

OCC Mortgage Metrics Report

Disclosure of National Bank Mortgage Loan Data

Second Quarter 2015

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Executive Summary

The *OCC Mortgage Metrics Report* for the second quarter of 2015 provides performance data on first-lien residential mortgages serviced by eight national banks (servicers). The mortgages in this portfolio comprise 43 percent of all first-lien residential mortgages outstanding in the United States—22.1 million loans totaling \$3.8 trillion in unpaid principal. This report presents performance information through June 30, 2015.

Overall, the performance of mortgages included in this portfolio continues to improve on a year-over-year basis. The percentage of current and performing mortgages in the portfolio was 93.8 percent at the end of the second quarter of 2015, up from 92.9 percent a year earlier. Consistent with seasonal patterns, the percentage of current and performing mortgages in the portfolio declined slightly from the previous quarter. The percentage of mortgages that were 30 to 59 days past due was 2.2 percent of the portfolio, a decrease of 7.9 percent from a year earlier. The percentage of mortgages in the portfolio that were seriously delinquent—60 or more days past due or held by bankrupt borrowers whose payments were 30 or more days past due—decreased 16.0 percent from a year earlier, to 2.6 percent of the portfolio.

The number of loans in the process of foreclosure at the end of the second quarter of 2015 has declined 23.5 percent from a year earlier, falling to 299,500. Improved economic conditions and aggressive foreclosure prevention assistance contributed to the decreased foreclosure inventory. The number of completed foreclosures fell to 37,275, a decrease of 23.4 percent from a year earlier. The number of new foreclosures decreased to 70,728, down 11.3 percent from a year earlier.

Servicers implemented 179,382 modifications, trial-period plans, and shorter-term payment plans compared with 46,976 completed foreclosures, short sales, and deed-in-lieu-of-foreclosure actions. The number of home retention actions implemented by servicers during the second quarter of 2015 decreased by 13.6 percent from a year earlier. More than 86 percent of modifications in the second quarter of 2015 reduced monthly principal and interest payments; 52.0 percent of modifications reduced payments by 20 percent or more. Overall, modifications implemented during the quarter reduced payments by \$245 per month on average, while modifications made under the Home Affordable Modification Program (HAMP) reduced monthly payments by an average of \$264.

Mortgage Performance

- The overall percentage of mortgages in this report that were current and performing was 93.8 percent at the end of the second quarter of 2015 (see table 7).
- The percentage of mortgages that were seriously delinquent at the end of the quarter was 2.6 percent, a 16.0 percent decrease from a year earlier (see table 7).
- Government-guaranteed mortgages composed 23.4 percent of the total serviced portfolio. The percentage of government-guaranteed mortgages that were current was 89.0 percent, up from 87.9 percent a year earlier (see table 9). The percentage of government-guaranteed mortgages that were seriously delinquent fell to 4.8 percent of the portfolio, a 12.7 percent decrease from a year earlier (see table 9).
- Mortgages serviced for Fannie Mae and Freddie Mac (government-sponsored enterprises, or GSE) made up 59.4 percent of the mortgages in this report. The percentage of these

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

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

- Servicers implemented 179,382 home retention actions—modifications, trial-period plans, and payment plans—during the second quarter of 2015 (see table 1).
- New home retention actions included 52,755 modifications, 49,340 trial-period plans, and 77,287 payment plans (see table 1). Home retention actions decreased 13.6 percent from a year earlier.

Table 1. Number of New Home Retention Actions

	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Other Modifications	29,610	26,058	23,833	27,851	30,126	8.2%	1.7%
HAMP Modifications	39,616	27,070	23,728	23,780	22,629	-4.8%	-42.9%
Other Trial-Period Plans	40,192	43,133	37,068	35,509	29,621	-16.6%	-26.3%
HAMP Trial-Period Plans	20,965	18,839	20,562	17,682	19,719	11.5%	-5.9%
Payment Plans	77,346	90,260	90,028	83,572	77,287	-7.5%	-0.1%
Total	207,729	205,360	195,219	188,394	179,382	-4.8%	-13.6%

- Servicers reduced interest rates in 68.8 percent of all modifications made during the second quarter of 2015. Servicers used term extensions in 82.0 percent of modifications, principal deferrals in 9.8 percent, and principal reductions in 10.0 percent (see table 17). Among HAMP modifications, servicers reduced interest rates in 86.4 percent of those modifications, deferred principal in 7.6 percent, and reduced principal in 8.5 percent (see table 18).
- Servicers reduced monthly principal and interest payments in 86.3 percent of modifications made in the quarter (see table 22). Servicers reduced monthly payments by an average of 21.9 percent for all borrowers who received modifications. HAMP modifications reduced payments by an average of 24.7 percent (see table 24).

Modified Loan Performance

- Servicers implemented 3,747,455 modifications from the beginning of 2008 through the end of the first quarter of 2015. Of these modifications, almost 51.8 percent were active at the end of the second quarter of 2015, and 48.2 percent had exited the portfolio through payment in full, involuntary liquidation, or transfer to a non-reporting servicer (see table 2).
- Of the 1,943,467 active modifications at the end of the second quarter of 2015, 71.7 percent were current and performing, 22.8 percent were delinquent, and 5.4 percent were in the process of foreclosure (see table 2).
- Of the 48.2 percent of modifications that had exited the portfolio before the end of the second quarter of 2015, 9.0 percent were liquidated involuntarily—through foreclosure, short sale, or deed in lieu. Another 5.1 percent were paid in full, and 34.1 percent were transferred (see table 2).
- HAMP modifications implemented since the third quarter of 2009 have performed better than other modifications (see table 2). HAMP modifications perform better because of the emphasis on affordability relative to income, income verification, and successful completion

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

- Modifications that reduced borrowers' monthly payments by 10 percent or more performed significantly better than modifications that reduced monthly payments by less than 10 percent. Of the 1,358,362 active modifications that reduced payments by 10 percent or more, 75.3 percent were current, compared with 63.5 percent of active modifications that reduced payments by less than 10 percent (see table 2).

Table 2. Status of Mortgages Modified in 2008–1Q 2015									
Year	Completed Modifications		As Percentage of Modifications Active as of 6/30/15				As Percentage of All Modifications Completed		
	Total	Active at 6/30/15	Current	30–59 Days Delinquent	Seriously Delinquent	Foreclosures in Process	Involuntary Liquidations*	Paid Off	No Longer in the Portfolio
2008	443,294	115,312	64.5%	10.4%	17.4%	7.7%	18.4%	6.1%	49.5%
2009	593,884	222,430	67.3%	9.4%	16.3%	7.0%	15.2%	6.8%	40.5%
2010	955,422	428,176	71.7%	8.6%	14.1%	5.6%	10.8%	6.0%	38.3%
2011	569,553	306,310	73.4%	8.2%	13.1%	5.3%	6.6%	5.1%	34.5%
2012	479,820	305,592	75.1%	8.1%	12.2%	4.6%	3.1%	4.3%	28.9%
2013	418,503	300,660	72.0%	8.7%	13.9%	5.4%	1.8%	3.0%	23.3%
2014	235,348	215,097	70.5%	10.7%	14.5%	4.2%	0.4%	1.3%	6.9%
2015	51,631	49,890	81.5%	10.0%	8.3%	0.3%	0.0%	0.5%	2.9%
Total	3,747,455	1,943,467	71.7%	8.9%	13.9%	5.4%	9.0%	5.1%	34.1%
HAMP Modification Performance Compared With Other Modifications									
Other**	2,036,483	1,157,655	69.5%	9.3%	15.4%	5.9%	8.3%	5.5%	29.3%
HAMP	929,832	558,635	79.1%	7.7%	9.7%	3.4%	3.7%	3.4%	32.8%
Modifications That Reduced Payments by 10 Percent or More									
	2,444,406	1,358,362	75.3%	8.4%	11.9%	4.4%	6.3%	4.1%	34.0%
Modifications That Reduced Payments by Less Than 10 Percent									
	1,303,049	585,105	63.5%	10.2%	18.7%	7.6%	14.1%	6.9%	34.2%

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

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

- Modifications of mortgages owned by the servicers (portfolio loans) and those serviced for Fannie Mae and Freddie Mac performed better than modifications of government-guaranteed mortgages and mortgages that were serviced for private investors. Of the modifications implemented since January 1, 2008, 19.4 percent of modifications on mortgages held in the servicers' own portfolios, 22.8 percent of Fannie Mae mortgages, and 21.3 percent of Freddie Mac mortgages were 60 or more days delinquent after 12 months. Conversely, 39.7 percent of government-guaranteed mortgages and 36.9 percent of private investor-held loans were 60 or more days delinquent after 12 months. This variance reflects differences in the loans and borrowers, the modification programs, and the servicers' flexibility to modify loans they own (see table 3).

Table 3. Re-Default Rates for Portfolio Loans and Loans Serviced for Others
(60 or More Days Delinquent)*

Investor Loan Type	6 Months After Modification	12 Months After Modification	18 Months After Modification	24 Months After Modification	36 Months After Modification
Fannie Mae	16.1%	22.8%	25.6%	26.0%	24.9%
Freddie Mac	15.2%	21.3%	24.2%	24.9%	24.5%
Government-Guaranteed	27.3%	39.7%	45.1%	46.5%	49.6%
Private	28.2%	36.9%	40.7%	41.5%	41.9%
Portfolio Loans	12.7%	19.4%	22.3%	22.8%	24.1%
Overall	21.1%	29.5%	33.1%	33.9%	34.6%

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

Foreclosures and Other Home Forfeiture Actions

- Newly initiated foreclosures decreased 11.3 percent from a year earlier. The number of foreclosures in process decreased 23.5 percent from a year earlier (see table 4). Factors contributing to the year-over-year decline include improved economic conditions, foreclosure prevention assistance, and transfer of loans outside the reporting institutions.

Table 4. New Foreclosures and Foreclosures in Process

	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Newly Initiated Foreclosures	79,782	82,668	75,395	83,058	70,728	-14.8%	-11.3%
Foreclosures in Process	391,593	353,906	315,922	299,424	299,500	0.03%	-23.5%

- Home forfeiture actions totaled 46,976 at the end of the quarter, a decrease of 27.5 percent from a year earlier. Completed foreclosures decreased 23.4 percent from a year earlier. Short sales decreased 41.4 percent from a year earlier. Short sales comprised 17.8 percent of home forfeiture actions completed in the second quarter of 2015 (see table 5).

Table 5. Completed Foreclosures and Other Home Forfeiture Actions

	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Completed Foreclosures	48,684	45,245	39,331	38,509	37,275	-3.2%	-23.4%
New Short Sales	14,290	11,685	9,179	7,626	8,377	9.8%	-41.4%
New Deed-in-Lieu-of-Foreclosure Actions	1,816	1,284	1,239	1,295	1,324	2.2%	-27.1%
Total	64,790	58,214	49,749	47,430	46,976	-1.0%	-27.5%

About Mortgage Metrics

The *OCC Mortgage Metrics Report* presents data on first-lien residential mortgages serviced by eight national banks with large mortgage-servicing portfolios.¹ The data represent 43 percent of all first-lien residential mortgages outstanding in the country and focus on credit performance, loss mitigation efforts, and foreclosures. More than 90 percent of the mortgages in the portfolio were serviced for investors other than the reporting institutions. At the end of the second quarter of 2015, the reporting institutions serviced 22.1 million first-lien mortgage loans, almost \$3.8 trillion in unpaid principal (see table 6).

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

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

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

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

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

Definitions and Method

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

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

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

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

Additional definitions include:

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

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

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

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

In tables throughout this report, the quarters are indicated by the last day of the quarter (e.g., 6/30/15), quarter-to-quarter changes are shown under the "1Q %Change" column, and year-to-year changes are shown under the "1Y %Change" column.

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

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

PART I: Mortgage Performance

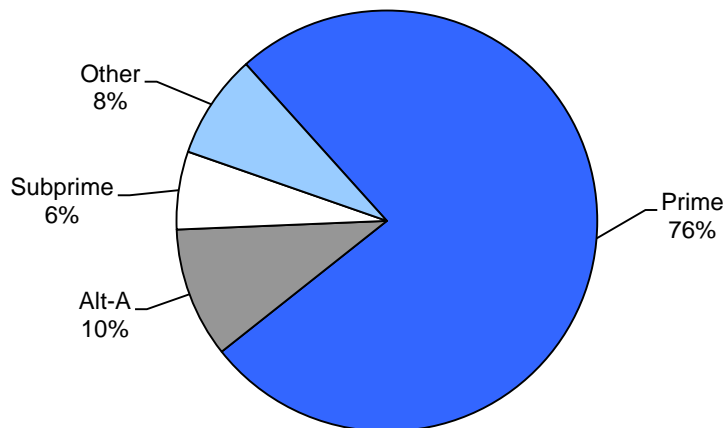
Part I describes the performance of the overall mortgage portfolio, mortgages owned and held by the reporting banks, government-guaranteed mortgages, mortgages serviced for the GSEs, and mortgages within each risk category.

