analysis.

Treasury revised its Federally Declared Disaster (FDD) guidance, allowing servicers to suspend the reporting of permanent modification status for loans where the homeowner was impacted by Hurricane Sandy or any other FDD. This revised guidance may impact missing permanent modification status reporting.



Appendix 1: Program and Servicer Assessment Notes

The Home Affordable Modification Program (HAMP) provides eligible homeowners the opportunity to lower their first lien mortgage payment through a loan modification. HAMP includes Tier 1, which offers modifications for Government Sponsored Enterprise (GSE) and non-GSE homeowners; HAMP Tier 2, which offers modifications for non-GSE homeowners; and Streamline HAMP, which offers modifications for non-GSE homeowners.

HAMP Tier 2 is modeled after the GSE Standard Modification, which was created in October 2011 when the GSEs launched the Servicer Alignment Initiative (SAI). HAMP Tier 2 expands eligibility to include homeowners with properties currently occupied by a tenant as well as vacant properties the homeowner intends to rent.

Streamline HAMP is modeled after the GSE Streamlined Modification, which was launched in July 2013. Streamline HAMP provides seriously delinquent homeowners the opportunity to receive a modification with no income documentation and reduced hardship documentation.

Treasury FHA-HAMP provides first lien modifications for distressed homeowners in loans insured or guaranteed through the Federal Housing Administration (FHA). The FHA introduced FHA-HAMP to provide assistance to borrowers with FHA-insured loans who are unable to meet their mortgage payments. Treasury pays incentives to servicers for FHA-insured first lien non-GSE mortgages that are modified under Treasury FHA-HAMP guidelines.

RD-HAMP provides first lien modifications for distressed homeowners in loans guaranteed through the Rural Housing Service.

The Second Lien Modification Program (2MP) provides modifications and extinguishments on second liens when there has been an eligible HAMP Tier 1, Tier 2, or GSE Standard Modification first lien modification, on the same property.

The Home Affordable Foreclosure Alternatives (HAFA) Program provides transition alternatives to foreclosure in the form of a short sale or deed-in-lieu of foreclosure. The GSE Standard HAFA program is closely aligned with Treasury's MHA HAFA program.

The Home Affordable Unemployment Program (UP) provides temporary forbearance of mortgage principal to enable unemployed homeowners to look for a new job without fear of foreclosure.

General MHA Program Notes:

MHA Program Effective Dates:

HAMP First Lien: April 6, 2009

PRA: October 1, 2010

2MP: August 13, 2009

HAFA: April 5, 2010

MHA programs terminated on December 31, 2016, except with respect to certain loan modification applications made before that date. Reporting will continue, however.

HAMP, PRA, Treasury FHA-HAMP, RD-HAMP, 2MP, and HAFA program data include activity reported into the HAMP system of record through the end of cycle for the current reporting month, though the effective date may occur in the following month.

MHA First Lien Program Notes:

MHA First Lien Permanent Modifications Started includes HAMP Tier 1, HAMP Tier 2, Streamline HAMP, GSE Standard Modifications and both Treasury FHA- and RD-HAMP. HAMP Tier 1 includes both GSE and non-GSE modifications. Treasury's FHA-HAMP and RD-HAMP are similar to HAMP Tier 1. The GSEs do not participate in HAMP Tier 2; however, the GSE Standard Modification is similar to HAMP Tier 2. The GSEs do not participate in Streamline HAMP; however, the GSE Streamlined Modification is similar to Streamline HAMP. While Streamline HAMP is modeled after GSE Streamlined Modification, GSE Streamlined Modification data is not included in this report.

GSE Standard Modification data is provided by Fannie Mae and Freddie Mac as of June 2016. The GSEs undertake other foreclosure prevention activities beyond their participation in MHA, including the GSE Streamlined Modification, that are not reflected in this report. The latest Federal Housing Finance Agency's Foreclosure Prevention Report can be found at: www.FHFA.gov.

Treasury FHA-HAMP Program Notes:

The FHA undertakes foreclosure prevention activities beyond their participation in MHA that are not reflected in this report. Please refer to the latest edition of the Obama Administration's Housing Scorecard for the total number of loss mitigation and early delinquency interventions FHA has offered since April 1, 2009. Please visit www.hud.gov to view the latest Housing Scorecard.

Appendix 1: Program and Servicer Assessment Notes

2MP Program Notes:

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

2MP loans previously reported under top servicers that were transferred to or acquired by non-participating 2MP servicers are reflected in "Other Servicers."

Homeowners with an active first lien permanent modification and a second lien (2MP) modification realize a higher monthly payment reduction on their first lien compared to the overall population of first lien homeowners because of the higher median first lien unpaid principal balance.

HAFA Program Notes:

Unless otherwise noted, HAFA Transactions Completed 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 2016. It does not include other GSE short sale and DIL activity outside the HAFA program. Please refer to the latest Federal Housing Finance Agency's Foreclosure Prevention Report for the total number of short sales and DIL of foreclosure actions the GSEs have completed since 4Q 2008. Please visit www.FHFA.gov for the complete FHFA report.

A short sale requires a third-party purchaser and cooperation of junior lien holders and mortgage insurers to complete the transaction.

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, homeowner relocation assistance, sales commission, and closing costs for taxes, title, and attorney fees.

PRA Program Notes:

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.

Servicer Assessment Notes:

Treasury's foremost goal is to assist struggling homeowners who may be eligible for MHA. This population represents only a portion of each servicer's overall mortgage servicing operation. Treasury's compliance reviews solely assess compliance with MHA requirements established by Treasury under contracts with participating servicers. Treasury does not assess servicers' compliance with rules or requirements established by Fannie Mae or Freddie Mac (the GSEs) or the Federal Housing Administration (FHA), among others. Moreover, Treasury cannot and does not assess compliance of servicing activities outside of MHA. Servicers' compliance with laws or regulations relating to mortgage servicing are enforced by other Federal agencies, such as the Consumer Financial Protection Bureau (CFPB), or by state authorities.

The servicer assessments have set a benchmark for providing detailed information about how mortgage servicers are performing against specific metrics. Although the compliance reviews that form the basis for the servicer assessments emphasize objective measurements and observed facts, compliance reviews still involve a certain level of judgment. Compliance reviews are also retrospective in nature – looking backward, not forward, which means that activities identified as needing improvement in a given quarter may already be under remediation by the servicer. In addition, the compliance reviews use "sampling" as a testing methodology. Sampling, an industry-accepted auditing technique, looks at a subset of a particular population of transactions, rather than the entirety of the population of transactions, to assess a servicer's overall performance in that particular activity.

Appendix 1: Program and Servicer Assessment Notes

Compliance Metrics

Single Point of Contact Assignment % Noncompliance:

Servicers are required to assign certain delinquent homeowners to a Single Point of Contact (SPOC). This metric measures the percentage of loans reviewed where MHA-C did not concur that the servicer had assigned a SPOC to a homeowner in a timely fashion and otherwise in accordance with MHA guidelines.

For SPOC Assignment Noncompliance results, remedial actions Treasury requires servicers to take include, but are not limited to: assigning a SPOC to the homeowner, and correcting system and operational processes such that SPOCs are properly assigned to homeowners in a timely fashion.

Second Look % Noncompliance:

Second Look is a process in which MHA-C reviews potentially eligible loans not in a permanent modification, to assess the timeliness and accuracy of the servicer's homeowner outreach and eligibility review in order to verify that the homeowner was properly considered, denied or deemed ineligible for receiving a permanent modification. This metric measures the combined percentage of loans reviewed in Second Look where MHA-C disagreed with a servicer's solicitation efforts and/or eligibility review and for which MHA-C is not able to determine, based on the documentation provided, whether the homeowner was properly considered, denied or deemed ineligible for receiving a permanent modification.

For Second Look Noncompliance results, remedial actions Treasury requires servicers to take include, but are not limited to: reconsidering homeowners for a modification if they were not properly solicited or incorrectly evaluated, retaining documentation to support solicitation efforts and eligibility determination, and, if applicable, engaging in systemic process remediation. All loans categorized as noncompliant remain on foreclosure hold until the servicer completes the appropriate corrective actions.

Income Calculation Error %:

Correctly calculating homeowners' monthly income is a critical component of evaluating eligibility for MHA, as well as establishing an accurate modification payment. This metric measures how often MHA-C disagrees with a servicer's calculation of a homeowner's Monthly Gross Income, allowing for up to a 2% differential from MHA-C's calculations.

For Income Calculation Errors, remedial actions Treasury requires servicers to take include, but are not limited to: correcting income errors, requiring the servicer to review their own income calculation accuracy, enhancing policies and procedures, and conducting staff training on income calculation.

Timely HAMP Evaluation % Noncompliance:

Servicers are required to evaluate borrowers for HAMP within 30 calendar days from the date a complete loss mitigation application is received. This metric measures the percentage of loans reviewed for which MHA-C determined the servicer did not complete the evaluation within the prescribed time frame for reasons within the servicer's control.

For Timely HAMP Evaluation Noncompliance, remedial actions Treasury requires servicers to take include, but are not limited to: correcting operational issues such that borrowers are evaluated in a timely manner, and implementing controls that allow servicer management to identify and prioritize HAMP eligibility determinations are at risk of being delayed.

Appendix 1: Program and Servicer Assessment Notes

Incentive Payment Data Errors:

Treasury provides incentives for servicers, investors, and homeowners for permanent modifications completed under MHA. Although intended for different recipients, all incentives are initially paid to servicers to distribute to the appropriate parties. Data that servicers report to the program system of record is used to calculate the incentives due to servicers, investors, and homeowners. This metric measures how data anomalies between servicer loan files and the reported information affect incentive payments.

For Incentive Payment Data Error results, remedial actions Treasury requires servicers to take include, but are not limited to: correcting the identified errors and correcting system and operational processes such that accurate data is mapped to its appropriate places in the program system of record.

Disqualified Modification % Noncompliance:

Permanent modifications on which homeowners lose good standing are subsequently disqualified from the program. This metric measures the percentage of loans reviewed where MHA-C did not concur with a servicer's processing of defaulted HAMP modifications, in accordance with MHA guidelines.

For Disqualified Modification results, remedial actions Treasury requires servicers to take include, but are not limited to: correcting the status of improperly disqualified modifications and reporting the corrected data to the program system of record.