Overall Mortgage Portfolio

At the end of the second quarter of 2015, the portfolio of mortgages in this report comprised 22.1 million loans with \$3.8 trillion in unpaid principal. The number of mortgages in the portfolio decreased 2.4 percent from the previous quarter and 8.4 percent from a year earlier. The unpaid principal of those loans decreased 1.6 percent from the previous quarter and 7.5 percent from a year earlier. Prime loans were 76 percent of the portfolio at the end of the quarter. Subprime loans were 6 percent of the portfolio, while Alt-A loans were 10 percent.

Table 6. Overall Mortgage Portfolio					
	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15
Total Servicing (Millions)	\$4,065,827	\$3,980,714	\$3,906,357	\$3,821,303	\$3,759,789
Total Servicing (Number of Loans)	24,140,381	23,562,663	23,122,316	22,665,659	22,116,323
Composition (Percentage of All Mortgages in the Portfolio)					
Prime	75%	76%	76%	76%	76%
Alt-A	10%	10%	10%	10%	10%
Subprime	6%	6%	6%	6%	6%
Other	9%	8%	8%	8%	8%
Composition (Number of Loans in Each Risk Category of the Portfolio)					
Prime	18,111,865	17,808,138	17,550,925	17,256,892	16,854,163
Alt-A	2,461,616	2,403,716	2,338,130	2,279,502	2,166,299
Subprime	1,458,962	1,397,565	1,334,314	1,289,284	1,282,802
Other	2,107,938	1,953,244	1,898,947	1,839,981	1,813,059

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

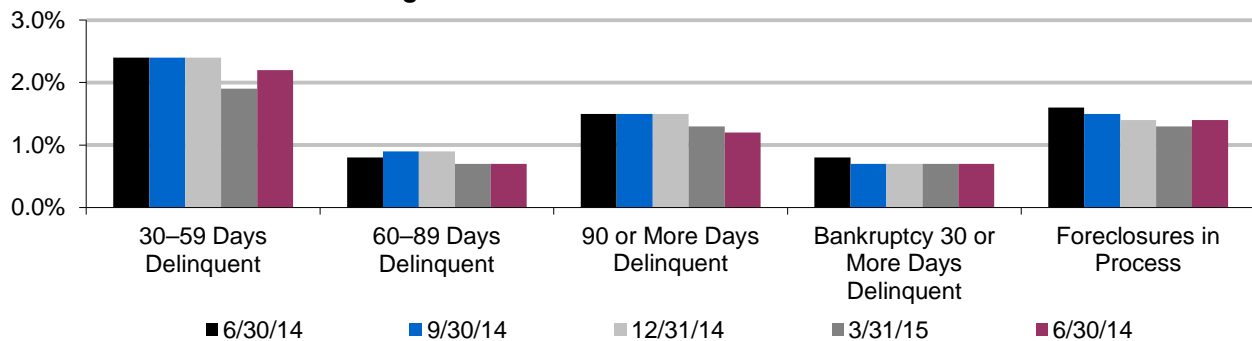


Overall Mortgage Performance

The overall performance of mortgages in this report improved from a year earlier and declined slightly from the previous quarter, which is consistent with seasonal patterns. The percentage of mortgages that were current and performing at the end of the quarter was 93.8 percent, an increase from 92.9 percent a year earlier. The percentage of mortgages that were 30 to 59 days past due was 2.2 percent, a decrease of 7.9 percent from a year earlier. The percentage of mortgages that were seriously delinquent was 2.6 percent, a decrease of 16.0 percent from a year earlier. The percentage of mortgages in the foreclosure process at the end of the quarter was 1.4 percent, a decrease of 16.5 percent from a year earlier.

Table 7. Overall Portfolio Performance							
(Percentage of Mortgages in the Portfolio)							
	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Current and Performing	92.9%	93.0%	93.2%	94.2%	93.8%	-0.3%	1.0%
30–59 Days Delinquent	2.4%	2.4%	2.4%	1.9%	2.2%	14.0%	-7.9%
The Following Three Categories Are Classified as Seriously Delinquent							
60–89 Days Delinquent	0.8%	0.9%	0.9%	0.7%	0.7%	9.1%	-8.0%
90 or More Days Delinquent	1.5%	1.5%	1.5%	1.3%	1.2%	-3.5%	-20.7%
Bankruptcy 30 or More Days Delinquent	0.8%	0.7%	0.7%	0.7%	0.7%	1.4%	-15.1%
Subtotal for Seriously Delinquent	3.1%	3.1%	3.1%	2.6%	2.6%	1.0%	-16.0%
Foreclosures in Process	1.6%	1.5%	1.4%	1.3%	1.4%	2.5%	-16.5%
(Number of Mortgages in the Portfolio)							
Current and Performing	22,422,027	21,909,384	21,550,879	21,343,430	20,753,694	-2.8%	-7.4%
30–59 Days Delinquent	572,121	569,113	545,472	433,950	482,531	11.2%	-15.7%
The Following Three Categories Are Classified as Seriously Delinquent							
60–89 Days Delinquent	194,609	202,415	198,055	154,102	164,071	6.5%	-15.7%
90 or More Days Delinquent	371,312	355,372	350,650	286,462	269,732	-5.8%	-27.4%
Bankruptcy 30 or More Days Delinquent	188,719	172,473	161,338	148,291	146,795	-1.0%	-22.2%
Subtotal for Seriously Delinquent	754,640	730,260	710,043	588,855	580,598	-1.4%	-23.1%
Foreclosures in Process	391,593	353,906	315,922	299,424	299,500	0.03%	-23.5%
Total	24,140,381	23,562,663	23,122,316	22,665,659	22,116,323	-2.4%	-8.4%

Figure 2. Overall Portfolio Performance



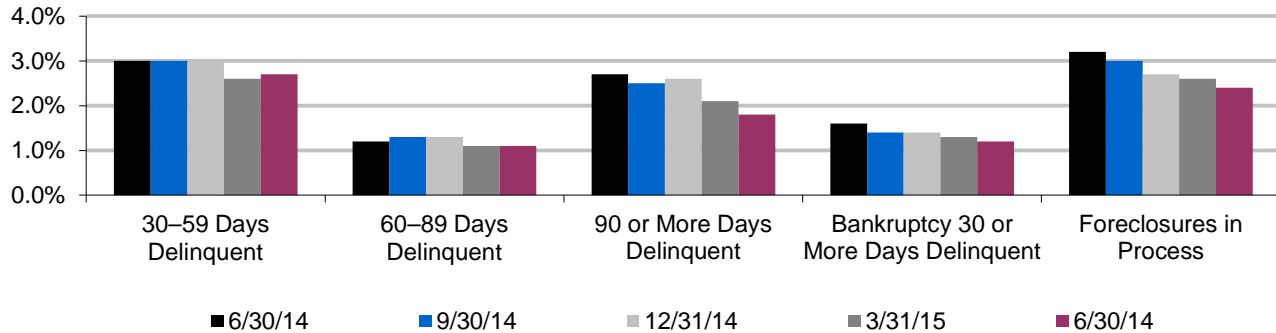
Performance of Mortgages Held by Reporting Banks

The eight reporting banks owned 10.0 percent of the mortgages in this report at the end of the second quarter of 2015, unchanged from a year earlier. The percentage of these mortgages that were current at the end of the quarter was 90.7 percent, up from 88.3 percent a year earlier. The percentage of these mortgages that were 30 to 59 days delinquent was 2.7 percent, a decrease of 9.8 percent from a year earlier. The percentage of these mortgages that were seriously delinquent was 4.2 percent, a decrease of 24.3 percent from a year earlier. The percentage of these mortgages in the process of foreclosure was 2.4 percent, a decrease of 25.6 percent from a year earlier. Since 2009, mortgages owned by the servicers have performed worse than mortgages serviced for GSEs because of concentrations in nontraditional loans, weaker markets, and delinquent loans repurchased from investors.

Table 8. Performance of Mortgages Held by Reporting Banks (Percentage)*							
	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Current and Performing	88.3%	88.9%	89.0%	90.3%	90.7%	0.4%	2.8%
30–59 Days Delinquent	3.0%	3.0%	3.0%	2.6%	2.7%	4.7%	-9.8%
The Following Three Categories Are Classified as Seriously Delinquent							
60–89 Days Delinquent	1.2%	1.3%	1.3%	1.1%	1.1%	3.2%	-8.6%
90 or More Days Delinquent	2.7%	2.5%	2.6%	2.1%	1.8%	-13.9%	-31.6%
Bankruptcy 30 or More Days Delinquent	1.6%	1.4%	1.4%	1.3%	1.2%	-4.2%	-24.0%
Subtotal for Seriously Delinquent	5.5%	5.2%	5.3%	4.5%	4.2%	-7.0%	-24.3%
Foreclosures in Process	3.2%	3.0%	2.7%	2.6%	2.4%	-8.2%	-25.6%
Performance of Mortgages Held by Reporting Banks (Number)							
Current and Performing	2,029,337	2,016,513	1,970,781	1,976,353	1,997,581	1.1%	-1.6%
30–59 Days Delinquent	69,656	67,998	66,523	57,130	60,164	5.3%	-13.6%
The Following Three Categories Are Classified as Seriously Delinquent							
60–89 Days Delinquent	28,568	29,200	28,608	24,082	25,015	3.9%	-12.4%
90 or More Days Delinquent	61,717	55,684	58,093	46,658	40,406	-13.4%	-34.5%
Bankruptcy 30 or More Days Delinquent	36,809	32,789	31,306	27,799	26,785	-3.6%	-27.2%
Subtotal for Seriously Delinquent	127,094	117,673	118,007	98,539	92,206	-6.4%	-27.5%
Foreclosures in Process	72,678	66,997	59,392	56,060	51,800	-7.6%	-28.7%
Total	2,298,765	2,269,181	2,214,703	2,188,082	2,201,751	0.6%	-4.2%

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

Figure 3. Performance of Mortgages Held by Reporting Banks

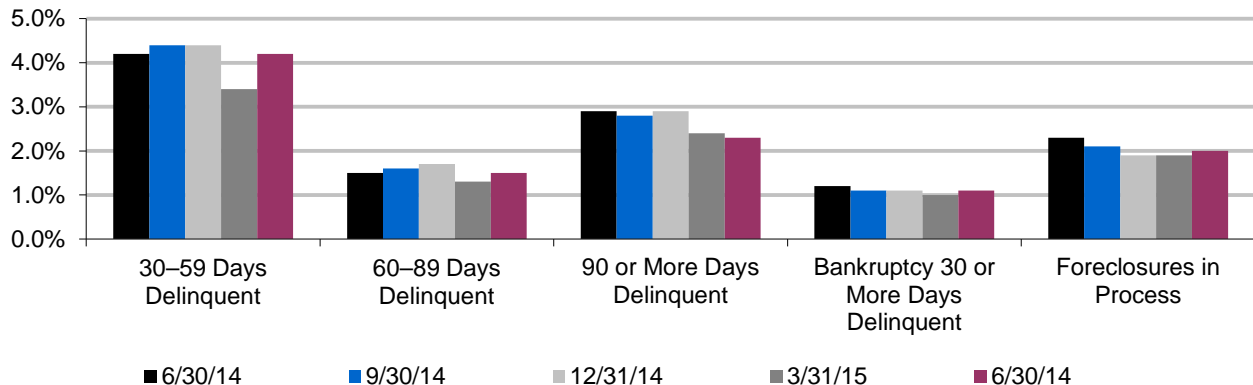


Performance of Government-Guaranteed Mortgages

Government-guaranteed mortgages were 23.4 percent of the loans in this report at the end of the second quarter of 2015, a decrease from 24.9 percent a year earlier. The percentage of these mortgages that were current and performing at the end of the quarter was 89.0 percent, up from 87.9 percent a year earlier. The percentage of loans that were 30 to 59 days delinquent was 4.2 percent at the end of the quarter, a decrease of 1.6 percent from a year earlier. The percentage of these loans that were seriously delinquent was 4.8 percent, a decrease of 12.7 percent from a year earlier. The percentage of these loans in the process of foreclosure was 2.0 percent, a decrease of 11.7 percent from a year earlier.