Interest Rate Step-up Changes:

In year five of a borrower's modification, the interest rate on their modification may increase. This metric measures whether the step payment interest rate and principal and interest payment were applied in accordance with the terms of the Modification Agreement.

For Interest Rate Step-Up Change results, remedial actions Treasury requires servicers to take include, but are not limited to: reversing incorrect payment applications within the servicer's system and re-applying payments according to the terms of the Interest Rate Step-Up and correcting system and operational processes such that borrower payments are accurately applied according to the terms of the Interest Rate Step-Ups in the Modification Agreement.

Interest Rate Step-up Notices:

Servicers are required to send two notices of an Interest Rate Step-Up to the borrower prior to the first Step Payment Effective Date. The first notice must be sent at least 120 calendar days, but no more than 240 calendar days, before the initial payment is due at the adjusted level. An additional notice must be sent 60-75 days before the initial payment is due at the adjusted level. For subsequent adjustments, notice must be sent at least 60 calendar days, but not more than 120 calendar days, before the first payment is due at each adjusted level.

This metric measures the percentage of loans reviewed where the notices were not sent within the required timeframes and/or did not include the required elements.

For Interest Rate Step-Up Notice results, remedial actions Treasury requires servicers to take include, but are not limited to, correcting system and operational processes such that Interest Rate Step-Up Notices are sent within the required timeframes and updating notice templates to ensure that all required information is included in the Interest Rate Step-Up Notices sent to the borrower.

Appendix 2: Compliance Criteria Tested

Identifying and Contacting Homeowners

Criteria Tested	Review Type	Objective
HAMP Solicitation	Second Look Directed Actions	Servicer appropriately solicited borrowers for HAMP and that the servicer met the reasonable efforts requirements
Second Lien Solicitation	Second Look	Servicer has solicited borrowers with second liens for which a HAMP modification exists on the first lien
Initial Packages sent after Right Party Contact (RPC)	Second Look	Servicer sent potentially eligible borrowers HAMP packages following RPC
Timely SPOC Assignment	Second Look	Servicer assigned a Single Point of Contact and sent a SPOC assignment letter to potentially eligible borrowers following RPC
Content of Borrower Notices	Second Look	Borrower Notices contained required information
Timely Acknowledgement Letter sent	Second Look	Upon receiving any part of a HAMP package, servicer sent an Acknowledgement Letter to the borrower within the required time frame
Accuracy of Incomplete Information Notice (IIN) sent, where applicable	Second Look	Upon receiving part of a HAMP Package but not all required information, servicer sent an Incomplete Information Notice to the borrower listing documentation still needed
Timely mailing of IIN, where applicable	Second Look	Servicer sent Incomplete Information Notices within required time frame
Validation of Tier 1 Denials	Second Look	Denials of Tier 1 HAMP modifications are valid
Validation of Tier 2 Denials	Second Look	Denials of Tier 2 HAMP modifications are valid
Second Lien Denials	Second Look	Denials of second lien modifications are valid
Non-Approval Notice	Second Look	Servicer included correct denial reason in Non-Approval Notice and sent within 10 days of decision
Denial Reporting	Second Look	Servicer reported correct denial reason to the HAMP Program Administrator

Homeowner Evaluation and Assistance

Criteria Tested	Review Type	Objective
Dodd Frank Certification	Core Eligibility/Incentive	Servicer Obtained a signed Dodd-Frank Certification from borrowers receiving a HAMP modification
Accurate occupancy status	Core Eligibility/Incentive	Borrower occupancy status in the HAMP system of record is accurate
Origination date	Core Eligibility/Incentive	Origination date of the mortgage is prior to January 1, 2009
Unpaid Principal Balance	Core Eligibility/Incentive	Pre-modification unpaid principal balance does not exceed program limits
Completed Request for Mortgage Assistance or Hardship Affidavit	Core Eligibility/Incentive	Servicer obtained a signed Request for Mortgage Assistance or Hardship Affidavit
Approval Decision	Core Eligibility/Incentive	Servicer made correct decision to approve the modification

Appendix 2: Compliance Criteria Tested

Homeowner Evaluation and Assistance

Criteria Tested	Review Type	Objective
Completeness of full underwriting package	Second Look, Core Eligibility/Incentive	Servicer obtained a completed package to underwrite modification
Accuracy of Income calculation	Core Eligibility/Incentive	Servicer correctly calculated borrower income
Accurate HAMP Eligibility decision (approvals)	Core Eligibility/Incentive	Servicer made correct decision to approve the modification
Accurate HAMP Underwriting	Core Eligibility/Incentive	Servicer correctly underwrote the modification to ensure correct payment terms
Accurate Escrow Analysis	Core Eligibility/Incentive	Servicer performed accurate analysis of borrower escrow to use in modification
Property Valuation (AVM, BPO) obtained	Core Eligibility/Incentive	Servicer obtained appraisal or broker price opinion for the property
Accuracy of Trial Period Plan (TPP) Notice	Core Eligibility/Incentive	Servicer sent accurate TPP Notices to borrowers entering a Trial modification
Application of TPP payments	Core Eligibility/Incentive	Servicer accurately applied borrower TPP payments
Recast Notices	Core Eligibility/Incentive	Servicer sent the Recast Notice to the borrower within the required timeframe
Accepted Recast Offer	Core Eligibility/Incentive	Servicer accurately processed the Accepted Recast Offer
NPV model use/re-coding compliance	Net Present Value	Servicer NPV models provide accurate results consistent with the Treasury NPV model
Accuracy of NPV inputs	Net Present Value	Servicer input accurate data into the NPV model
Accuracy of Permanent Modification Agreement	Core Eligibility/Incentive	Permanent Modification Agreement includes correct terms including payment amount, interest rate, unpaid principal balance, and forbearance amount
Waiver of Late Charges & other Fees at conversion from TPP to Perm. Mod.	Core Eligibility/Incentive	At time of conversion to permanent modification, servicer waived all late charges and other fees related to the delinquency of the original loan
Application of Unapplied Funds at end of TPP	Core Eligibility/Incentive	Servicer accurately applied payment amounts held in suspense at end of Trial Plan
Accurate 2MP Eligibility Assessment	Second Look, Core Eligibility/Incentive	Servicer accurately evaluated borrower for second lien modification
Accurate calculation of 2MP TPP/Modification Terms	Core Eligibility/Incentive	Servicer accurately calculates second lien modification terms
Timely mailing and accuracy of 2MP Non-Approval Notice, where applicable	Second Look	Servicer sent accurate Non-Approval Notices for denied second lien modifications within specified time frame
Accurate HAFA Eligibility Assessment	Second Look, Core Eligibility/Incentive	Servicer reviewed HAFA applications and makes appropriate eligibility decision
HAFA - Release of Liens	Core Eligibility/Incentive	Servicer obtained release of all liens on properties completing a HAFA short sale or deed-in-lieu
Escalated Cases	Directed Actions	Servicer timely and accurately resolved escalated case complaints
Solicitation of Financial counseling notices	Core Eligibility/Incentive	Servicer considered borrower for financial counseling by sending a notification with the TPP
Timely mailing of 2MP TPPs	Core Eligibility/Incentive	Servicer sent 2MP TPP's within the required timeframe
Timely mailing of HAFA Short Sale notices	Core Eligibility/Incentive	Servicer sent HAFA Short Sale Notices within the required timeframe

Appendix 2: Compliance Criteria Tested

Program Management and Reporting

Criteria Tested	Review Type	Objective
HAMP Incentive Compensation - Servicer, Borrower & Investor	Core Eligibility/Incentive	Incentive compensation is accurate based on loan file documentation
Application of Borrower Incentives	Core Eligibility/Incentive	Servicer accurately applied borrower incentives to unpaid principal balance within 30 days of receipt
Timely and accurate 120-Day Notice of Interest Rate Increase	Core Eligibility/Incentive	Servicer sent accurate first notice of Interest Rate Increase between 120 and 240 days prior to first rate increase
Timely and accurate 60-Day Notice of Interest Rate Increase	Core Eligibility/Incentive	Servicer sent accurate second notice of Interest Rate Increase between 60 and 75 days prior to first rate increase
Timely and accurate subsequent 60-Day Notice of Interest Rate Increase	Core Eligibility/Incentive	Servicer sent accurate subsequent notice of Interest Rate Increase between 60 and 120 days prior to subsequent rate increase
Accuracy of step rate increases	Core Eligibility/Incentive	Servicer accurately calculated and implemented HAMP rate increases
Appropriate timing on reporting of denial to IR2 (i.e. at least 30 days after letter sent)	Second Look	Servicer reported HAMP denials to the Program Administrator in accordance with program guidelines
Accurate reporting of HAMP Trials/Perm Mods to IR2	Core Eligibility/Incentive	Servicer accurately reported modification information to the Program Administrator including all data used in calculating incentives
Appropriate notification to borrowers of Post-Modification Counseling	Core Eligibility/Incentive	Borrowers entering Trial Period Plans are notified of the availability of financial counseling
2MP Incentive Compensation - Servicer, Borrower & Investor	Core Eligibility/Incentive	Incentive compensation for second lien modifications is accurate
Accurate reporting of 2MP Trials/Perm Mods to IR2	Core Eligibility/Incentive	Servicer reported accurate modification data to Program Administrator with respect to second lien modifications
Hafa Incentive Compensation - Servicer, Borrower & Investor	Core Eligibility/Incentive	Incentive compensation for Hafa transactions is accurate based on loan file documentation
Accuracy of reporting of Hafa activity to IR2	Core Eligibility/Incentive	Servicer reported accurate modification data to Program Administrator with respect to Hafa short sale and deed-in-lieu transactions
Re-default and Loss of Good Standing	Directed Actions, Core Eligibility/Incentive	Modifications that are disqualified from HAMP due to Loss of Good Standing or canceled from TPP are done so accurately and in a timely manner
Pre-Foreclosure affirmation provided by Relationship Manager (SPOC)	Directed Actions	SPOC provided affirmation that all available loss mitigation options had been exhausted
Accuracy of Foreclosure Referrals	Directed Actions	Foreclosure referrals meet the requirements of the MHA Handbook
Certification provided to Foreclosure attorney	Directed Actions	Servicer provided certification that HAMP modification had been explored and all other loss mitigation options had been exhausted
Proper resolution of Escalated Cases	Directed Actions	Borrower complaints are resolved accurately
Timely processing of escalated cases	Directed Actions	Borrower complaints are resolved within prescribed time period or the borrower is notified appropriately of delays
Validation of receipt and completeness of MHA Data for transferred loans by transferee servicer	Transfer Testing	Within 60 days of transfer, the transferee servicer validated the acquired loans contained all required MHA data
Timely processing of transferred Trial Period Plans	Transfer Testing	Borrowers in Trial Period Plans as of the date of transfer were appropriately placed into Official Modifications
Application of incentives for transferred modifications	Transfer Testing	Borrower incentives were applied correctly to unpaid principal balance of transferred loans where appropriate

Appendix 3: Terms and Methodologies

Average Delinquency at Trial Start:

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.

Back-End Debt-to-Income Ratio:

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.

Disqualification:

A permanent modification disqualifies from HAMP when the borrower misses the equivalent of three full monthly payments. Once disqualified, the borrower is no longer eligible to receive HAMP incentives. However, the terms of the permanent modification remain the same, and the servicer will continue to work with the borrower to cure the delinquency or identify other loss mitigation options.

Servicers are required to report monthly payment information on HAMP modifications in the form of an Official Monthly Report (OMR). If a servicer does not report an OMR for a loan in a given month, the performance of that loan is not included in official Treasury reporting for that month. In addition, reported loan counts may shift from prior reports due to servicer data corrections.

Eligible Loans:

Homeowners with HAMP eligible loans, which include conventional loans that were originated on or before January 1, 2009; excludes loans with current unpaid principal balances greater than current conforming loan limits-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; 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.

Front-End Debt-to-Income Ratio:

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

Monthly Housing Payment:

Principal and interest payment.

Appendix 4: End Notes

Note #	Section	End Notes
1	MHA Program Updates (page 4)	<ul style="list-style-type: none"> - Delinquency data are as of January 2009 and December 2016; BKFS Mortgage Monitor. - Negative Equity data are as of Q1 2009 and Q3 2016; June 2010 HUD Scorecard and CoreLogic Negative Equity report. - Foreclosure Starts are of January 2009 and December 2016; BKFS Mortgage Monitor. - Proprietary Modifications: HOPE Now - FHA Loss Mitigation: HUD
2	MHA Program Updates (page 6)	MHA Program Activity includes HAMP Tier 1, HAMP Tier 2, and Streamline HAMP, except where specified.
3	MHA Program Updates (page 6)	MHA First Lien Permanent Modifications Started includes GSE Standard Modifications (GSE SAI) but not GSE Streamlined Modifications. For details on all GSE programs, visit http://www.FHFA.gov/ .
4	HAMP Program Results (page 7)	As reported into the HAMP system of record by servicers. Excludes Treasury FHA-HAMP modifications. Totals reflect impact of servicing transfers. Servicers may enter new trial modifications into the HAMP system of record at any time.
5	HAMP Program Results (page 7 and page 11)	Data is as reported by servicers for actions completed through the end of the quarter and reflects the status of homeowners as of that date; 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. Excludes cancellations and disqualifications pending data corrections and loans otherwise removed from servicing portfolios.
6	HAMP Program Results (page 10)	Servicers did not submit 2.0% of the total required OMRs for loans aged up to 60 months in the current reporting period. In addition, reported loan counts may shift from prior reports due to servicer data corrections. For example, if it was assumed that 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 Tier 1 permanent modifications that have aged 60 months may range between 42.6% and 42.7%.
7	Other MHA Programs (page 14)	Includes some modifications with additional principal reduction outside of HAMP PRA.
8	Other MHA Programs (page 14)	Under HAMP PRA, principal reduction vests over a 3-year period. The amounts noted reflect the entire amount that may be forgiven.
9	Other MHA Programs (page 14)	Principal amount reduced as a percentage of before-modification UPB, excluding capitalization.
10	Other MHA Programs (page 15)	Survey data indicates that program to date, 405,991 qualifying first lien modifications have been matched with a second lien. Of these matched second liens, approximately 57% are found to be ineligible for a 2MP modification. The most common reasons for ineligibility are: cancellation or failure of a trial or permanent first lien HAMP modification; extinguishment of the second lien prior to evaluation for 2MP; failure of a 2MP trial modification; and some homeowners with eligible second liens decline to participate in 2MP.
11	Results by Servicer (page 18)	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.
12	Results by Servicer (page 18)	Includes non-GSE activity under the MHA program only. Servicer GSE program data not available.
13	Results by Servicer (page 24)	These figures include trial modifications that have been converted to permanent modifications, but not reported as such in the HAMP system of record. Additionally, servicers may process cancellations of permanent modifications for reasons, including but not limited to, data corrections, loan repurchase agreements, etc. 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 reporting periods. Prior to being re-boarded as permanent modifications, these modifications are reported as Active Trials. These modifications may be 6 months or more beyond their first trial payment due date resulting in their classification as Aged Trials. As a result, fluctuations are expected in this population.

Appendix 5: All HAMP Activity by State

State	Trial Modifications Started	Permanent Modifications Started	Median Monthly Payment Reduction	Median Monthly Payment Reduction % of Pre-Modification Payment
AK	1,367	813	\$475.38	32%
AL	18,608	11,600	\$263.34	33%
AR	7,310	4,437	\$246.20	33%
AZ	93,823	57,225	\$435.58	37%
CA	519,183	368,503	\$700.01	36%
CO	32,998	21,675	\$404.00	33%
CT	35,687	25,103	\$513.61	37%
DC	4,630	3,069	\$528.74	32%
DE	8,660	5,891	\$398.56	32%
FL	305,890	204,332	\$457.78	39%
GA	95,482	61,221	\$352.21	36%
HI	9,310	6,405	\$769.83	33%
IA	7,834	4,721	\$248.75	34%
ID	9,179	5,844	\$365.38	33%
IL	129,843	88,480	\$489.59	40%
IN	28,884	18,583	\$260.83	34%
KS	7,559	4,597	\$283.06	33%
KY	12,017	7,684	\$263.34	34%
LA	18,727	12,142	\$279.25	34%
MA	57,794	40,564	\$564.18	35%
MD	83,149	57,269	\$552.54	34%
ME	7,511	5,271	\$376.55	35%
MI	73,665	46,704	\$339.98	38%
MN	38,255	24,417	\$415.34	35%
MO	29,836	18,589	\$290.31	35%
MS	11,621	7,495	\$247.62	34%
MT	2,979	1,795	\$386.67	32%
NC	53,344	34,167	\$297.72	34%
ND	528	287	\$275.76	32%
NE	4,230	2,677	\$260.97	34%
NH	10,990	7,575	\$459.84	34%
NJ	91,987	63,902	\$610.02	37%
NM	9,235	5,995	\$342.72	33%
NV	55,389	34,954	\$519.24	38%
NY	132,404	93,444	\$746.78	38%
OH	64,553	39,951	\$290.10	37%
OK	8,573	5,136	\$243.65	34%
OR	27,410	18,066	\$444.74	34%
PA	66,555	44,686	\$332.64	34%
RI	12,106	8,627	\$523.20	39%
SC	28,088	17,832	\$289.51	33%
SD	1,109	625	\$261.46	30%
TN	32,211	20,945	\$282.99	35%
TX	89,988	54,802	\$277.99	34%
UT	19,813	13,036	\$422.47	32%
VA	59,930	39,553	\$474.08	32%
VT	2,279	1,653	\$362.73	34%
WA	50,921	34,914	\$494.26	33%
WI	25,882	17,240	\$340.40	36%
WV	3,978	2,439	\$299.14	30%
WY	1,310	824	\$356.46	30%
PR	6,672	5,313	\$280.23	37%
Nationwide*	2,511,344	1,683,112	\$470.24	35%

* Includes U.S. Territories

Appendix 6: HAMP Tier 1 Scheduled Interest Rate Increases by State

State	<i>Median Values</i>								
	Before Mod DTI	Pre-Mod Interest Rate	Pre-Mod Monthly P&I	Monthly Income at Time of Mod	After Mod UPB	After Mod Monthly P&I	Monthly P&I Payment Increase at First Interest Rate Increase	Total Monthly P&I Payment Increase after All Increases	Final Monthly P&I Payment Reduction from Pre-Mod P&I
AK	45.11%	6.8%	\$1,461.88	\$4,166.67	\$213,634.56	\$845.04	\$93.19	\$176.83	-\$426.29
AL	46.66%	6.8%	\$869.89	\$2,264.55	\$118,534.19	\$494.50	\$47.56	\$96.53	-\$241.12
AR	45.75%	6.5%	\$801.46	\$2,129.89	\$114,918.78	\$458.70	\$48.75	\$100.19	-\$212.70
AZ	49.52%	6.4%	\$1,190.92	\$2,800.00	\$178,054.56	\$652.95	\$77.98	\$188.59	-\$310.31
CA	48.78%	6.1%	\$1,940.40	\$4,670.00	\$306,786.83	\$1,059.49	\$134.91	\$308.58	-\$480.42
CO	46.55%	6.4%	\$1,233.88	\$3,169.99	\$188,674.42	\$729.83	\$80.32	\$179.30	-\$300.84
CT	45.54%	6.5%	\$1,455.82	\$4,333.33	\$210,287.49	\$777.84	\$90.70	\$197.04	-\$412.89
DC	47.70%	6.4%	\$1,691.25	\$4,097.35	\$272,631.84	\$959.26	\$119.23	\$263.40	-\$387.35
DE	47.05%	6.5%	\$1,279.96	\$3,119.21	\$195,845.13	\$750.65	\$83.52	\$173.83	-\$311.00
FL	47.55%	6.5%	\$1,192.04	\$3,278.04	\$171,100.09	\$615.05	\$75.00	\$168.01	-\$350.34
GA	47.50%	6.5%	\$1,004.20	\$2,634.12	\$143,237.50	\$554.37	\$61.52	\$137.09	-\$281.93
HI	48.95%	6.3%	\$2,426.54	\$5,388.67	\$394,661.23	\$1,368.91	\$175.15	\$373.50	-\$523.45
IA	44.49%	6.6%	\$773.71	\$2,280.49	\$107,210.76	\$428.29	\$44.49	\$92.63	-\$208.53
ID	48.61%	6.5%	\$1,148.03	\$2,731.22	\$170,576.90	\$654.30	\$73.86	\$164.26	-\$289.03
IL	47.08%	6.5%	\$1,277.86	\$3,700.99	\$178,500.00	\$641.57	\$78.12	\$176.84	-\$394.34
IN	46.17%	6.8%	\$811.98	\$2,149.34	\$109,396.19	\$450.75	\$44.52	\$93.29	-\$224.83
KS	44.50%	6.6%	\$897.75	\$2,713.25	\$126,440.83	\$499.38	\$51.37	\$110.73	-\$243.62
KY	45.85%	6.8%	\$814.60	\$2,205.60	\$112,155.24	\$457.83	\$45.97	\$96.24	-\$225.00
LA	45.54%	6.9%	\$892.12	\$2,561.44	\$123,247.51	\$494.65	\$51.34	\$100.36	-\$254.90
MA	47.02%	6.4%	\$1,656.06	\$4,336.45	\$250,065.46	\$911.12	\$107.87	\$237.40	-\$426.74
MD	46.87%	6.4%	\$1,671.33	\$4,333.00	\$259,621.35	\$936.67	\$113.46	\$249.97	-\$413.57
ME	46.61%	6.5%	\$1,133.80	\$3,004.91	\$162,934.91	\$614.29	\$69.69	\$142.43	-\$301.87
MI	46.92%	6.5%	\$955.05	\$2,667.00	\$129,734.63	\$504.10	\$54.15	\$123.41	-\$277.72
MN	46.14%	6.3%	\$1,202.02	\$3,295.00	\$178,204.36	\$675.27	\$76.42	\$174.80	-\$309.73
MO	46.04%	6.6%	\$878.59	\$2,474.95	\$122,493.38	\$481.89	\$50.69	\$108.34	-\$250.20
MS	46.43%	6.9%	\$809.39	\$2,202.50	\$110,320.62	\$443.74	\$44.72	\$88.44	-\$237.23
MT	46.95%	6.4%	\$1,268.22	\$3,250.00	\$194,342.55	\$730.05	\$81.17	\$170.21	-\$311.74
NC	46.48%	6.6%	\$943.83	\$2,490.00	\$133,303.28	\$536.00	\$55.84	\$115.95	-\$252.61
ND	42.47%	6.5%	\$881.34	\$2,730.33	\$127,650.15	\$510.05	\$54.36	\$119.45	-\$216.88
NE	43.79%	6.8%	\$771.79	\$2,457.87	\$107,700.26	\$442.20	\$44.51	\$90.12	-\$214.47
NH	43.98%	6.4%	\$1,341.76	\$4,163.75	\$198,087.40	\$763.16	\$84.35	\$180.18	-\$347.29