Table 9. Performance of Government-Guaranteed Mortgages (Percentage)							
	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Current and Performing	87.9%	88.0%	88.0%	89.9%	89.0%	-1.1%	1.2%
30–59 Days Delinquent	4.2%	4.4%	4.4%	3.4%	4.2%	21.3%	-1.6%
The Following Three Categories Are Classified as Seriously Delinquent							
60–89 Days Delinquent	1.5%	1.6%	1.7%	1.3%	1.5%	15.6%	-1.3%
90 or More Days Delinquent	2.9%	2.8%	2.9%	2.4%	2.3%	-4.8%	-21.1%
Bankruptcy 30 or More Days Delinquent	1.2%	1.1%	1.1%	1.0%	1.1%	5.9%	-6.7%
Subtotal for Seriously Delinquent	5.5%	5.5%	5.7%	4.7%	4.8%	3.1%	-12.7%
Foreclosures in Process	2.3%	2.1%	1.9%	1.9%	2.0%	5.0%	-11.7%
Performance of Government-Guaranteed Mortgages (Number)							
Current and Performing	5,294,069	5,145,567	5,036,358	5,050,429	4,598,050	-9.0%	-13.1%
30–59 Days Delinquent	254,733	257,312	251,093	192,838	215,215	11.6%	-15.5%
The Following Three Categories Are Classified as Seriously Delinquent							
60–89 Days Delinquent	90,615	96,185	98,149	72,168	76,765	6.4%	-15.3%
90 or More Days Delinquent	172,855	163,350	167,161	133,668	117,082	-12.4%	-32.3%
Bankruptcy 30 or More Days Delinquent	70,341	63,584	61,540	57,821	56,340	-2.6%	-19.9%
Subtotal for Seriously Delinquent	333,811	323,119	326,850	263,657	250,187	-5.1%	-25.1%
Foreclosures in Process	139,437	123,759	111,072	109,331	105,639	-3.4%	-24.2%
Total	6,022,050	5,849,757	5,725,373	5,616,255	5,169,091	-8.0%	-14.2%

Figure 4. Performance of Government-Guaranteed Mortgages

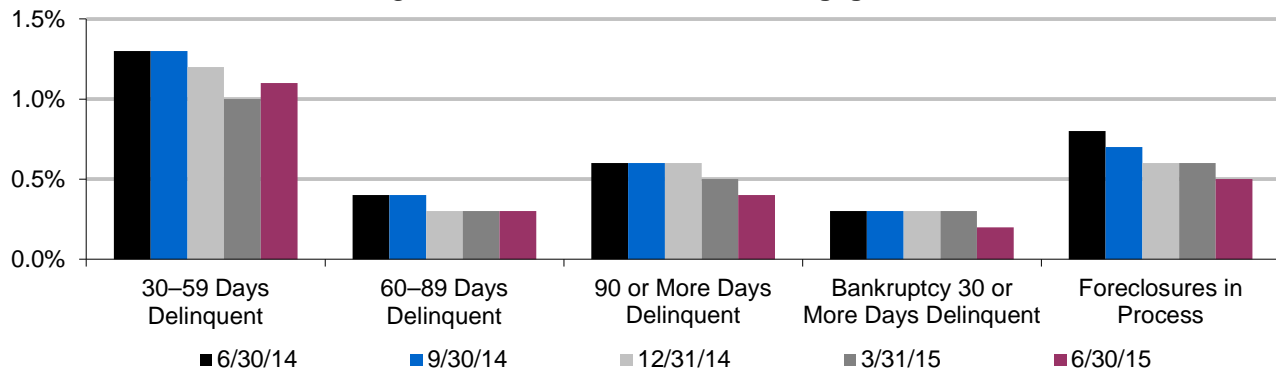


Performance of GSE Mortgages

GSE mortgages made up 59.4 percent of the mortgages in this report, an increase from 58.3 percent a year earlier. The portfolio of GSE mortgages performs better than the overall portfolio because it contains more prime loans. The percentage of GSE mortgages that were current at the end of the quarter was 97.5 percent, up from 96.6 percent a year earlier. The percentage of GSE mortgages that were 30 to 59 days delinquent was 1.1 percent, a decrease of 14.4 percent from a year earlier. The percentage of GSE mortgages that were seriously delinquent was 1.0 percent, a decrease of 27.4 percent from a year earlier. The percentage of these mortgages in the foreclosure process was 0.5 percent, a decrease of 38.5 percent from a year earlier.

Table 10. Performance of GSE Mortgages (Percentage)							
	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Current and Performing	96.6%	96.7%	96.9%	97.4%	97.5%	0.1%	0.9%
30–59 Days Delinquent	1.3%	1.3%	1.2%	1.0%	1.1%	10.9%	-14.4%
The Following Three Categories Are Classified as Seriously Delinquent							
60–89 Days Delinquent	0.4%	0.4%	0.3%	0.3%	0.3%	0.6%	-21.1%
90 or More Days Delinquent	0.6%	0.6%	0.6%	0.5%	0.4%	-13.6%	-30.2%
Bankruptcy 30 or More Days Delinquent	0.3%	0.3%	0.3%	0.3%	0.2%	-9.5%	-28.9%
Subtotal for Seriously Delinquent	1.3%	1.3%	1.2%	1.0%	1.0%	-8.7%	-27.4%
Foreclosures in Process	0.8%	0.7%	0.6%	0.6%	0.5%	-15.1%	-38.5%
Performance of GSE Mortgages (Number)							
Current and Performing	13,602,966	13,293,748	13,142,658	12,930,294	12,810,397	-0.9%	-5.8%
30–59 Days Delinquent	177,951	175,563	163,274	129,440	142,166	9.8%	-20.1%
The Following Three Categories Are Classified as Seriously Delinquent							
60–89 Days Delinquent	50,775	51,697	47,242	37,557	37,396	-0.4%	-26.3%
90 or More Days Delinquent	86,565	84,492	79,954	65,982	56,438	-14.5%	-34.8%
Bankruptcy 30 or More Days Delinquent	47,395	42,462	39,372	35,107	31,437	-10.5%	-33.7%
Subtotal for Seriously Delinquent	184,735	178,651	166,568	138,646	125,271	-9.6%	-32.2%
Foreclosures in Process	111,400	95,207	85,162	76,065	63,915	-16.0%	-42.6%
Total	14,077,052	13,743,169	13,557,662	13,274,445	13,141,749	-1.0%	-6.6%

Figure 5. Performance of GSE Mortgages

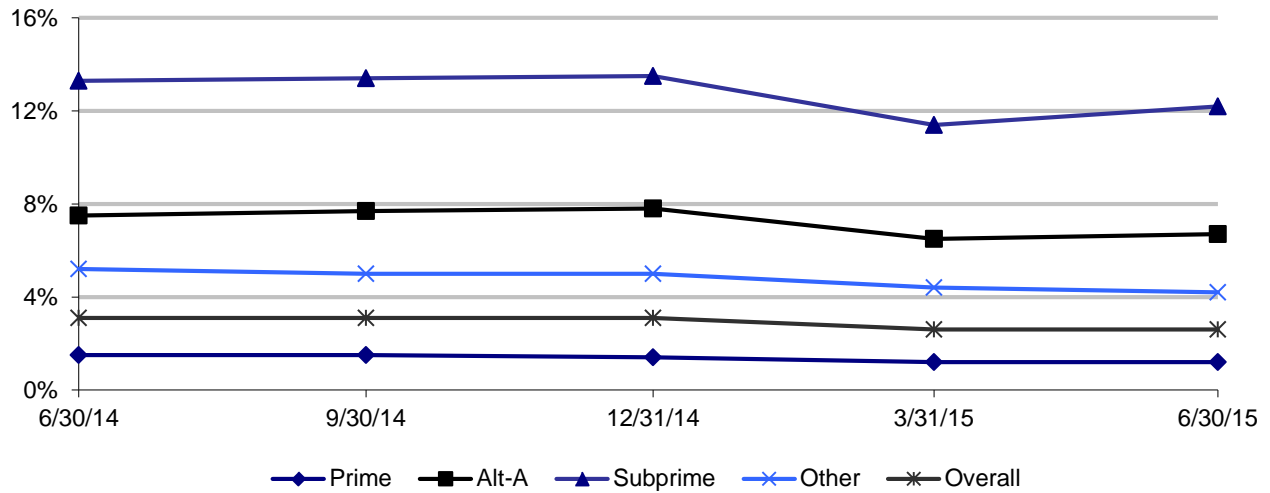


Seriously Delinquent Mortgages, by Risk Category

The portfolio contained 174,042 fewer seriously delinquent loans at the end of the second quarter of 2015 than a year earlier—a 23.1 percent decrease. Seriously delinquent loans were 2.6 percent of the portfolio at the end of the quarter, a decrease of 16.0 percent from a year earlier.

Table 11. Seriously Delinquent Mortgages, by Risk Category							
(Percentage of Mortgages in Each Category)							
	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Prime	1.5%	1.5%	1.4%	1.2%	1.2%	-2.6%	-18.4%
Alt-A	7.5%	7.7%	7.8%	6.5%	6.7%	2.7%	-10.5%
Subprime	13.3%	13.4%	13.5%	11.4%	12.2%	7.2%	-8.0%
Other	5.2%	5.0%	5.0%	4.4%	4.2%	-3.7%	-19.4%
Overall	3.1%	3.1%	3.1%	2.6%	2.6%	1.0%	-16.0%
(Number of Mortgages in Each Category)							
Prime	266,463	260,154	251,765	212,645	202,311	-4.9%	-24.1%
Alt-A	184,430	184,553	182,705	148,900	145,342	-2.4%	-21.2%
Subprime	193,571	187,724	179,712	146,843	156,600	6.6%	-19.1%
Other	110,176	97,829	95,861	80,467	76,345	-5.1%	-30.7%
Total	754,640	730,260	710,043	588,855	580,598	-1.4%	-23.1%

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

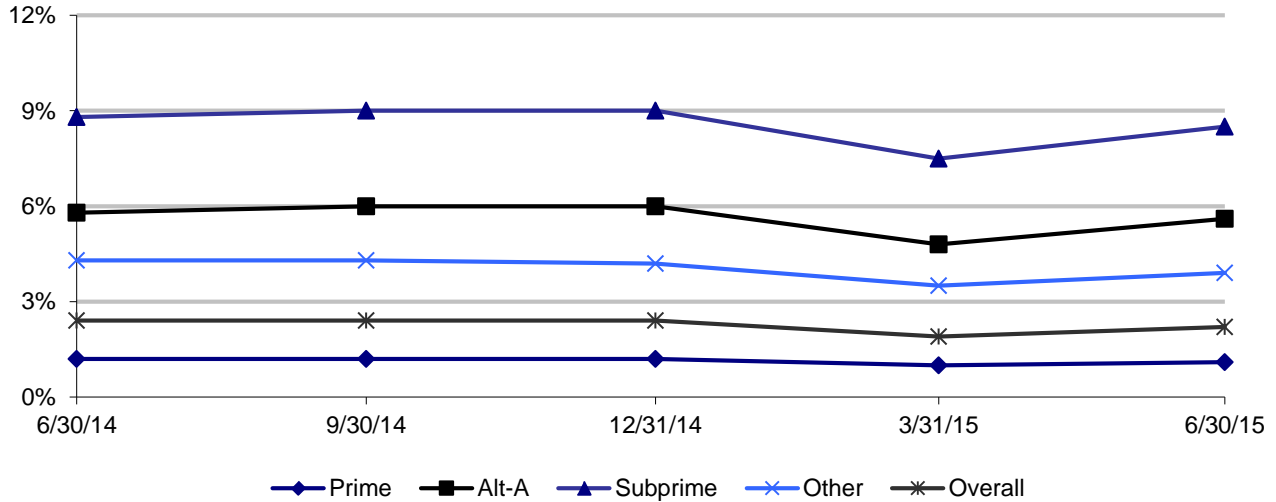


Mortgages 30 to 59 Days Delinquent, by Risk Category

The percentage of loans that were 30 to 59 days delinquent was 2.2 percent of the portfolio at the end of the second quarter of 2015, a decrease of 7.9 percent from a year earlier. The percentage of early stage delinquencies decreased from the previous year across all risk categories.