Appendix 6: HAMP Tier 1 Scheduled Interest Rate Increases by State

<i>Median Values</i>									
State	Before Mod DTI	Pre-Mod Interest Rate	Pre-Mod Monthly P&I	Monthly Income at Time of Mod	After Mod UPB	After Mod Monthly P&I	Monthly P&I Payment Increase at First Interest Rate Increase	Total Monthly P&I Payment Increase after All Increases	Final Monthly P&I Payment Reduction from Pre-Mod P&I
NJ	45.22%	6.4%	\$1,701.20	\$5,245.00	\$249,862.31	\$885.78	\$109.95	\$235.03	-\$472.29
NM	47.29%	6.5%	\$1,058.80	\$2,745.86	\$156,098.36	\$613.20	\$67.37	\$142.55	-\$286.04
NV	50.14%	6.3%	\$1,368.23	\$3,125.89	\$207,865.15	\$738.22	\$91.38	\$216.09	-\$363.83
NY	47.03%	6.4%	\$2,082.39	\$5,716.70	\$312,942.73	\$1,086.11	\$137.54	\$294.58	-\$580.76
OH	45.44%	6.6%	\$817.93	\$2,387.16	\$110,043.40	\$443.94	\$45.34	\$98.34	-\$235.47
OK	44.84%	6.9%	\$773.49	\$2,338.03	\$104,749.98	\$436.15	\$42.68	\$85.75	-\$224.88
OR	46.69%	6.4%	\$1,321.13	\$3,442.49	\$206,312.22	\$767.89	\$90.83	\$197.67	-\$322.90
PA	45.23%	6.6%	\$1,077.80	\$3,172.00	\$150,993.95	\$582.94	\$63.27	\$128.33	-\$296.03
RI	47.39%	6.4%	\$1,358.82	\$3,642.98	\$196,066.52	\$705.53	\$84.88	\$189.46	-\$399.31
SC	46.75%	6.6%	\$958.21	\$2,482.41	\$136,803.27	\$545.10	\$57.61	\$120.03	-\$252.81
SD	44.03%	6.5%	\$932.29	\$2,724.00	\$136,248.43	\$528.82	\$55.96	\$123.39	-\$215.07
TN	47.04%	6.9%	\$869.62	\$2,294.06	\$117,855.05	\$479.98	\$47.83	\$98.82	-\$259.11
TX	43.18%	7.0%	\$852.75	\$2,935.35	\$117,625.37	\$482.27	\$48.05	\$97.97	-\$248.11
UT	47.67%	6.5%	\$1,366.46	\$3,268.09	\$210,987.47	\$801.31	\$92.43	\$209.06	-\$321.20
VA	46.68%	6.4%	\$1,590.74	\$4,047.00	\$248,121.62	\$902.85	\$107.28	\$237.01	-\$359.73
VT	45.99%	6.6%	\$1,149.63	\$3,138.52	\$169,275.49	\$629.80	\$72.12	\$154.74	-\$304.92
WA	46.43%	6.4%	\$1,510.83	\$3,968.68	\$240,866.08	\$872.30	\$106.32	\$229.78	-\$351.34
WI	45.12%	6.5%	\$983.89	\$2,980.33	\$137,641.93	\$530.13	\$58.58	\$125.06	-\$276.17
WV	46.72%	6.6%	\$1,083.05	\$2,667.50	\$154,800.61	\$627.19	\$64.07	\$127.76	-\$263.75
WY	46.26%	6.5%	\$1,301.51	\$3,222.00	\$189,322.74	\$793.72	\$79.94	\$164.01	-\$306.39
PR	51.20%	6.3%	\$758.53	\$1,611.72	\$102,510.35	\$433.83	\$43.82	\$92.20	-\$215.72
Nationwide*	47.33%	6.4%	\$1,442.89	\$3,796.10	\$214,296.78	\$778.75	\$92.74	\$206.16	-\$371.05

* Includes U.S. Territories

Appendix 7: Performance of HAMP Modifications by Vintage

HAMP Tier 1										
Mod. Effective in:	Delinquency: Months After Conversion to Permanent Modification									
	3		6		12		18		24	
	#	90+ Days	#	90+ Days	#	90+ Days	#	90+ Days	#	90+ Days
2009Q3	3,566	4.5%	4,386	10.6%	4,584	21.1%	4,918	28.9%	5,019	33.5%
2009Q4	43,350	1.9%	47,149	6.3%	50,997	15.9%	54,171	22.4%	55,114	28.4%
2010Q1	123,512	1.5%	149,718	6.1%	160,508	16.1%	165,517	22.4%	167,337	28.7%
2010Q2	147,071	1.8%	156,674	7.5%	172,968	16.1%	170,195	24.1%	178,328	28.7%
2010Q3	85,931	1.9%	95,580	7.1%	103,843	14.5%	105,803	21.9%	105,841	26.8%
2010Q4	57,826	1.8%	62,274	5.7%	64,897	14.5%	66,427	21.1%	66,189	26.5%
2011Q1	70,583	1.0%	75,545	5.1%	79,259	13.6%	80,840	19.2%	80,510	24.9%
2011Q2	79,600	1.3%	88,857	5.8%	92,360	13.2%	91,656	20.1%	91,256	25.1%
2011Q3	80,632	1.3%	85,691	5.6%	86,683	12.3%	86,442	18.9%	84,920	23.4%
2011Q4	64,731	1.2%	67,245	4.4%	67,598	11.4%	67,758	16.8%	67,470	21.0%
2012Q1	49,175	0.8%	50,609	4.0%	50,639	10.8%	50,027	15.8%	50,533	20.0%
2012Q2	43,824	1.0%	44,802	4.6%	45,077	10.9%	44,576	16.1%	44,782	20.0%
2012Q3	47,139	1.0%	48,827	4.6%	49,546	10.0%	50,043	15.1%	50,291	18.5%
2012Q4	39,179	1.0%	41,097	3.9%	42,308	9.4%	42,555	14.0%	42,680	17.6%
2013Q1	39,148	0.7%	40,803	3.5%	41,921	9.6%	42,288	13.9%	42,070	17.7%
2013Q2	31,449	0.8%	32,924	3.9%	33,626	9.4%	33,907	14.1%	34,047	17.3%
2013Q3	31,826	0.9%	33,297	4.2%	34,691	9.3%	34,493	14.1%	34,618	16.9%
2013Q4	27,225	1.0%	28,540	3.9%	29,819	9.5%	29,812	13.9%	29,789	17.0%
2014Q1	23,617	0.9%	25,513	3.9%	26,358	10.4%	26,286	14.4%	26,367	17.8%
2014Q2	18,979	1.1%	19,783	5.1%	20,407	10.8%	20,343	15.1%	20,446	18.4%
2014Q3	16,947	1.3%	17,792	5.4%	18,365	10.7%	18,390	15.7%	18,324	19.1%
2014Q4	15,073	1.5%	16,842	4.5%	17,273	10.8%	17,452	15.5%	17,220	19.3%
2015Q1	14,764	0.9%	15,737	4.4%	16,144	11.0%	16,102	15.7%	5,636	20.2%
2015Q2	14,234	1.4%	14,785	5.5%	15,075	12.0%	15,039	16.6%		
2015Q3	12,615	1.4%	13,047	5.5%	13,307	11.7%	4,336	18.8%		
2015Q4	10,444	1.5%	10,901	5.6%	11,135	12.3%				
2016Q1	9,609	0.9%	9,994	4.9%	3,486	12.6%				
2016Q2	8,741	1.5%	9,203	5.6%						
2016Q3	7,965	1.2%	2,924	6.4%						
2016Q4	2,346	1.3%								
All	1,221,101	1.3%	1,310,539	5.5%	1,352,874	13.1%	1,339,376	19.2%	1,318,787	24.0%

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+ and 90+ days delinquent metrics for all future reporting periods, even though some loans may have cured or paid off following program disqualification. In addition, once a loan is reported as paid off it is no longer reflected in future periods.

Appendix 7: Performance of HAMP Modifications by Vintage

HAMP Tier 1										
Mod. Effective in:	Delinquency: Months After Conversion to Permanent Modification									
	36		48		60		72		84	
	#	90+ Days	#	90+ Days	#	90+ Days	#	90+ Days	#	90+ Days
2009Q3	5,119	41.7%	5,026	48.2%	5,007	52.3%	4,758	58.5%	4,433	65.6%
2009Q4	55,926	37.2%	55,671	43.1%	54,916	47.5%	52,744	52.8%	49,236	59.4%
2010Q1	165,631	37.5%	165,327	43.0%	162,766	47.2%	156,913	52.2%	34,325	56.7%
2010Q2	174,599	37.4%	173,734	42.6%	172,486	46.2%	165,291	51.3%		
2010Q3	104,126	35.3%	104,672	39.8%	102,389	43.9%	98,053	48.9%		
2010Q4	65,676	34.2%	65,666	38.8%	64,584	42.6%	62,256	47.0%		
2011Q1	80,630	31.9%	80,095	36.6%	78,313	40.3%	26,063	45.8%		
2011Q2	91,256	31.6%	90,743	36.0%	88,357	39.8%				
2011Q3	86,611	29.2%	84,743	34.2%	81,839	38.2%				
2011Q4	67,550	26.8%	66,472	30.9%	64,666	34.6%				
2012Q1	50,073	26.0%	49,473	30.1%	16,030	33.9%				
2012Q2	44,701	25.5%	43,676	29.5%						
2012Q3	49,572	24.0%	48,341	28.0%						
2012Q4	42,061	22.7%	40,918	26.6%						
2013Q1	41,560	22.4%	12,731	26.1%						
2013Q2	33,901	21.9%								
2013Q3	34,199	21.8%								
2013Q4	29,440	21.8%								
2014Q1	8,539	22.3%								
2014Q2										
2014Q3										
2014Q4										
2015Q1										
2015Q2										
2015Q3										
2015Q4										
2016Q1										
2016Q2										
2016Q3										
2016Q4										
All	1,231,170	31.4%	1,087,288	37.3%	891,353	43.0%	566,078	50.6%	87,994	58.7%

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+ and 90+ days delinquent metrics for all future reporting periods, even though some loans may have cured or paid off following program disqualification. In addition, once a loan is reported as paid off it is no longer reflected in future periods.

Appendix 7: Performance of HAMP Modifications by Vintage

HAMP Tier 2								
Mod. Effective in:	Delinquency: Months After Conversion to Permanent Modification							
	3		6		12		18	
	#	90+ Days	#	90+ Days	#	90+ Days	#	90+ Days
2012Q3	0	0.0%	0	0.0%	0	0.0%	1	100.0%
2012Q4	946	1.3%	1,116	5.4%	1,187	17.4%	1,245	23.2%
2013Q1	2,480	1.4%	2,714	7.2%	2,875	19.5%	2,979	26.8%
2013Q2	4,100	1.5%	4,451	8.0%	5,052	17.5%	5,155	24.7%
2013Q3	11,189	2.0%	13,192	8.2%	13,611	16.7%	13,520	24.8%
2013Q4	11,208	1.9%	11,781	7.3%	12,592	17.1%	12,501	23.4%
2014Q1	10,501	1.4%	11,608	6.7%	12,014	16.9%	11,799	23.0%
2014Q2	10,875	1.4%	11,183	7.3%	11,291	15.8%	11,194	22.3%
2014Q3	9,164	1.9%	9,467	8.0%	9,942	15.5%	9,830	22.4%
2014Q4	11,041	1.8%	12,681	6.4%	12,893	16.2%	13,272	22.8%
2015Q1	13,068	1.2%	14,043	6.5%	14,209	16.9%	14,120	23.2%
2015Q2	13,946	1.6%	14,251	8.5%	14,314	17.8%	14,342	25.0%
2015Q3	14,275	2.1%	14,706	8.8%	14,950	17.7%	4,802	26.8%
2015Q4	11,835	2.1%	12,092	7.5%	12,531	17.4%		
2016Q1	12,598	1.2%	13,100	6.4%	4,147	17.0%		
2016Q2	12,801	1.4%	13,239	7.7%				
2016Q3	12,464	1.8%	4,265	8.2%				
2016Q4	3,531	1.4%						
All	166,022	1.7%	163,889	7.5%	141,608	17.0%	114,760	23.7%

Mod. Effective in:	Delinquency: Months After Conversion to Permanent Modification							
	24		36		48		60	
	#	90+ Days	#	90+ Days	#	90+ Days	#	90+ Days
2012Q3	1	100.0%	1	100.0%	1	100.0%		
2012Q4	1,258	28.7%	1,283	34.5%	1,252	39.9%		
2013Q1	3,011	32.3%	3,235	36.8%	804	42.8%		
2013Q2	5,190	29.2%	5,255	34.7%				
2013Q3	13,824	28.7%	14,021	34.7%				
2013Q4	12,644	28.0%	12,720	34.4%				
2014Q1	12,015	27.4%	3,883	34.7%				
2014Q2	10,999	27.7%						
2014Q3	9,832	27.1%						
2014Q4	13,166	27.8%						
2015Q1	5,107	28.9%						
2015Q2								
2015Q3								
2015Q4								
2016Q1								
2016Q2								
2016Q3								
2016Q4								
All	87,047	28.2%	40,398	34.8%	2,057	41.0%		

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+ and 90+ days delinquent metrics for all future reporting periods, even though some loans may have cured or paid off following program disqualification. In addition, once a loan is reported as paid off it is no longer reflected in future periods.

Appendix 8: All HAMP Activity by MSA

Metropolitan Statistical Area	Permanent Modifications Started	Median Monthly Payment Reduction	Median Monthly Payment Reduction % of Pre-Modification Payment
Abilene, TX Metropolitan Statistical Area	85	\$196.03	34%
Aguadilla-Isabela, PR Metropolitan Statistical Area	238	\$244.58	35%
Akron, OH Metropolitan Statistical Area	3,078	\$298.94	37%
Albany, GA Metropolitan Statistical Area	416	\$244.57	33%
Albany, OR Metropolitan Statistical Area	393	\$318.13	31%
Albany-Schenectady-Troy, NY Metropolitan Statistical Area	2,196	\$347.69	34%
Albuquerque, NM Metropolitan Statistical Area	3,886	\$331.89	33%
Alexandria, LA Metropolitan Statistical Area	216	\$249.06	33%
Allentown-Bethlehem-Easton, PA-NJ Metropolitan Statistical Area	4,969	\$394.40	34%
Altoona, PA Metropolitan Statistical Area	193	\$220.94	33%
Amarillo, TX Metropolitan Statistical Area	175	\$259.24	37%
Ames, IA Metropolitan Statistical Area	76	\$288.49	34%
Anchorage, AK Metropolitan Statistical Area	621	\$491.98	32%
Ann Arbor, MI Metropolitan Statistical Area	1,325	\$420.22	36%
Anniston-Oxford-Jacksonville, AL Metropolitan Statistical Area	216	\$221.73	32%
Appleton, WI Metropolitan Statistical Area	420	\$313.08	35%
Arecibo, PR Metropolitan Statistical Area	227	\$260.25	37%
Asheville, NC Metropolitan Statistical Area	1,493	\$346.41	34%
Athens-Clarke County, GA Metropolitan Statistical Area	631	\$305.54	34%
Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area	48,238	\$371.73	37%
Atlantic City-Hammonton, NJ Metropolitan Statistical Area	2,909	\$480.27	38%
Auburn-Opelika, AL Metropolitan Statistical Area	309	\$277.56	29%
Augusta-Richmond County, GA-SC Metropolitan Statistical Area	1,238	\$264.91	35%
Austin-Round Rock, TX Metropolitan Statistical Area	3,211	\$323.42	33%
Bakersfield, CA Metropolitan Statistical Area	8,870	\$466.83	37%
Baltimore-Columbia-Towson, MD Metropolitan Statistical Area	19,454	\$463.60	33%
Bangor, ME Metropolitan Statistical Area	445	\$297.57	34%
Barnstable Town, MA Metropolitan Statistical Area	2,040	\$603.80	36%
Baton Rouge, LA Metropolitan Statistical Area	2,921	\$263.12	32%
Battle Creek, MI Metropolitan Statistical Area	490	\$259.97	37%
Bay City, MI Metropolitan Statistical Area	316	\$229.90	35%
Beaumont-Port Arthur, TX Metropolitan Statistical Area	442	\$226.59	35%
Beckley, WV Metropolitan Statistical Area	110	\$190.34	31%
Bellingham, WA Metropolitan Statistical Area	690	\$476.84	34%
Bend-Redmond, OR Metropolitan Statistical Area	1,325	\$524.55	37%
Billings, MT Metropolitan Statistical Area	178	\$290.33	28%
Binghamton, NY Metropolitan Statistical Area	363	\$234.41	35%
Birmingham-Hoover, AL Metropolitan Statistical Area	4,293	\$281.32	33%
Bismarck, ND Metropolitan Statistical Area	61	\$339.62	34%
Blacksburg-Christiansburg-Radford, VA Metropolitan Statistical Area	214	\$306.34	31%
Bloomington, IL Metropolitan Statistical Area	266	\$286.08	35%
Bloomington, IN Metropolitan Statistical Area	257	\$241.36	29%
Bloomsburg-Berwick, PA Metropolitan Statistical Area	110	\$255.67	37%
Boise City, ID Metropolitan Statistical Area	3,243	\$379.52	34%
Boston-Cambridge-Newton, MA-NH Metropolitan Statistical Area	28,001	\$611.28	35%
Boulder, CO Metropolitan Statistical Area	723	\$489.97	34%
Bowling Green, KY Metropolitan Statistical Area	216	\$243.47	34%
Bremerton-Silverdale, WA Metropolitan Statistical Area	1,114	\$466.75	32%
Bridgeport-Stamford-Norwalk, CT Metropolitan Statistical Area	7,737	\$689.19	39%