Table 12. Mortgages 30 to 59 Days Delinquent, by Risk Category							
<i>(Percentage of Mortgages in Each Category)</i>							
	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Prime	1.2%	1.2%	1.2%	1.0%	1.1%	13.2%	-7.4%
Alt-A	5.8%	6.0%	6.0%	4.8%	5.6%	17.0%	-3.3%
Subprime	8.8%	9.0%	9.0%	7.5%	8.5%	13.6%	-3.6%
Other	4.3%	4.3%	4.2%	3.5%	3.9%	11.7%	-8.9%
Overall	2.4%	2.4%	2.4%	1.9%	2.2%	14.0%	-7.9%
<i>(Number of Mortgages in Each Category)</i>							
Prime	210,865	214,699	204,790	164,320	181,691	10.6%	-13.8%
Alt-A	142,992	145,273	141,111	109,373	121,644	11.2%	-14.9%
Subprime	128,145	125,308	119,644	96,108	108,615	13.0%	-15.2%
Other	90,119	83,833	79,927	64,149	70,581	10.0%	-21.7%
Total	572,121	569,113	545,472	433,950	482,531	11.2%	-15.7%

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



PART II: Home Retention Actions

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

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

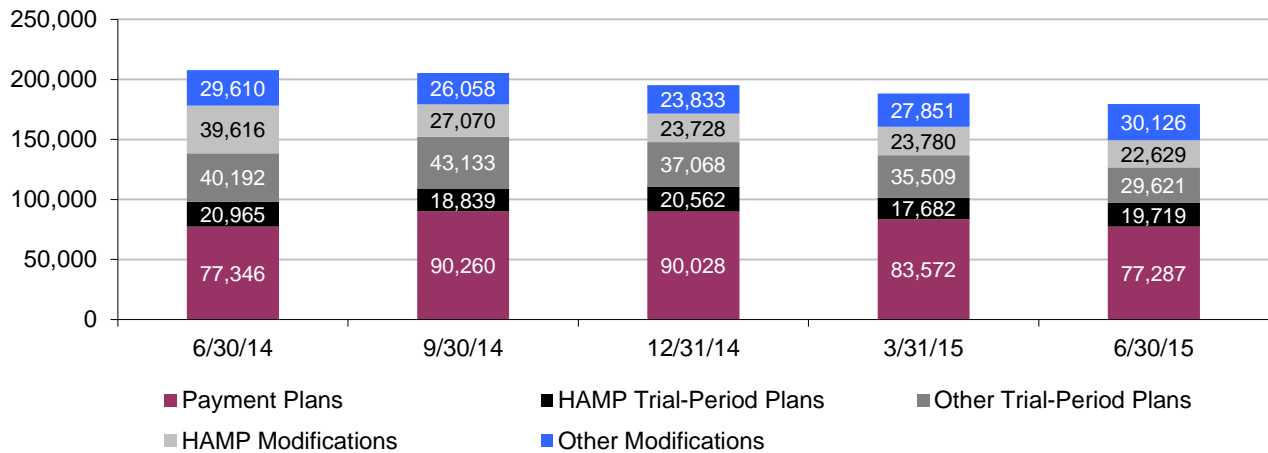
New Home Retention Actions

Servicers implemented 179,382 home retention actions—loan modifications, trial-period plans, and payment plans—during the second quarter of 2015. The number of home retention actions decreased 13.6 percent from a year earlier. There were 22,629 new HAMP modifications during the quarter, a decrease of 42.9 percent from a year earlier. There were 30,126 other modifications during the quarter, an increase of 1.7 percent from the previous year. Servicers implemented 49,340 new trial-period plans, a decrease of 19.3 percent from a year earlier. New payment plans decreased by 0.1 percent from the previous year to 77,287. During the last five quarters, servicers initiated almost 1.0 million home retention actions—274,301 modifications, 283,290 trial-period plans, and 418,493 payment plans.

Table 13. Number of New Home Retention Actions

	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Other Modifications	29,610	26,058	23,833	27,851	30,126	8.2%	1.7%
HAMP Modifications	39,616	27,070	23,728	23,780	22,629	-4.8%	-42.9%
Other Trial-Period Plans	40,192	43,133	37,068	35,509	29,621	-16.6%	-26.3%
HAMP Trial-Period Plans	20,965	18,839	20,562	17,682	19,719	11.5%	-5.9%
Payment Plans	77,346	90,260	90,028	83,572	77,287	-7.5%	-0.1%
Total	207,729	205,360	195,219	188,394	179,382	-4.8%	-13.6%

Figure 8. Number of New Home Retention Actions



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

Servicers implemented 22,629 HAMP modifications during the quarter. GSE mortgages received 7.0 percent of HAMP modifications completed during the quarter, government-guaranteed loans received 70.2 percent, loans held in portfolio received 12.5 percent, and loans serviced for private investors received 10.4 percent. Prime mortgages represented 76 percent of the total portfolio and received 32 percent of all HAMP modifications. Subprime loans represented 6 percent of the total portfolio and received 25 percent of HAMP modifications during the quarter.

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

	Fannie Mae	Freddie Mac	Government-Guaranteed	Portfolio	Private	Total
Prime	432	421	4,307	1,116	924	7,200
Alt-A	139	144	5,379	609	531	6,802
Subprime	97	85	3,836	915	753	5,686
Other	215	51	2,353	182	140	2,941
Total	883	701	15,875	2,822	2,348	22,629

Servicers implemented 19,719 HAMP trial-period plans during the quarter. GSE mortgages received 6.4 percent of HAMP trial-period plans initiated during the quarter, government-guaranteed loans received 76.4 percent, loans held in portfolio received 8.3 percent, and loans serviced for private investors received 8.9 percent. Prime mortgages received 32 percent of the HAMP trial-period plans implemented during the quarter, Alt-A loans received 31 percent, and subprime and other mortgages collectively received 37 percent.

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

	Fannie Mae	Freddie Mac	Government-Guaranteed	Portfolio	Private	Total
Prime	347	347	4,219	628	743	6,284
Alt-A	101	102	5,156	325	382	6,066
Subprime	77	60	3,329	545	516	4,527
Other	180	48	2,362	135	117	2,842
Total	705	557	15,066	1,633	1,758	19,719

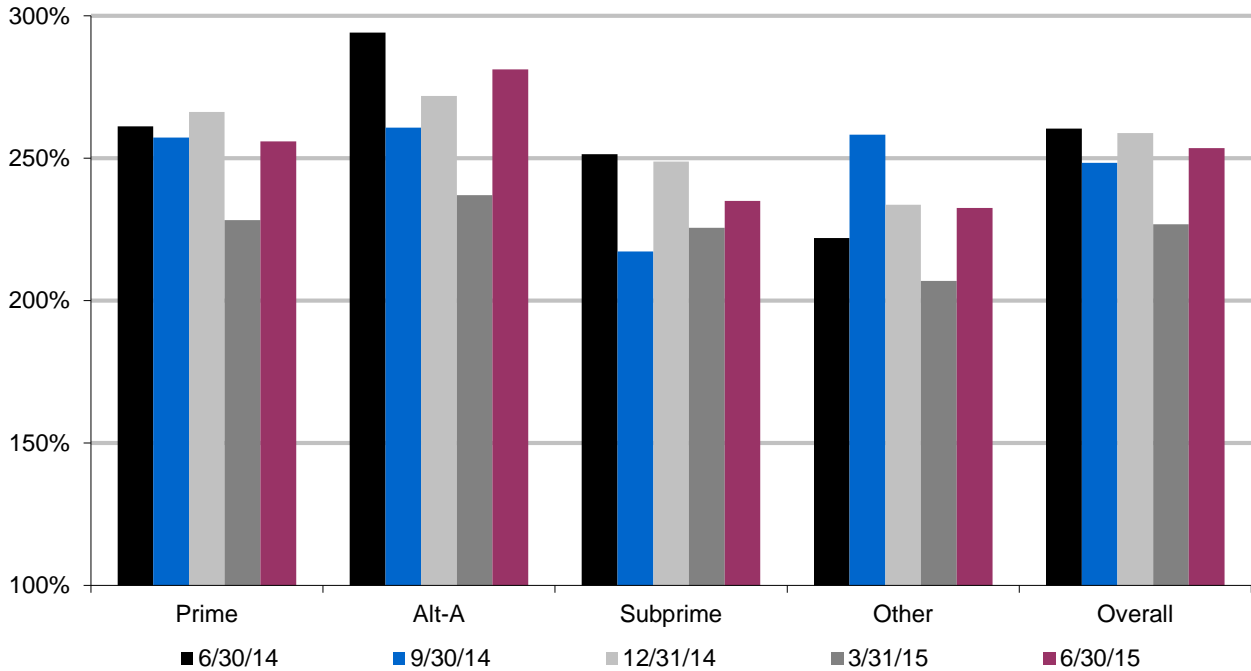
New Home Retention Actions Relative to Newly Initiated Foreclosures

Servicers continued to implement more home retention actions than new foreclosures during the quarter. The ratio of new home retention actions to newly initiated foreclosures increased 11.8 percent from the previous quarter but decreased 2.6 percent from a year earlier. The number of new home retention actions decreased 4.8 percent from the previous quarter while the number of newly initiated foreclosures decreased 14.8 percent.

Table 16. Percentage of New Home Retention Actions Relative to Newly Initiated Foreclosures, by Risk Category

	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Prime	261.2%	257.3%	266.3%	228.3%	255.9%	12.1%	-2.1%
Alt-A	294.1%	260.8%	271.9%	237.1%	281.2%	18.6%	-4.4%
Subprime	251.4%	217.3%	248.9%	225.6%	235.0%	4.2%	-6.5%
Other	222.0%	258.3%	233.7%	206.9%	232.6%	12.4%	4.8%
Overall	260.4%	248.4%	258.9%	226.8%	253.6%	11.8%	-2.6%
Number of New Home Retention Actions	207,729	205,360	195,219	188,394	179,382	-4.8%	-13.6%
Number of Newly Initiated Foreclosures	79,782	82,668	75,395	83,058	70,728	-14.8%	-11.3%

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



Types of Modification Actions

The types of modification actions or combinations of actions have different effects on borrowers' mortgages and their monthly principal and interest payments and affect the long-term sustainability of mortgages differently. Servicers often use a combination of actions when modifying mortgages, with 93.3 percent of modifications implemented during the second quarter of 2015 changing more than one of the original loan terms. Capitalization, interest-rate reduction, and term extension remained the primary actions used in modifying mortgages.

Servicers capitalized missed fees and payments in 89.9 percent of modifications implemented during the quarter, reduced interest rates in 68.8 percent, and extended loan maturity in 82.0 percent. Servicers reduced some portion of the unpaid principal in 10.0 percent of modifications completed during the quarter, a decrease of 32.0 percent from the previous quarter but an increase of 97.8 percent from a year earlier. Servicers deferred repayment of some portion of the unpaid principal in 9.8 percent of modifications made during the quarter, down 1.8 percent from the previous quarter and 15.5 percent from a year earlier. Because most modifications changed more than one term, the sum of the individual actions exceeded 100 percent of total modifications. Appendix D presents additional detail on combination modifications.

Table 17. Changes in Loan Terms for Modifications Through the Second Quarter of 2015							
(Percentage of Total Modifications in Each Category)							
	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Capitalization	58.7%	71.0%	84.0%	88.8%	89.9%	1.2%	53.1%
Rate Reduction	71.9%	66.4%	65.0%	68.1%	68.8%	0.9%	-4.3%
Rate Freeze	7.2%	7.6%	8.4%	7.5%	7.6%	0.7%	6.2%
Term Extension	84.5%	82.4%	84.3%	85.3%	82.0%	-3.8%	-2.9%
Principal Reduction	5.0%	6.9%	6.6%	14.7%	10.0%	-32.0%	97.8%
Principal Deferral	11.5%	16.0%	10.5%	9.9%	9.8%	-1.8%	-15.5%
Not Reported*	0.7%	0.5%	0.4%	0.4%	0.4%	-17.0%	-47.0%
(Number of Changes in Each Category)							
Capitalization	40,651	37,700	39,957	45,872	47,438	3.4%	16.7%
Rate Reduction	49,765	35,285	30,914	35,183	36,284	3.1%	-27.1%
Rate Freeze	4,952	4,027	4,014	3,897	4,009	2.9%	-19.0%
Term Extension	58,462	43,783	40,103	44,031	43,274	-1.7%	-26.0%
Principal Reduction	3,485	3,654	3,127	7,567	5,254	-30.6%	50.8%
Principal Deferral	7,989	8,480	4,996	5,129	5,144	0.3%	-35.6%
Not Reported	483	269	190	230	195	-15.2%	-59.6%

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

Types of HAMP Modification Actions

Consistent with modification actions overall and the prescribed order of actions required by the program, HAMP modifications most often included capitalization of missed payments and fees, interest-rate reductions, and term extensions. FHA-HAMP modifications did not capitalize delinquent amounts. Servicers used capitalization in 79.3 percent of modifications, up from 34.6 percent a year earlier. Servicers used rate reduction in 86.4 percent of modifications, up from 81.0 percent a year earlier. Servicers used principal deferral in 7.6 percent of HAMP modifications during the second quarter of 2015, down from 11.8 percent a year earlier. Servicers used principal reduction in 8.5 percent of HAMP modifications implemented during the quarter—a decrease of 1.0 percent from the previous quarter but an increase of 65.7 percent from a year earlier, when 5.1 percent of HAMP modifications included principal reduction.

Table 18. Changes in Loan Terms for HAMP Modifications Through the Second Quarter of 2015							
(Percentage of Total Modifications in Each Category)							
	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Capitalization	34.6%	47.6%	71.3%	78.6%	79.3%	0.8%	129.2%
Rate Reduction	81.0%	81.3%	82.5%	83.5%	86.4%	3.5%	6.6%
Rate Freeze	6.4%	6.2%	5.9%	4.9%	3.6%	-25.1%	-43.1%
Term Extension	91.0%	88.0%	88.5%	88.9%	89.0%	0.1%	-2.2%
Principal Reduction	5.1%	8.4%	8.8%	8.6%	8.5%	-1.0%	65.7%
Principal Deferral	11.8%	19.7%	9.9%	8.3%	7.6%	-8.9%	-35.9%
Not Reported*	0.1%	0.3%	0.3%	0.3%	0.2%	-23.9%	59.2%
(Number of Changes in Each Category)							
Capitalization	13,702	12,893	16,914	18,698	17,942	-4.0%	30.9%
Rate Reduction	32,107	22,017	19,576	19,846	19,548	-1.5%	-39.1%
Rate Freeze	2,531	1,665	1,402	1,154	822	-28.8%	-67.5%
Term Extension	36,052	23,829	20,992	21,147	20,147	-4.7%	-44.1%
Principal Reduction	2,036	2,283	2,090	2,046	1,927	-5.8%	-5.4%
Principal Deferral	4,675	5,339	2,339	1,975	1,713	-13.3%	-63.4%
Not Reported	55	87	61	69	50	-27.5%	-9.1%

*See note to table 17.

Types of Modification Actions, by Risk Category

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

Table 19. Changes in Loan Terms for Modifications, by Risk Category, During the Second Quarter of 2015					
(Percentage of Total Modifications in Each Category)					
	Prime	Alt-A	Subprime	Other	Overall
Capitalization	90.4%	86.9%	91.8%	91.6%	89.9%
Rate Reduction	63.1%	72.3%	73.9%	68.9%	68.8%
Rate Freeze	8.9%	6.2%	6.2%	9.4%	7.6%
Term Extension	83.7%	80.4%	77.4%	89.1%	82.0%
Principal Reduction	8.2%	9.3%	17.0%	3.8%	10.0%
Principal Deferral	12.4%	7.5%	9.0%	7.9%	9.8%
Not Reported*	0.4%	0.3%	0.4%	0.4%	0.4%
(Number of Changes in Each Category)					
Total Mortgages Modified	19,986	14,235	12,068	6,466	52,755
Capitalization	18,064	12,372	11,077	5,925	47,438
Rate Reduction	12,618	10,289	8,921	4,456	36,284
Rate Freeze	1,771	886	744	608	4,009
Term Extension	16,724	11,449	9,341	5,760	43,274
Principal Reduction	1,642	1,317	2,050	245	5,254
Principal Deferral	2,479	1,073	1,084	508	5,144
Not Reported	73	41	52	29	195

*See note to table 17.

Types of Modification Actions, by Investor and Product Type

Modifications of mortgages serviced for the GSEs accounted for 31.9 percent of all modifications made during the second quarter of 2015. Government-guaranteed loans received 40.6 percent of all modifications, mortgages serviced for private investors received 10.2 percent, and mortgages held in the servicers’ own portfolios received 17.4 percent of all second-quarter modifications. Term extension, interest-rate reduction, and capitalization of missed payments and fees remained the primary types of modification actions. Servicers used principal reduction most frequently in modifying loans held in their portfolios or serviced for private investors because Fannie Mae and Freddie Mac do not allow principal reduction. Because modifications often change more than one loan term, the sum of the actions exceeded the number of modified loans for each investor.

Table 20. Type of Modification Action, by Investor and Product Type, During the Second Quarter of 2015						
(Percentage of Total Modifications in Each Category)						
	Fannie Mae	Freddie Mac	Government-Guaranteed	Private Investor	Portfolio	Overall
Capitalization	98.7%	98.8%	78.7%	94.3%	97.2%	89.9%
Rate Reduction	42.1%	43.8%	86.5%	69.4%	74.4%	68.8%
Rate Freeze	17.4%	12.3%	3.3%	5.3%	5.7%	7.6%
Term Extension	95.9%	97.3%	92.4%	30.5%	61.3%	82.0%
Principal Reduction*	0.1%	0.1%	2.8%	20.7%	38.5%	10.0%
Principal Deferral	15.8%	14.0%	0.3%	21.5%	15.5%	9.8%
Not Reported**	0.02%	0.02%	0.2%	1.0%	0.9%	0.4%
(Number of Changes in Each Category)						
Total Mortgages Modified	8,384	8,431	21,407	5,375	9,158	52,755
Capitalization	8,279	8,332	16,855	5,069	8,903	47,438
Rate Reduction	3,527	3,689	18,521	3,729	6,818	36,284
Rate Freeze	1,455	1,040	706	287	521	4,009
Term Extension	8,041	8,201	19,782	1,638	5,612	43,274
Principal Reduction	11	5	596	1,113	3,529	5,254
Principal Deferral	1,328	1,178	56	1,158	1,424	5,144
Not Reported	2	2	49	55	87	195

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

**See note to table 17.

Types of HAMP Modification Actions, by Investor and Product Type

Of the 22,629 HAMP modifications implemented in the second quarter of 2015, 7.0 percent were on GSE mortgages, 70.2 percent were on government-guaranteed loans, 10.4 percent were on mortgages serviced for private investors, and 12.5 percent were on mortgages held in servicers’ portfolios. Consistent with total modification actions, the prevailing actions among HAMP modifications were capitalization of past-due interest and fees, interest-rate reduction, and term extension. Principal reduction was concentrated in loans held in portfolio and serviced for private investors. Of the HAMP modifications completed during the second quarter of 2015 on loans held in the banks’ own portfolios, 38.0 percent reduced the principal owed, while 32.0 percent of the HAMP modifications on loans serviced for private investors reduced principal. Other than for government-guaranteed loans, all other investors included principal deferral in their second-quarter 2015 modifications at rates between 22 percent and 33 percent.

Table 21. Type of HAMP Modification Action, by Investor and Product Type, During the Second Quarter of 2015						
(Percentage of Total Modifications in Each Category)						
	Fannie Mae	Freddie Mac	Government-Guaranteed	Private Investor	Portfolio	Overall
Capitalization	98.9%	97.7%	71.6%	97.1%	97.2%	79.3%
Rate Reduction	94.2%	97.6%	85.9%	86.5%	83.9%	86.4%
Rate Freeze	1.2%	0.6%	3.8%	3.7%	3.9%	3.6%
Term Extension	77.5%	74.8%	99.4%	41.5%	77.6%	89.0%
Principal Reduction*	0.1%	0.0%	0.6%	32.0%	38.0%	8.5%
Principal Deferral	33.4%	31.4%	0.1%	23.9%	22.0%	7.6%
Not Reported**	0.1%	0.0%	0.3%	0.0%	0.1%	0.2%
(Number of Changes in Each Category)						
Total Mortgages Modified	883	701	15,875	2,348	2,822	22,629
Capitalization	873	685	11,360	2,281	2,743	17,942
Rate Reduction	832	684	13,631	2,032	2,369	19,548
Rate Freeze	11	4	609	87	111	822
Term Extension	684	524	15,774	975	2,190	20,147
Principal Reduction	1	0	102	751	1,073	1,927
Principal Deferral	295	220	17	561	620	1,713
Not Reported	1	0	47	0	2	50

*See note to table 20.

**See note to table 17.

Changes in Monthly Payments Resulting From Modification

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

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

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

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

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

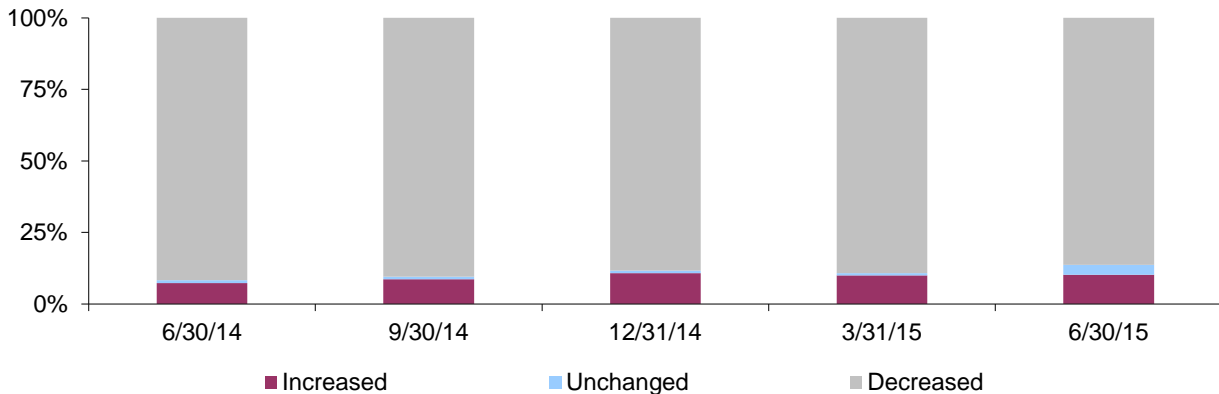
Changes in Monthly Payments Resulting From Modifications, by Quarter

More than 86 percent of modifications made in the second quarter of 2015 reduced monthly principal and interest payments, and 52.0 percent of the modifications reduced payments by 20 percent or more.

Table 22. Changes in Monthly Principal and Interest Payments Resulting From Modifications							
(Percentage of Modifications in Each Category)*							
	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Decreased by 20% or More	56.4%	55.4%	52.5%	56.0%	52.0%	-7.2%	-7.8%
Decreased by 10% to Less Than 20%	22.9%	22.8%	22.2%	20.5%	20.5%	-0.3%	-10.9%
Decreased by Less Than 10%	12.8%	12.7%	14.1%	13.1%	13.9%	5.8%	8.9%
Subtotal for Decreased	92.1%	90.8%	88.8%	89.7%	86.3%	-3.7%	-6.3%
Unchanged	1.0%	0.9%	1.0%	0.8%	3.5%	363.5%	239.6%
Increased	6.9%	8.2%	10.2%	9.6%	10.2%	6.0%	48.3%
Subtotal for Unchanged and Increased	7.9%	9.2%	11.2%	10.3%	13.7%	32.2%	73.4%
Total	100.0%	100.0%	100.0%	100.0%	100.0%		
(Number of Modifications in Each Category)							
Decreased by 20% or More	38,951	29,362	24,892	28,835	27,341	-5.2%	-29.8%
Decreased by 10% to Less Than 20%	15,843	12,062	10,510	10,557	10,755	1.9%	-32.1%
Decreased by Less Than 10%	8,807	6,716	6,693	6,753	7,303	8.1%	-17.1%
Subtotal for Decreased	63,601	48,140	42,095	46,145	45,399	-1.6%	-28.6%
Unchanged	714	502	479	390	1,847	373.6%	158.7%
Increased	4,731	4,349	4,844	4,934	5,344	8.3%	13.0%
Subtotal for Unchanged and Increased	5,445	4,851	5,323	5,324	7,191	35.1%	32.1%
Total	69,046	52,991	47,418	51,469	52,590	2.2%	-23.8%

*No payment change information was reported on 180 modifications in the second quarter of 2014, 137 in the third quarter, 143 in the fourth quarter, 162 in the first quarter of 2015, and 165 in the second quarter of 2015.

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



Changes in Monthly Payments Resulting From HAMP Modifications, by Quarter

More than 95 percent of HAMP modifications completed during the second quarter of 2015 reduced borrower monthly payments, with 59.0 percent reducing payments by 20 percent or more. In addition to achieving lower payments, HAMP attempts to increase payment sustainability by targeting monthly payments at 31 percent of borrowers' income. Performance data on all modifications show that, for modifications that reduced payments, re-default rates are lowest among loans that receive at least a 10 percent reduction in their monthly payments, and that the greater the decrease in payment, the lower the rate of re-default.

Table 23. Changes in Monthly Principal and Interest Payments Resulting From HAMP Modifications							
(Percentage of HAMP Modifications in Each Category)*							
	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Decreased by 20% or More	61.9%	63.0%	58.4%	58.2%	59.0%	1.5%	-4.6%
Decreased by 10% to Less Than 20%	24.9%	24.0%	22.3%	22.0%	21.2%	-3.4%	-14.8%
Decreased by Less Than 10%	12.4%	11.8%	14.8%	15.2%	15.2%	0.3%	22.9%
Subtotal for Decreased	99.2%	98.9%	95.6%	95.3%	95.5%	0.2%	-3.7%
Unchanged	0.5%	0.6%	0.7%	0.3%	0.3%	-4.0%	-29.2%
Increased	0.4%	0.5%	3.7%	4.3%	4.2%	-3.0%	1,089.1%
Subtotal for Unchanged and Increased	0.8%	1.1%	4.4%	4.7%	4.5%	-3.1%	455.5%
Total	100.0%	100.0%	100.0%	100.0%	100.0%		
(Number of HAMP Modifications in Each Category)							
Decreased by 20% or More	24,499	17,050	13,844	13,818	13,347	-3.4%	-45.5%
Decreased by 10% to Less Than 20%	9,855	6,500	5,295	5,215	4,795	-8.1%	-51.3%
Decreased by Less Than 10%	4,905	3,192	3,512	3,606	3,444	-4.5%	-29.8%
Subtotal for Decreased	39,259	26,742	22,651	22,639	21,586	-4.7%	-45.0%
Unchanged	183	159	175	81	74	-8.6%	-59.6%
Increased	140	144	877	1,030	951	-7.7%	579.3%
Subtotal for Unchanged and Increased	323	303	1,052	1,111	1,025	-7.7%	217.3%
Total	39,582	27,045	23,703	23,750	22,611	-4.8%	-42.9%

*No payment change information was reported on 34 modifications in the second quarter of 2014, 25 in the third quarter, 25 in the fourth quarter, 30 in the first quarter of 2015, and 18 in the second quarter of 2015.