Appendix 8: All HAMP Activity by MSA

Metropolitan Statistical Area	Permanent Modifications Started	Median Monthly Payment Reduction	Median Monthly Payment Reduction % of Pre-Modification Payment
Brownsville-Harlingen, TX Metropolitan Statistical Area	734	\$231.77	35%
Brunswick, GA Metropolitan Statistical Area	304	\$328.16	34%
Buffalo-Cheektowaga-Niagara Falls, NY Metropolitan Statistical Area	1,985	\$259.14	36%
Burlington, NC Metropolitan Statistical Area	502	\$268.65	33%
Burlington-South Burlington, VT Metropolitan Statistical Area	501	\$419.47	35%
California-Lexington Park, MD Metropolitan Statistical Area	643	\$495.28	29%
Canton-Massillon, OH Metropolitan Statistical Area	1,489	\$269.72	36%
Cape Coral-Fort Myers, FL Metropolitan Statistical Area	5,557	\$465.57	40%
Cape Girardeau, MO-IL Metropolitan Statistical Area	123	\$232.05	31%
Carbondale-Marion, IL Metropolitan Statistical Area	94	\$253.02	42%
Carson City, NV Metropolitan Statistical Area	434	\$519.78	37%
Casper, WY Metropolitan Statistical Area	149	\$333.39	30%
Cedar Rapids, IA Metropolitan Statistical Area	406	\$254.93	33%
Chambersburg-Waynesboro, PA Metropolitan Statistical Area	473	\$345.29	31%
Champaign-Urbana, IL Metropolitan Statistical Area	254	\$243.69	32%
Charleston, WV Metropolitan Statistical Area	172	\$221.21	34%
Charleston-North Charleston, SC Metropolitan Statistical Area	3,589	\$345.99	34%
Charlotte-Concord-Gastonia, NC-SC Metropolitan Statistical Area	11,985	\$306.39	33%
Charlottesville, VA Metropolitan Statistical Area	730	\$384.46	31%
Chattanooga, TN-GA Metropolitan Statistical Area	1,670	\$277.47	35%
Cheyenne, WY Metropolitan Statistical Area	164	\$275.62	27%
Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area	85,088	\$502.54	40%
Chico, CA Metropolitan Statistical Area	1,257	\$454.78	34%
Cincinnati, OH-KY-IN Metropolitan Statistical Area	7,232	\$309.21	36%
Clarksville, TN-KY Metropolitan Statistical Area	310	\$224.25	32%
Cleveland, TN Metropolitan Statistical Area	273	\$261.70	35%
Cleveland-Elyria, OH Metropolitan Statistical Area	10,157	\$307.75	38%
Coeur d'Alene, ID Metropolitan Statistical Area	720	\$412.43	34%
College Station-Bryan, TX Metropolitan Statistical Area	156	\$221.07	28%
Colorado Springs, CO Metropolitan Statistical Area	2,306	\$393.85	34%
Columbia, MO Metropolitan Statistical Area	184	\$246.88	32%
Columbia, SC Metropolitan Statistical Area	3,134	\$266.00	33%
Columbus, GA-AL Metropolitan Statistical Area	913	\$272.68	35%
Columbus, IN Metropolitan Statistical Area	140	\$219.48	31%
Columbus, OH Metropolitan Statistical Area	6,463	\$315.03	36%
Corpus Christi, TX Metropolitan Statistical Area	514	\$238.85	33%
Corvallis, OR Metropolitan Statistical Area	119	\$348.52	26%
Crestview-Fort Walton Beach-Destin, FL Metropolitan Statistical Area	1,067	\$412.52	35%
Cumberland, MD-WV Metropolitan Statistical Area	185	\$247.31	34%
Dallas-Fort Worth-Arlington, TX Metropolitan Statistical Area	18,298	\$291.55	33%
Dalton, GA Metropolitan Statistical Area	525	\$259.17	35%
Danville, IL Metropolitan Statistical Area	73	\$208.42	38%
Danville, VA Metropolitan Statistical Area	3	\$361.89	48%
Daphne-Fairhope-Foley, AL Metropolitan Statistical Area	661	\$337.44	33%
Davenport-Moline-Rock Island, IA-IL Metropolitan Statistical Area	662	\$241.40	36%
Dayton, OH Metropolitan Statistical Area	2,421	\$266.43	37%
Decatur, AL Metropolitan Statistical Area	233	\$218.19	30%
Decatur, IL Metropolitan Statistical Area	119	\$210.35	36%
Deltona-Daytona Beach-Ormond Beach, FL Metropolitan Statistical Area	6,777	\$383.92	38%

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Metropolitan Statistical Area	Permanent Modifications Started	Median Monthly Payment Reduction	Median Monthly Payment Reduction % of Pre-Modification Payment
Denver-Aurora-Lakewood, CO Metropolitan Statistical Area	13,198	\$404.43	33%
Des Moines-West Des Moines, IA Metropolitan Statistical Area	1,678	\$271.45	33%
Detroit-Warren-Dearborn, MI Metropolitan Statistical Area	27,344	\$373.68	39%
Dothan, AL Metropolitan Statistical Area	226	\$217.79	31%
Dover, DE Metropolitan Statistical Area	1,069	\$387.62	30%
Dubuque, IA Metropolitan Statistical Area	122	\$256.32	35%
Duluth, MN-WI Metropolitan Statistical Area	773	\$281.62	34%
Durham-Chapel Hill, NC Metropolitan Statistical Area	1,608	\$318.98	35%
East Stroudsburg, PA Metropolitan Statistical Area	2,414	\$454.41	38%
Eau Claire, WI Metropolitan Statistical Area	270	\$286.11	33%
El Centro, CA Metropolitan Statistical Area	1,652	\$430.30	35%
El Paso, TX Metropolitan Statistical Area	1,681	\$248.35	34%
Elizabethtown-Fort Knox, KY Metropolitan Statistical Area	193	\$233.02	31%
Elkhart-Goshen, IN Metropolitan Statistical Area	681	\$253.32	33%
Elmira, NY Metropolitan Statistical Area	155	\$257.58	40%
Enid, OK Metropolitan Statistical Area	36	\$204.03	30%
Erie, PA Metropolitan Statistical Area	483	\$238.23	39%
Eugene, OR Metropolitan Statistical Area	1,344	\$384.58	33%
Evansville, IN-KY Metropolitan Statistical Area	519	\$214.95	33%
Fairbanks, AK Metropolitan Statistical Area	77	\$382.13	27%
Fargo, ND-MN Metropolitan Statistical Area	205	\$278.07	31%
Farmington, NM Metropolitan Statistical Area	147	\$301.31	28%
Fayetteville, NC Metropolitan Statistical Area	831	\$235.38	35%
Fayetteville-Springdale-Rogers, AR-MO Metropolitan Statistical Area	1,303	\$292.79	34%
Flagstaff, AZ Metropolitan Statistical Area	356	\$516.62	34%
Flint, MI Metropolitan Statistical Area	2,003	\$321.53	37%
Florence, SC Metropolitan Statistical Area	629	\$230.86	34%
Florence-Muscle Shoals, AL Metropolitan Statistical Area	186	\$210.17	34%
Fond du Lac, WI Metropolitan Statistical Area	198	\$304.05	35%
Fort Collins, CO Metropolitan Statistical Area	934	\$404.04	31%
Fort Smith, AR-OK Metropolitan Statistical Area	285	\$207.08	31%
Fort Wayne, IN Metropolitan Statistical Area	1,032	\$243.89	36%
Fresno, CA Metropolitan Statistical Area	9,583	\$471.69	37%
Gadsden, AL Metropolitan Statistical Area	206	\$242.28	33%
Gainesville, FL Metropolitan Statistical Area	814	\$331.11	36%
Gainesville, GA Metropolitan Statistical Area	1,212	\$331.01	36%
Gettysburg, PA Metropolitan Statistical Area	455	\$397.65	33%
Glens Falls, NY Metropolitan Statistical Area	446	\$326.70	37%
Goldsboro, NC Metropolitan Statistical Area	240	\$235.57	35%
Grand Forks, ND-MN Metropolitan Statistical Area	70	\$230.39	30%
Grand Island, NE Metropolitan Statistical Area	67	\$208.92	31%
Grand Junction, CO Metropolitan Statistical Area	625	\$407.89	32%
Grand Rapids-Wyoming, MI Metropolitan Statistical Area	3,526	\$285.03	34%
Grants Pass, OR Metropolitan Statistical Area	501	\$469.88	36%
Great Falls, MT Metropolitan Statistical Area	89	\$257.52	29%
Greeley, CO Metropolitan Statistical Area	1,208	\$353.79	30%
Green Bay, WI Metropolitan Statistical Area	654	\$343.34	38%
Greensboro-High Point, NC Metropolitan Statistical Area	3,017	\$287.33	35%
Greenville, NC Metropolitan Statistical Area	427	\$279.87	35%
Greenville-Anderson-Mauldin, SC Metropolitan Statistical Area	2,788	\$259.33	33%