Average Change in Monthly Payments Resulting From Modifications, by Quarter

Modifications made during the second quarter of 2015 reduced monthly principal and interest payments by \$245, or 21.9 percent, on average. Other modifications reduced payments by \$231, or 19.8 percent, on average. HAMP modifications made during the quarter reduced payments by \$264, or 24.7 percent, on average.

Table 24. Average Change in Monthly Payments Resulting From Modifications, by Quarter*							
All Modifications							
	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Decreased by 20% or More	(395)	(411)	(413)	(440)	(420)	-4.7%	6.3%
Decreased by 10% to Less Than 20%	(150)	(154)	(154)	(151)	(151)	0.1%	0.8%
Decreased by Less Than 10%	(56)	(56)	(54)	(53)	(52)	-1.5%	-5.7%
Unchanged	--	--	--	--	--	--	--
Increased	144	141	129	117	112	-4.0%	-22.4%
Overall (in dollars)	(254)	(259)	(245)	(273)	(245)	-10.4%	-3.7%
Percentage Change	-22.7%	-22.9%	-21.8%	-24.1%	-21.9%		
Other Modifications							
Decreased by 20% or More	(435)	(445)	(422)	(489)	(450)	-8.1%	3.4%
Decreased by 10% to Less Than 20%	(169)	(168)	(165)	(160)	(157)	-1.4%	-7.1%
Decreased by Less Than 10%	(58)	(59)	(59)	(57)	(58)	1.0%	0.5%
Unchanged	--	--	--	--	--	--	--
Increased	135	141	142	132	122	-7.3%	-9.6%
Overall (in dollars)	(234)	(232)	(217)	(284)	(231)	-18.7%	-1.5%
Percentage Change	-19.3%	-19.2%	-18.7%	-23.9%	-19.8%		
HAMP Modifications							
Decreased by 20% or More	(371)	(387)	(406)	(387)	(388)	0.3%	4.6%
Decreased by 10% to Less Than 20%	(137)	(142)	(142)	(141)	(142)	0.8%	3.6%
Decreased by Less Than 10%	(54)	(54)	(51)	(49)	(46)	-6.8%	-14.5%
Unchanged	--	--	--	--	--	--	--
Increased	440	153	69	59	64	10.0%	-85.4%
Overall (in dollars)	(269)	(284)	(274)	(261)	(264)	0.9%	-2.0%
Percentage Change	-25.3%	-26.4%	-24.8%	-24.5%	-24.7%		

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

B. Modified Loan Performance

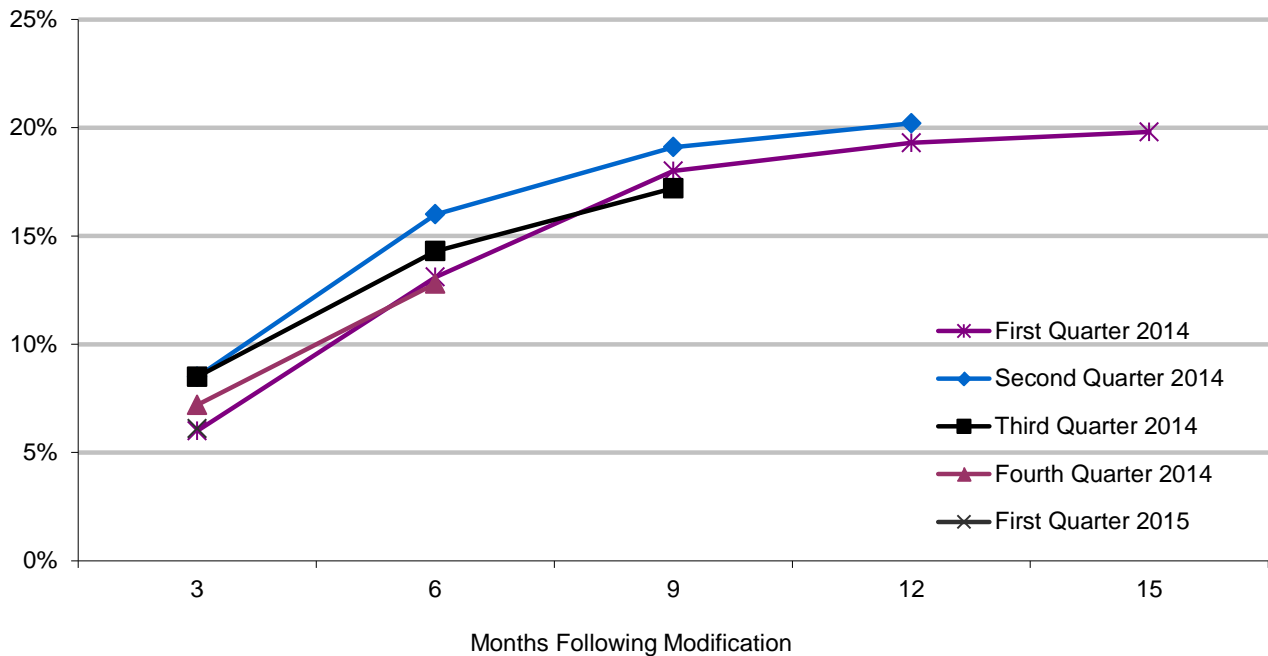
Re-Default Rates of Modified Loans: 60 or More Days Delinquent

Modification performance may vary because of many factors, including the types of modification actions, the average amount of change in the borrower’s monthly payment, the characteristics and geography of the modified loans, and the addition or deletion of modification programs among the reporting institutions. Despite differences in many of these factors, mortgages modified in each of the last five quarters have performed similarly. Among modifications completed in each of the last five quarters, between 6.0 percent and 8.5 percent of the modified loans were 60 or more days delinquent three months after modification, while 19.3 percent to 20.2 percent were 60 or more days delinquent 12 months after modification.

Table 25. Modified Loans 60 or More Days Delinquent					
Modification Date*	3 Months After Modification	6 Months After Modification	9 Months After Modification	12 Months After Modification	15 Months After Modification
First Quarter 2014	6.0%	13.1%	18.0%	19.3%	19.8%
Second Quarter 2014	8.5%	16.0%	19.1%	20.2%	--
Third Quarter 2014	8.5%	14.3%	17.2%	--	--
Fourth Quarter 2014	7.2%	12.8%	--	--	--
First Quarter 2015	6.1%	--	--	--	--

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

Figure 11. Modified Loans 60 or More Days Delinquent



*Data for the first quarter of 2015 is a single point (6.1 percent).

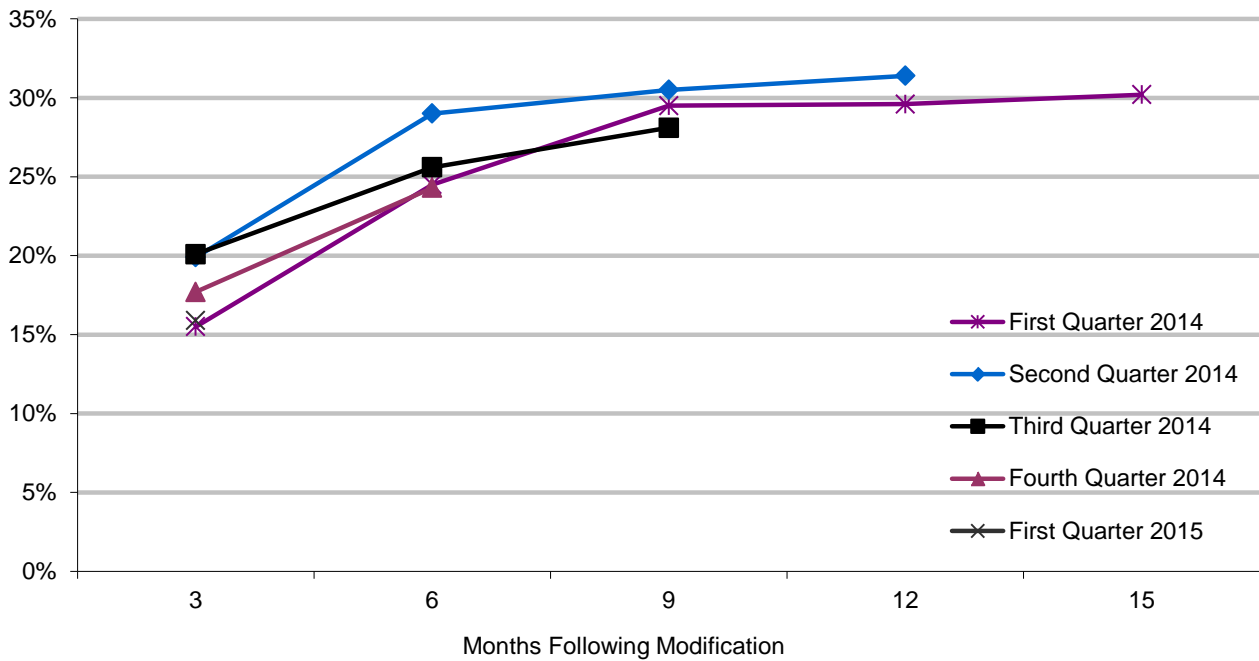
Re-Default Rates of Modified Loans: 30 or More Days Delinquent

Re-default rates measured at 30 or more days delinquent provide an early indicator of mortgages that may need additional attention to prevent more serious delinquency or foreclosure. For modifications completed in each of the last five quarters, 15.5 percent to 20.1 percent were 30 or more days delinquent three months after modification, while 29.6 percent to 31.4 percent were 30 or more days delinquent after one year.

Table 26. Modified Loans 30 or More Days Delinquent					
Modification Date*	3 Months After Modification	6 Months After Modification	9 Months After Modification	12 Months After Modification	15 Months After Modification
First Quarter 2014	15.5%	24.5%	29.5%	29.6%	30.2%
Second Quarter 2014	19.9%	29.0%	30.5%	31.4%	--
Third Quarter 2014	20.1%	25.6%	28.1%	--	--
Fourth Quarter 2014	17.7%	24.3%	--	--	--
First Quarter 2015	15.9%	--	--	--	--

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

Figure 12. Modified Loans 30 or More Days Delinquent



*Data for the first quarter of 2015 is a single point (15.9 percent).

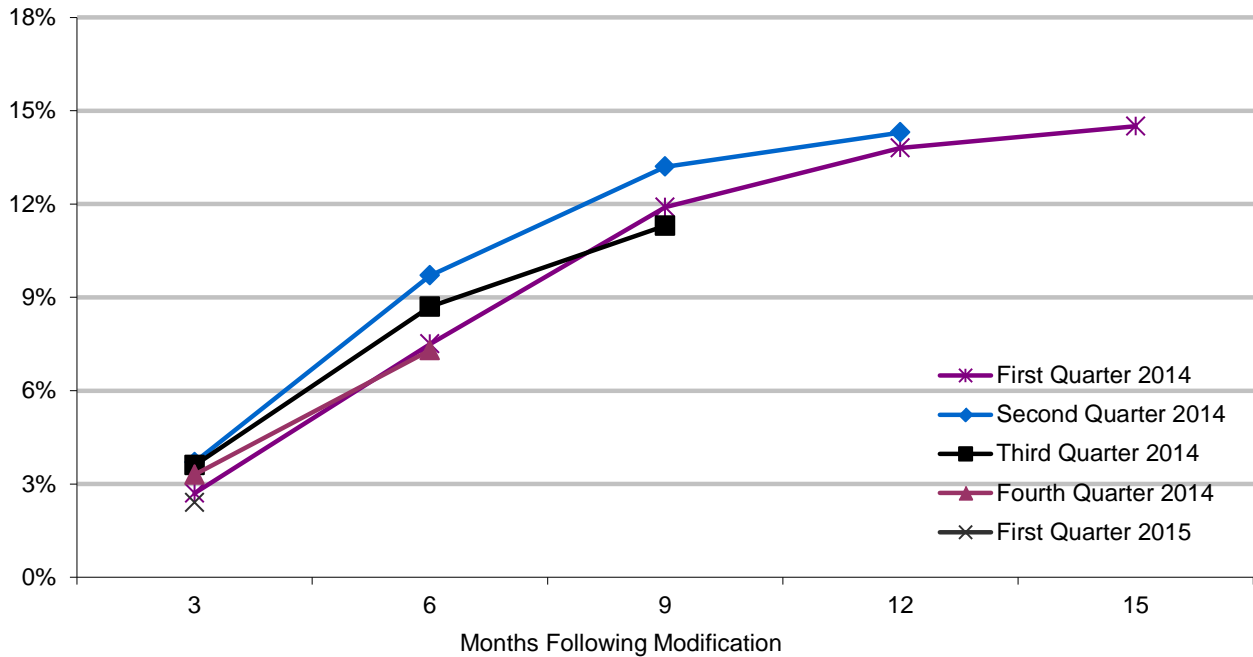
Re-Default Rates of Modified Loans: 90 or More Days Delinquent

Among modifications completed during the last five quarters, 13.8 percent to 14.3 percent were 90 or more days delinquent 12 months after modification.

Table 27. Modified Loans 90 or More Days Delinquent					
Modification Date*	3 Months After Modification	6 Months After Modification	9 Months After Modification	12 Months After Modification	15 Months After Modification
First Quarter 2014	2.7%	7.5%	11.9%	13.8%	14.5%
Second Quarter 2014	3.6%	9.6%	13.1%	14.3%	--
Third Quarter 2014	3.5%	8.6%	11.2%	--	--
Fourth Quarter 2014	3.2%	7.2%	--	--	--
First Quarter 2015	2.4%	--	--	--	--

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

Figure 13. Modified Loans 90 or More Days Delinquent



*Data for the first quarter of 2015 is a single point (2.4 percent).

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

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

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

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

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

Table 31. Re-Default Rates for Portfolio Loans and Loans Serviced for Others Modified in 2011					
(60 or More Days Delinquent)					
Investor Loan Type	6 Months After Modification	12 Months After Modification	18 Months After Modification	24 Months After Modification	36 Months After Modification
Fannie Mae	11.2%	16.7%	18.9%	20.4%	17.7%
Freddie Mac	10.8%	16.8%	20.1%	19.3%	16.5%
Government-Guaranteed	28.0%	42.3%	47.9%	48.1%	43.1%
Private	15.5%	22.1%	24.5%	21.5%	15.8%
Portfolio Loans	9.3%	15.1%	18.1%	18.1%	16.6%
Overall	15.4%	23.2%	26.6%	26.4%	23.0%

Table 32. Re-Default Rates for Portfolio Loans and Loans Serviced for Others Modified in 2012					
(60 or More Days Delinquent)*					
Investor Loan Type	6 Months After Modification	12 Months After Modification	18 Months After Modification	24 Months After Modification	36 Months After Modification
Fannie Mae	11.5%	16.9%	19.9%	18.9%	15.9%
Freddie Mac	8.8%	12.9%	14.6%	14.8%	15.3%
Government-Guaranteed	21.3%	33.3%	36.6%	36.1%	34.2%
Private	13.0%	16.8%	14.3%	12.1%	11.5%
Portfolio Loans	7.2%	11.1%	12.6%	12.7%	12.9%
Overall	12.7%	18.8%	20.4%	19.8%	17.6%

Table 33. Re-Default Rates for Portfolio Loans and Loans Serviced for Others Modified in 2013					
(60 or More Days Delinquent)*					
Investor Loan Type	6 Months After Modification	12 Months After Modification	18 Months After Modification	24 Months After Modification	36 Months After Modification
Fannie Mae	12.1%	16.9%	18.3%	16.7%	--
Freddie Mac	9.5%	14.5%	17.0%	16.9%	--
Government-Guaranteed	18.1%	26.7%	30.6%	30.8%	--
Private	11.3%	13.6%	14.7%	13.9%	--
Portfolio Loans	8.6%	13.3%	14.5%	11.1%	--
Overall	12.7%	18.3%	20.6%	19.9%	--

Table 34. Re-Default Rates for Portfolio Loans and Loans Serviced for Others Modified in 2014					
(60 or More Days Delinquent)*					
Investor Loan Type	6 Months After Modification	12 Months After Modification	18 Months After Modification	24 Months After Modification	36 Months After Modification
Fannie Mae	14.4%	17.9%	--	--	--
Freddie Mac	12.3%	17.3%	--	--	--
Government-Guaranteed	15.6%	22.5%	--	--	--
Private	11.7%	15.4%	--	--	--
Portfolio Loans	13.6%	19.2%	--	--	--
Overall	14.1%	19.8%	--	--	--

*Data in tables 32 to 34 include modifications that were originated that year and aged the indicated number of months.

Performance of HAMP Modifications Compared With Other Modifications

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

Table 35. Performance of HAMP Modifications Compared With Other Modifications						
(60 or More Days Delinquent)*						
	Number of Modifications	3 Months After Modification	6 Months After Modification	9 Months After Modification	12 Months After Modification	15 Months After Modification
HAMP Second Quarter 2013	22,613	3.4%	6.9%	8.9%	9.7%	11.5%
Other Second Quarter 2013	85,582	8.3%	15.4%	18.8%	20.1%	23.0%
HAMP Third Quarter 2013	23,159	3.9%	7.0%	8.9%	11.5%	12.8%
Other Third Quarter 2013	76,134	10.6%	15.9%	18.7%	22.3%	24.2%
HAMP Fourth Quarter 2013	21,915	3.7%	7.9%	11.5%	14.5%	15.3%
Other Fourth Quarter 2013	50,551	8.7%	14.2%	19.5%	22.5%	23.3%
HAMP First Quarter 2014	32,680	4.4%	11.2%	16.3%	17.9%	18.6%
Other First Quarter 2014	32,753	7.5%	15.0%	19.8%	20.9%	21.2%
HAMP Second Quarter 2014	39,616	7.8%	15.3%	18.5%	19.8%	--
Other Second Quarter 2014	29,610	9.5%	16.9%	20.1%	20.8%	--
HAMP Third Quarter 2014	27,070	7.0%	12.7%	15.7%	--	--
Other Third Quarter 2014	26,058	10.0%	16.0%	18.8%	--	--
HAMP Fourth Quarter 2014	23,728	5.7%	10.7%	-	-	-
Other Fourth Quarter 2014	23,833	8.7%	14.9%	-	-	-
HAMP First Quarter 2015	23,780	4.8%	-	-	-	-
Other First Quarter 2015	27,851	7.2%	-	-	-	-

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

C. Modified Loan Performance, by Change in Monthly Payments

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

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

Re-Default Rates of Loans by Change in Payment

Tables 36 through 42 present re-default rates, measured as 60 or more days delinquent, for modifications made since January 1, 2008. Between 2008 and 2012, modification performance generally improved by year of modification, as modification programs focused on reducing monthly payments and setting payments relative to the borrower’s income and ability to pay, and as economic conditions improved. This trend of improved performance reversed for modifications completed during 2013 and 2014, consistent with the higher concentrations of riskier loans modified during those years.

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

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

Table 37. Re-Default Rates of Loans Modified in 2009 by Change in Payment
(60 or More Days Delinquent)

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

Table 38. Re-Default Rates of Loans Modified in 2010 by Change in Payment
(60 or More Days Delinquent)

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

Table 39. Re-Default Rates of Loans Modified in 2011 by Change in Payment
(60 or More Days Delinquent)

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

Table 40. Re-Default Rates of Loans Modified in 2012 by Change in Payment
(60 or More Days Delinquent)*

	6 Months After Modification	12 Months After Modification	18 Months After Modification	24 Months After Modification	36 Months After Modification
Decreased by 20% or More	8.8%	13.2%	14.3%	14.1%	13.2%
Decreased by 10% to Less Than 20%	12.5%	19.5%	22.0%	21.8%	18.8%
Decreased by Less Than 10%	22.1%	33.3%	36.3%	35.2%	31.2%
Unchanged	9.9%	11.3%	12.6%	11.7%	11.3%
Increased	29.0%	38.8%	39.4%	36.9%	34.0%
Total	12.7%	18.8%	20.4%	19.8%	17.6%

Table 41. Re-Default Rates of Loans Modified in 2013 by Change in Payment (60 or More Days Delinquent)*					
	6 Months After Modification	12 Months After Modification	18 Months After Modification	24 Months After Modification	36 Months After Modification
Decreased by 20% or More	9.1%	13.4%	15.5%	14.8%	--
Decreased by 10% to Less Than 20%	14.5%	21.1%	24.2%	22.6%	--
Decreased by Less Than 10%	21.3%	29.8%	32.8%	32.3%	--
Unchanged	20.5%	25.1%	25.3%	23.3%	--
Increased	23.7%	32.1%	34.1%	30.9%	--
Total	12.7%	18.3%	20.6%	19.9%	--

Table 42. Re-Default Rates of Loans Modified in 2014 by Change in Payment (60 or More Days Delinquent)*					
	6 Months After Modification	12 Months After Modification	18 Months After Modification	24 Months After Modification	36 Months After Modification
Decreased by 20% or More	10.5%	15.2%	--	--	--
Decreased by 10% to Less Than 20%	15.9%	22.7%	--	--	--
Decreased by Less Than 10%	19.7%	28.1%	--	--	--
Unchanged	24.3%	32.4%	--	--	--
Increased	24.9%	32.5%	--	--	--
Total	14.1%	19.8%	--	--	--

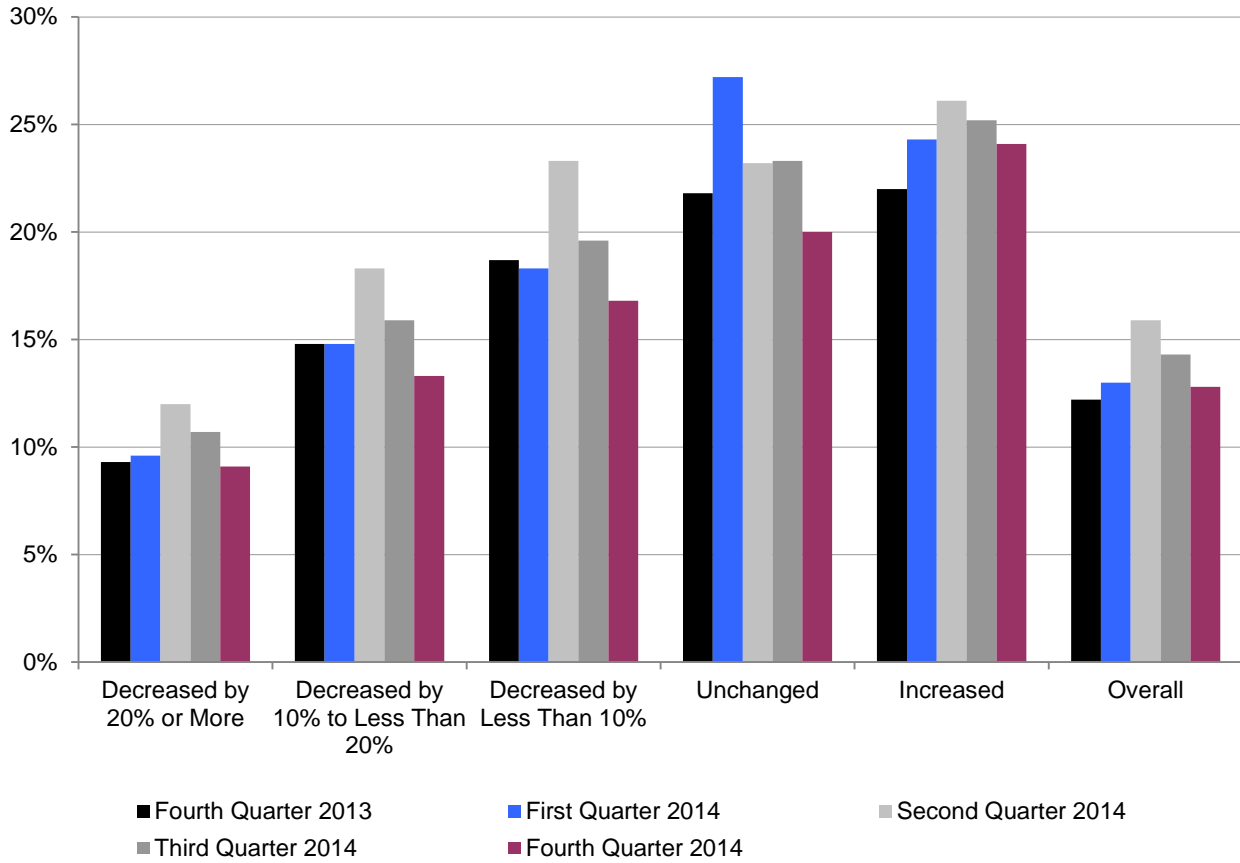
*Data in tables 40 to 42 include modifications that were originated that year and aged the indicated number of months.

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

Modifications that reduced monthly principal and interest payments by at least 10 percent consistently performed better than modifications that reduced payments by less than 10 percent. Modifications with the greatest decrease in monthly payments consistently had the lowest re-default rates. Before 2013, some modifications that resulted in no change to the borrowers’ monthly payments performed better than modifications that reduced payments, because these modifications likely were offered to borrowers with ARMs who were current on their payments.