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Metropolitan Statistical Area	Permanent Modifications Started	Median Monthly Payment Reduction	Median Monthly Payment Reduction % of Pre-Modification Payment
Guayama, PR Metropolitan Statistical Area	50	\$172.69	31%
Gulfport-Biloxi-Pascagoula, MS Metropolitan Statistical Area	1,031	\$265.66	35%
Hagerstown-Martinsburg, MD-WV Metropolitan Statistical Area	1,789	\$423.31	32%
Hammond, LA Metropolitan Statistical Area	376	\$282.40	33%
Hanford-Corcoran, CA Metropolitan Statistical Area	1,024	\$418.48	34%
Harrisburg-Carlisle, PA Metropolitan Statistical Area	1,364	\$296.45	32%
Harrisonburg, VA Metropolitan Statistical Area	276	\$397.52	34%
Hartford-West Hartford-East Hartford, CT Metropolitan Statistical Area	6,716	\$446.05	36%
Hattiesburg, MS Metropolitan Statistical Area	273	\$234.96	32%
Hickory-Lenoir-Morganton, NC Metropolitan Statistical Area	1,214	\$247.69	33%
Hilton Head Island-Bluffton-Beaufort, SC Metropolitan Statistical Area	926	\$461.19	37%
Hinesville, GA Metropolitan Statistical Area	155	\$265.15	35%
Homosassa Springs, FL Metropolitan Statistical Area	745	\$323.86	38%
Hot Springs, AR Metropolitan Statistical Area	176	\$313.21	39%
Houma-Thibodaux, LA Metropolitan Statistical Area	343	\$254.68	33%
Houston-The Woodlands-Sugar Land, TX Metropolitan Statistical Area	19,455	\$281.64	34%
Huntington-Ashland, WV-KY-OH Metropolitan Statistical Area	405	\$234.69	35%
Huntsville, AL Metropolitan Statistical Area	771	\$242.54	32%
Idaho Falls, ID Metropolitan Statistical Area	338	\$275.56	28%
Indianapolis-Carmel-Anderson, IN Metropolitan Statistical Area	6,576	\$272.15	33%
Iowa City, IA Metropolitan Statistical Area	114	\$314.20	32%
Ithaca, NY Metropolitan Statistical Area	66	\$341.64	34%
Jackson, MI Metropolitan Statistical Area	709	\$292.39	37%
Jackson, MS Metropolitan Statistical Area	2,101	\$248.98	33%
Jackson, TN Metropolitan Statistical Area	387	\$236.32	35%
Jacksonville, FL Metropolitan Statistical Area	11,450	\$365.30	35%
Jacksonville, NC Metropolitan Statistical Area	209	\$281.42	31%
Janesville-Beloit, WI Metropolitan Statistical Area	651	\$263.91	34%
Jefferson City, MO Metropolitan Statistical Area	173	\$204.44	30%
Johnson City, TN Metropolitan Statistical Area	308	\$254.70	34%
Johnstown, PA Metropolitan Statistical Area	139	\$230.47	36%
Jonesboro, AR Metropolitan Statistical Area	108	\$216.50	33%
Joplin, MO Metropolitan Statistical Area	265	\$205.74	33%
Kahului-Wailuku-Lahaina, HI Metropolitan Statistical Area	1,296	\$977.36	36%
Kalamazoo-Portage, MI Metropolitan Statistical Area	973	\$303.34	37%
Kankakee, IL Metropolitan Statistical Area	492	\$337.55	38%
Kansas City, MO-KS Metropolitan Statistical Area	6,603	\$310.95	35%
Kennewick-Richland, WA Metropolitan Statistical Area	435	\$272.32	32%
Killeen-Temple, TX Metropolitan Statistical Area	350	\$229.92	32%
Kingsport-Bristol-Bristol, TN-VA Metropolitan Statistical Area	436	\$249.92	36%
Kingston, NY Metropolitan Statistical Area	1,136	\$488.51	38%
Knoxville, TN Metropolitan Statistical Area	2,188	\$256.10	31%
Kokomo, IN Metropolitan Statistical Area	243	\$235.91	35%
La Crosse-Onalaska, WI-MN Metropolitan Statistical Area	165	\$263.54	29%
Lafayette, LA Metropolitan Statistical Area	812	\$239.03	31%
Lafayette-West Lafayette, IN Metropolitan Statistical Area	295	\$263.19	35%
Lake Charles, LA Metropolitan Statistical Area	317	\$228.39	33%
Lake Havasu City-Kingman, AZ Metropolitan Statistical Area	1,375	\$405.27	36%
Lakeland-Winter Haven, FL Metropolitan Statistical Area	5,007	\$361.59	36%
Lancaster, PA Metropolitan Statistical Area	1,294	\$306.68	31%

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Metropolitan Statistical Area	Permanent Modifications Started	Median Monthly Payment Reduction	Median Monthly Payment Reduction % of Pre-Modification Payment
Lansing-East Lansing, MI Metropolitan Statistical Area	1,717	\$315.36	36%
Laredo, TX Metropolitan Statistical Area	639	\$286.53	36%
Las Cruces, NM Metropolitan Statistical Area	418	\$328.37	32%
Las Vegas-Henderson-Paradise, NV Metropolitan Statistical Area	28,699	\$521.20	38%
Lawrence, KS Metropolitan Statistical Area	185	\$324.42	33%
Lawton, OK Metropolitan Statistical Area	126	\$214.03	36%
Lebanon, PA Metropolitan Statistical Area	313	\$292.48	31%
Lewiston, ID-WA Metropolitan Statistical Area	111	\$272.55	28%
Lewiston-Auburn, ME Metropolitan Statistical Area	378	\$331.12	34%
Lexington-Fayette, KY Metropolitan Statistical Area	946	\$289.76	34%
Lima, OH Metropolitan Statistical Area	258	\$246.08	40%
Lincoln, NE Metropolitan Statistical Area	425	\$265.50	33%
Little Rock-North Little Rock-Conway, AR Metropolitan Statistical Area	1,473	\$246.16	33%
Logan, UT-ID Metropolitan Statistical Area	226	\$309.26	28%
Longview, TX Metropolitan Statistical Area	188	\$227.03	34%
Longview, WA Metropolitan Statistical Area	470	\$370.99	32%
Los Angeles-Long Beach-Anaheim, CA Metropolitan Statistical Area	117,064	\$792.89	37%
Louisville/Jefferson County, KY-IN Metropolitan Statistical Area	3,757	\$267.05	34%
Lubbock, TX Metropolitan Statistical Area	220	\$230.39	33%
Lynchburg, VA Metropolitan Statistical Area	538	\$256.82	30%
Macon, GA Metropolitan Statistical Area	1,042	\$275.99	37%
Madera, CA Metropolitan Statistical Area	1,801	\$504.21	38%
Madison, WI Metropolitan Statistical Area	1,339	\$385.64	34%
Manchester-Nashua, NH Metropolitan Statistical Area	2,359	\$473.99	34%
Manhattan, KS Metropolitan Statistical Area	64	\$310.77	31%
Mankato-North Mankato, MN Metropolitan Statistical Area	169	\$310.54	31%
Mansfield, OH Metropolitan Statistical Area	369	\$243.44	35%
Mayaguez, PR Metropolitan Statistical Area	94	\$184.87	31%
McAllen-Edinburg-Mission, TX Metropolitan Statistical Area	1,554	\$254.10	35%
Medford, OR Metropolitan Statistical Area	1,353	\$458.36	35%
Memphis, TN-MS-AR Metropolitan Statistical Area	8,824	\$292.78	37%
Merced, CA Metropolitan Statistical Area	2,617	\$528.61	38%
Miami-Fort Lauderdale-West Palm Beach, FL Metropolitan Statistical Area	86,789	\$529.05	41%
Michigan City-La Porte, IN Metropolitan Statistical Area	419	\$252.43	34%
Midland, MI Metropolitan Statistical Area	176	\$269.06	36%
Midland, TX Metropolitan Statistical Area	93	\$255.60	31%
Milwaukee-Waukesha-West Allis, WI Metropolitan Statistical Area	6,803	\$352.24	37%
Minneapolis-St. Paul-Bloomington, MN-WI Metropolitan Statistical Area	20,119	\$446.33	36%
Missoula, MT Metropolitan Statistical Area	276	\$412.98	32%
Mobile, AL Metropolitan Statistical Area	1,462	\$261.22	37%
Modesto, CA Metropolitan Statistical Area	7,107	\$554.20	37%
Monroe, LA Metropolitan Statistical Area	270	\$206.98	29%
Monroe, MI Metropolitan Statistical Area	800	\$353.74	35%
Montgomery, AL Metropolitan Statistical Area	1,001	\$245.04	31%
Morgantown, WV Metropolitan Statistical Area	60	\$386.24	40%
Morristown, TN Metropolitan Statistical Area	298	\$258.81	34%
Mount Vernon-Anacortes, WA Metropolitan Statistical Area	540	\$505.40	36%
Muncie, IN Metropolitan Statistical Area	220	\$211.21	34%
Muskegon, MI Metropolitan Statistical Area	677	\$247.08	38%
Myrtle Beach-Conway-North Myrtle Beach, SC-NC Metropolitan Statistical Area	2,107	\$372.62	36%

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Metropolitan Statistical Area	Permanent Modifications Started	Median Monthly Payment Reduction	Median Monthly Payment Reduction % of Pre-Modification Payment
Napa, CA Metropolitan Statistical Area	1,239	\$807.90	35%
Naples-Immokalee-Marco Island, FL Metropolitan Statistical Area	2,651	\$600.13	41%
Nashville-Davidson--Murfreesboro--Franklin, TN Metropolitan Statistical Area	5,942	\$309.94	33%
New Bern, NC Metropolitan Statistical Area	203	\$289.67	37%
New Haven-Milford, CT Metropolitan Statistical Area	6,655	\$469.70	37%
New Orleans-Metairie, LA Metropolitan Statistical Area	5,104	\$325.56	36%
New York-Newark-Jersey City, NY-NJ-PA Metropolitan Statistical Area	128,076	\$773.96	39%
Niles-Benton Harbor, MI Metropolitan Statistical Area	549	\$279.62	35%
North Port-Sarasota-Bradenton, FL Metropolitan Statistical Area	5,768	\$464.49	39%
Norwich-New London, CT Metropolitan Statistical Area	1,631	\$470.59	37%
Ocala, FL Metropolitan Statistical Area	2,787	\$351.96	37%
Ocean City, NJ Metropolitan Statistical Area	688	\$465.89	33%
Odessa, TX Metropolitan Statistical Area	79	\$228.14	34%
Ogden-Clearfield, UT Metropolitan Statistical Area	2,032	\$343.89	28%
Oklahoma City, OK Metropolitan Statistical Area	2,251	\$254.18	34%
Olympia-Tumwater, WA Metropolitan Statistical Area	1,179	\$430.48	32%
Omaha-Council Bluffs, NE-IA Metropolitan Statistical Area	2,047	\$272.09	34%
Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area	29,270	\$447.30	38%
Oshkosh-Neenah, WI Metropolitan Statistical Area	311	\$277.32	35%
Owensboro, KY Metropolitan Statistical Area	156	\$194.59	34%
Oxnard-Thousand Oaks-Ventura, CA Metropolitan Statistical Area	8,199	\$822.24	35%
Palm Bay-Melbourne-Titusville, FL Metropolitan Statistical Area	5,008	\$393.29	38%
Panama City, FL Metropolitan Statistical Area	730	\$384.91	36%
Parkersburg-Vienna, WV Metropolitan Statistical Area	91	\$173.97	29%
Pensacola-Ferry Pass-Brent, FL Metropolitan Statistical Area	1,961	\$304.42	35%
Peoria, IL Metropolitan Statistical Area	558	\$224.41	34%
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD Metropolitan Statistical Area	33,781	\$386.01	33%
Phoenix-Mesa-Scottsdale, AZ Metropolitan Statistical Area	44,725	\$455.01	37%
Pine Bluff, AR Metropolitan Statistical Area	109	\$227.21	38%
Pittsburgh, PA Metropolitan Statistical Area	5,445	\$265.81	36%
Pittsfield, MA Metropolitan Statistical Area	298	\$329.17	33%
Pocatello, ID Metropolitan Statistical Area	192	\$255.23	31%
Ponce, PR Metropolitan Statistical Area	239	\$229.18	37%
Port St. Lucie, FL Metropolitan Statistical Area	5,622	\$450.49	39%
Portland-South Portland, ME Metropolitan Statistical Area	2,848	\$436.92	35%
Portland-Vancouver-Hillsboro, OR-WA Metropolitan Statistical Area	12,434	\$470.22	34%
Prescott, AZ Metropolitan Statistical Area	1,412	\$438.19	36%
Providence-Warwick, RI-MA Metropolitan Statistical Area	12,437	\$523.18	37%
Provo-Orem, UT Metropolitan Statistical Area	2,697	\$452.59	32%
Pueblo, CO Metropolitan Statistical Area	716	\$262.20	35%
Punta Gorda, FL Metropolitan Statistical Area	1,339	\$439.13	41%
Racine, WI Metropolitan Statistical Area	838	\$359.57	37%
Raleigh, NC Metropolitan Statistical Area	4,023	\$333.48	32%
Rapid City, SD Metropolitan Statistical Area	170	\$320.99	34%
Reading, PA Metropolitan Statistical Area	1,633	\$330.48	33%
Redding, CA Metropolitan Statistical Area	1,243	\$447.34	34%
Reno, NV Metropolitan Statistical Area	4,220	\$522.82	36%
Richmond, VA Metropolitan Statistical Area	6,492	\$364.45	32%
Riverside-San Bernardino-Ontario, CA Metropolitan Statistical Area	72,046	\$625.85	37%
Roanoke, VA Metropolitan Statistical Area	894	\$280.82	32%

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Metropolitan Statistical Area	Permanent Modifications Started	Median Monthly Payment Reduction	Median Monthly Payment Reduction % of Pre-Modification Payment
Rochester, MN Metropolitan Statistical Area	472	\$323.37	33%
Rochester, NY Metropolitan Statistical Area	2,088	\$262.67	36%
Rockford, IL Metropolitan Statistical Area	1,629	\$320.05	38%
Rocky Mount, NC Metropolitan Statistical Area	482	\$249.20	36%
Rome, GA Metropolitan Statistical Area	201	\$237.07	31%
Sacramento--Roseville--Arden-Arcade, CA Metropolitan Statistical Area	24,219	\$603.74	36%
Saginaw, MI Metropolitan Statistical Area	533	\$265.65	37%
Salem, OR Metropolitan Statistical Area	1,831	\$381.49	34%
Salinas, CA Metropolitan Statistical Area	3,742	\$859.49	40%
Salisbury, MD-DE Metropolitan Statistical Area	2,087	\$408.49	34%
Salt Lake City, UT Metropolitan Statistical Area	6,101	\$415.47	32%
San Angelo, TX Metropolitan Statistical Area	64	\$203.67	31%
San Antonio-New Braunfels, TX Metropolitan Statistical Area	4,139	\$252.33	33%
San Diego-Carlsbad, CA Metropolitan Statistical Area	26,171	\$749.73	36%
San Francisco-Oakland-Hayward, CA Metropolitan Statistical Area	31,672	\$854.95	37%
San German, PR Metropolitan Statistical Area	108	\$204.15	33%
San Jose-Sunnyvale-Santa Clara, CA Metropolitan Statistical Area	10,181	\$945.45	37%
San Juan-Carolina-Caguas, PR Metropolitan Statistical Area	4,260	\$293.64	37%
San Luis Obispo-Paso Robles-Arroyo Grande, CA Metropolitan Statistical Area	1,680	\$756.64	36%
Sandusky, OH Metropolitan Statistical Area	2	\$388.53	41%
Santa Cruz-Watsonville, CA Metropolitan Statistical Area	1,658	\$969.76	38%
Santa Fe, NM Metropolitan Statistical Area	694	\$517.63	35%
Santa Maria-Santa Barbara, CA Metropolitan Statistical Area	2,847	\$727.36	38%
Santa Rosa, CA Metropolitan Statistical Area	4,332	\$798.32	36%
Savannah, GA Metropolitan Statistical Area	1,510	\$314.95	34%
Scranton--Wilkes-Barre--Hazleton, PA Metropolitan Statistical Area	1,747	\$279.30	37%
Seattle-Tacoma-Bellevue, WA Metropolitan Statistical Area	22,335	\$550.28	34%
Sebastian-Vero Beach, FL Metropolitan Statistical Area	1,232	\$398.31	38%
Sebring, FL Metropolitan Statistical Area	567	\$367.72	40%
Sheboygan, WI Metropolitan Statistical Area	246	\$275.94	31%
Sherman-Denison, TX Metropolitan Statistical Area	193	\$229.60	32%
Shreveport-Bossier City, LA Metropolitan Statistical Area	1,018	\$240.88	33%
Sierra Vista-Douglas, AZ Metropolitan Statistical Area	330	\$307.72	32%
Sioux City, IA-NE-SD Metropolitan Statistical Area	235	\$230.54	35%
Sioux Falls, SD Metropolitan Statistical Area	271	\$230.67	27%
South Bend-Mishawaka, IN-MI Metropolitan Statistical Area	1,162	\$253.26	36%
Spartanburg, SC Metropolitan Statistical Area	1,057	\$243.39	32%
Spokane-Spokane Valley, WA Metropolitan Statistical Area	1,851	\$319.84	32%
Springfield, IL Metropolitan Statistical Area	243	\$241.83	38%
Springfield, MA Metropolitan Statistical Area	3,158	\$355.35	34%
Springfield, MO Metropolitan Statistical Area	853	\$263.09	34%
Springfield, OH Metropolitan Statistical Area	418	\$264.83	39%
St. Cloud, MN Metropolitan Statistical Area	526	\$328.18	32%
St. George, UT Metropolitan Statistical Area	1,110	\$524.51	36%
St. Joseph, MO-KS Metropolitan Statistical Area	222	\$244.81	37%
St. Louis, MO-IL Metropolitan Statistical Area	12,616	\$298.95	36%
State College, PA Metropolitan Statistical Area	182	\$321.57	31%
Staunton-Waynesboro, VA Metropolitan Statistical Area	286	\$302.67	28%
Stockton-Lodi, CA Metropolitan Statistical Area	10,069	\$635.91	37%
Sumter, SC Metropolitan Statistical Area	267	\$224.42	34%

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Metropolitan Statistical Area	Permanent Modifications Started	Median Monthly Payment Reduction	Median Monthly Payment Reduction % of Pre-Modification Payment
Syracuse, NY Metropolitan Statistical Area	986	\$254.49	36%
Tallahassee, FL Metropolitan Statistical Area	1,500	\$321.99	31%
Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	25,193	\$397.38	38%
Terre Haute, IN Metropolitan Statistical Area	232	\$215.14	39%
Texarkana, TX-AR Metropolitan Statistical Area	133	\$198.54	30%
The Villages, FL Metropolitan Statistical Area	258	\$330.59	35%
Toledo, OH Metropolitan Statistical Area	2,438	\$264.59	36%
Topeka, KS Metropolitan Statistical Area	347	\$226.10	32%
Trenton, NJ Metropolitan Statistical Area	2,038	\$473.60	37%
Tucson, AZ Metropolitan Statistical Area	6,617	\$361.32	35%
Tulsa, OK Metropolitan Statistical Area	1,791	\$249.72	34%
Tuscaloosa, AL Metropolitan Statistical Area	430	\$279.68	32%
Tyler, TX Metropolitan Statistical Area	279	\$298.03	36%
Urban Honolulu, HI Metropolitan Statistical Area	3,230	\$753.63	31%
Utica-Rome, NY Metropolitan Statistical Area	455	\$248.93	37%
Valdosta, GA Metropolitan Statistical Area	233	\$272.91	32%
Vallejo-Fairfield, CA Metropolitan Statistical Area	6,901	\$715.03	36%
Victoria, TX Metropolitan Statistical Area	57	\$234.77	34%
Vineland-Bridgeton, NJ Metropolitan Statistical Area	923	\$356.42	36%
Virginia Beach-Norfolk-Newport News, VA-NC Metropolitan Statistical Area	8,269	\$390.21	32%
Visalia-Porterville, CA Metropolitan Statistical Area	4,199	\$418.01	36%
Waco, TX Metropolitan Statistical Area	250	\$209.40	34%
Walla Walla, WA Metropolitan Statistical Area	128	\$370.45	35%
Warner Robins, GA Metropolitan Statistical Area	414	\$277.93	34%
Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Statistical Area	55,043	\$630.73	35%
Waterloo-Cedar Falls, IA Metropolitan Statistical Area	258	\$213.05	36%
Watertown-Fort Drum, NY Metropolitan Statistical Area	90	\$229.74	31%
Wausau, WI Metropolitan Statistical Area	219	\$293.05	36%
Weirton-Steubenville, WV-OH Metropolitan Statistical Area	178	\$231.82	39%
Wenatchee, WA Metropolitan Statistical Area	328	\$379.53	31%
Wheeling, WV-OH Metropolitan Statistical Area	141	\$192.91	35%
Wichita Falls, TX Metropolitan Statistical Area	91	\$170.95	31%
Wichita, KS Metropolitan Statistical Area	978	\$241.80	35%
Williamsport, PA Metropolitan Statistical Area	198	\$201.14	30%
Wilmington, NC Metropolitan Statistical Area	1,120	\$393.85	35%
Winchester, VA-WV Metropolitan Statistical Area	877	\$451.67	32%
Winston-Salem, NC Metropolitan Statistical Area	2,266	\$271.73	33%
Worcester, MA-CT Metropolitan Statistical Area	6,691	\$488.02	36%
Yakima, WA Metropolitan Statistical Area	500	\$271.19	33%
York-Hanover, PA Metropolitan Statistical Area	1,947	\$357.74	32%
Youngstown-Warren-Boardman, OH-PA Metropolitan Statistical Area	1,593	\$255.07	38%
Yuba City, CA Metropolitan Statistical Area	1,535	\$499.19	36%
Yuma, AZ Metropolitan Statistical Area	1,310	\$333.10	35%