Table 43. 60+ Delinquency at Six Months After Modification by Change in Monthly Payment						
	Decreased by 20% or More	Decreased by 10% to Less Than 20%	Decreased by Less Than 10%	Unchanged	Increased	Overall
Fourth Quarter 2013	9.3%	14.8%	18.7%	21.8%	22.0%	12.2%
First Quarter 2014	9.6%	14.8%	18.3%	27.2%	24.3%	13.0%
Second Quarter 2014	12.0%	18.3%	23.3%	23.2%	26.1%	15.9%
Third Quarter 2014	10.7%	15.9%	19.6%	23.3%	25.2%	14.3%
Fourth Quarter 2014	9.1%	13.3%	16.8%	20.0%	24.1%	12.8%
Overall	10.2%	15.7%	19.5%	23.7%	24.2%	13.7%

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



Status of Mortgages Modified in 2008–1Q2015

Servicers implemented 3,747,455 modifications from January 1, 2008, through March 31, 2015. Of these modifications, 51.8 percent were active at the end of the second quarter of 2015 and 48.2 percent had exited the servicing portfolios of the reporting institutions, through payment in full, involuntary liquidation, or transfer to a non-reporting servicer. Of the 1,943,467 modifications active at the end of the second quarter of 2015, 71.7 percent were current and performing, 22.8 percent were delinquent, and 5.4 percent were in the process of foreclosure. Among the 48.2 percent of modifications that had exited the portfolio as of the end of the second quarter of 2015, 9.0 percent were liquidated involuntarily through foreclosure, short sale, or deed in lieu. Another 5.1 percent were paid in full, and 34.1 percent were transferred to servicers who do not participate in this report.

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

Modifications that reduced borrowers’ monthly payments by 10 percent or more performed significantly better than modifications that reduced payments by less than 10 percent. Of the 1,358,362 modifications that reduced payments by 10 percent or more that were active as of the end of the second quarter of 2015, 75.3 percent were current, compared with 63.5 percent of active modifications that reduced payments by less than 10 percent.

Table 44. Status of Mortgages Modified in 2008–1Q2015

Year	Completed Modifications		As Percentage of Modifications Active as of 6/30/15				As Percentage of All Modifications Completed		
	Total	Active at 6/30/15	Current	30–59 Days Delinquent	Seriously Delinquent	Foreclosures in Process	Involuntary Liquidations*	Paid Off	No Longer in the Portfolio
2008	443,294	115,312	64.5%	10.4%	17.4%	7.7%	18.4%	6.1%	49.5%
2009	593,884	222,430	67.3%	9.4%	16.3%	7.0%	15.2%	6.8%	40.5%
2010	955,422	428,176	71.7%	8.6%	14.1%	5.6%	10.8%	6.0%	38.3%
2011	569,553	306,310	73.4%	8.2%	13.1%	5.3%	6.6%	5.1%	34.5%
2012	479,820	305,592	75.1%	8.1%	12.2%	4.6%	3.1%	4.3%	28.9%
2013	418,503	300,660	72.0%	8.7%	13.9%	5.4%	1.8%	3.0%	23.3%
2014	235,348	215,097	70.5%	10.7%	14.5%	4.2%	0.4%	1.3%	6.9%
2015	51,631	49,890	81.5%	10.0%	8.3%	0.3%	0.0%	0.5%	2.9%
Total	3,747,455	1,943,467	71.7%	8.9%	13.9%	5.4%	9.0%	5.1%	34.1%
HAMP Modification Performance Compared With Other Modifications									
Other**	2,036,483	1,157,655	69.5%	9.3%	15.4%	5.9%	8.3%	5.5%	29.3%
HAMP	929,832	558,635	79.1%	7.7%	9.7%	3.4%	3.7%	3.4%	32.8%
Modifications That Reduced Payments by 10 Percent or More									
	2,444,406	1,358,362	75.3%	8.4%	11.9%	4.4%	6.3%	4.1%	34.0%
Modifications That Reduced Payments by Less Than 10 Percent									
	1,303,049	585,105	63.5%	10.2%	18.7%	7.6%	14.1%	6.9%	34.2%

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

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

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

Completed Foreclosures and Other Home Forfeiture Actions

Home forfeiture actions—completed foreclosure sales, short sales, and deed-in-lieu-of-foreclosure actions—totaled 46,976 during the second quarter of 2015, a decrease of 27.5 percent from a year earlier. The number of completed foreclosures decreased to 37,275—down 23.4 percent from a year earlier. Short sales decreased 41.4 percent from a year earlier. Short sales were 17.8 percent of all home forfeiture actions during the second quarter of 2015, down from 22.1 percent a year earlier. Deed-in-lieu-of-foreclosure actions remained a small portion of home forfeiture actions during the quarter and decreased 27.1 percent from a year earlier.

Table 45. Completed Foreclosures and Other Home Forfeiture Actions

	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Completed Foreclosures	48,684	45,245	39,331	38,509	37,275	-3.2%	-23.4%
New Short Sales	14,290	11,685	9,179	7,626	8,377	9.8%	-41.4%
New Deed-in-Lieu-of-Foreclosure Actions	1,816	1,284	1,239	1,295	1,324	2.2%	-27.1%
Total	64,790	58,214	49,749	47,430	46,976	-1.0%	-27.5%

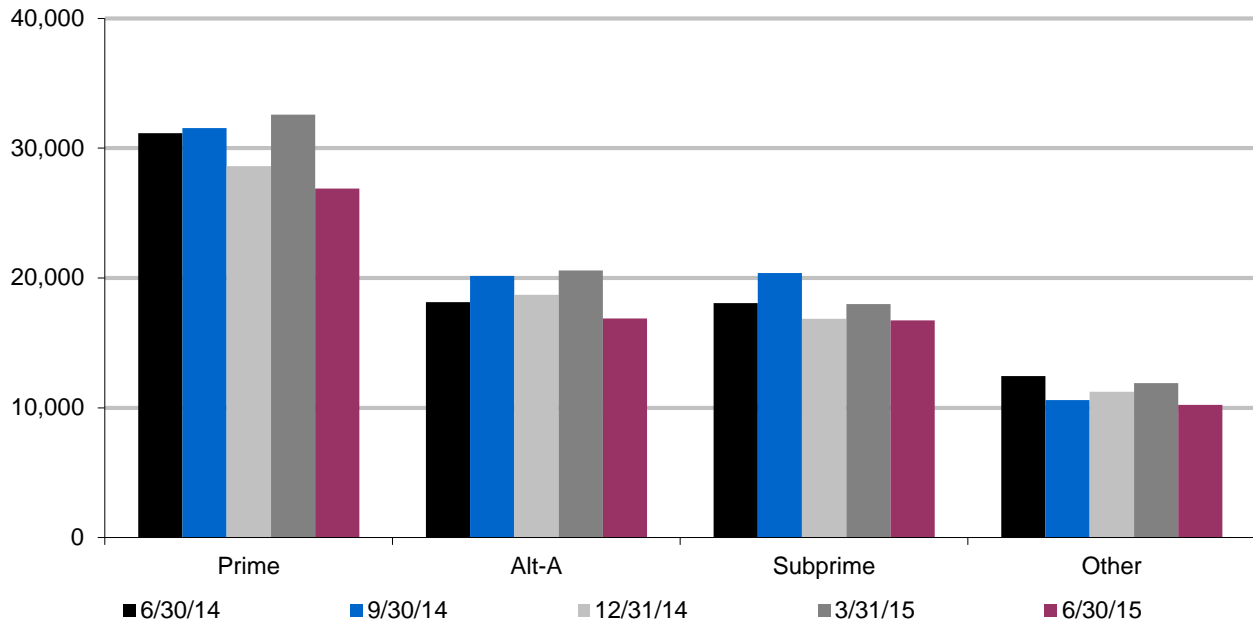
Newly Initiated Foreclosures

Servicers initiate foreclosure actions at defined stages of loan delinquency. Foreclosure actions progress to sale of the property only if servicers and borrowers cannot arrange a permanent loss mitigation action, modification, home sale, or alternate workout solution. Newly initiated foreclosures decreased to 70,728 in the second quarter of 2015, a decrease of 14.8 percent from the previous quarter and 11.3 percent from a year earlier.

Table 46. Number of Newly Initiated Foreclosures

	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Prime	31,147	31,547	28,609	32,576	26,895	-17.4%	-13.7%
Alt-A	18,133	20,158	18,701	20,584	16,889	-18.0%	-6.9%
Subprime	18,067	20,379	16,854	17,992	16,730	-7.0%	-7.4%
Other	12,435	10,584	11,231	11,906	10,214	-14.2%	-17.9%
Total	79,782	82,668	75,395	83,058	70,728	-14.8%	-11.3%

Figure 15. Number of Newly Initiated Foreclosures

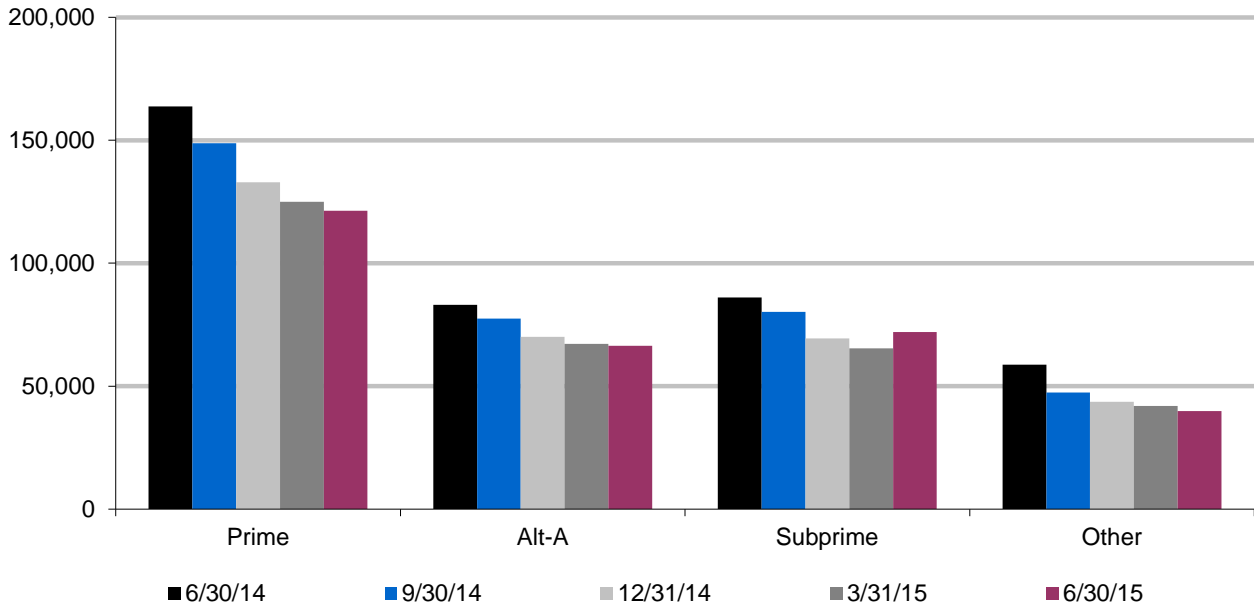


Foreclosures in Process

The number of mortgages in the process of foreclosure increased by 76 mortgages from the previous quarter. At the end of the second quarter of 2015, there were 299,500 mortgages in the process of foreclosure, a decrease of 23.5 percent from a year earlier. The increase of 0.03 percent from the previous quarter is consistent with observed seasonal effects overall. The percentage of mortgages in the portfolio that were in some stage of the foreclosure process at the end of the second quarter of 2015 was 1.4 percent, a decrease of 16.5 percent from a year earlier.

Table 47. Foreclosures in Process							
Percentage of Foreclosures in Process Relative to Mortgages in That Risk Category							
	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Prime	0.9%	0.8%	0.8%	0.7%	0.7%	-0.7%	-20.4%
Alt-A	3.4%	3.2%	3.0%	2.9%	3.1%	4.0%	-9.2%
Subprime	5.9%	5.7%	5.2%	5.1%	5.6%	10.6%	-4.9%
Other	2.8%	2.4%	2.3%	2.3%	2.2%	-3.3%	-21.1%
Total	1.6%	1.5%	1.4%	1.3%	1.4%	2.5%	-16.5%
Number of Foreclosures in Process							
Prime	163,735	148,846	132,900	125,015	121,286	-3.0%	-25.9%
Alt-A	83,031	77,451	70,059	67,146	66,355	-1.2%	-20.1%
Subprime	86,047	80,204	69,371	65,367	71,956	10.1%	-16.4%
Other	58,780	47,405	43,592	41,896	39,903	-4.8%	-32.1%
Total	391,593	353,906	315,922	299,424	299,500	0.03%	-23.5%

Figure 16. Number of Foreclosures in Process



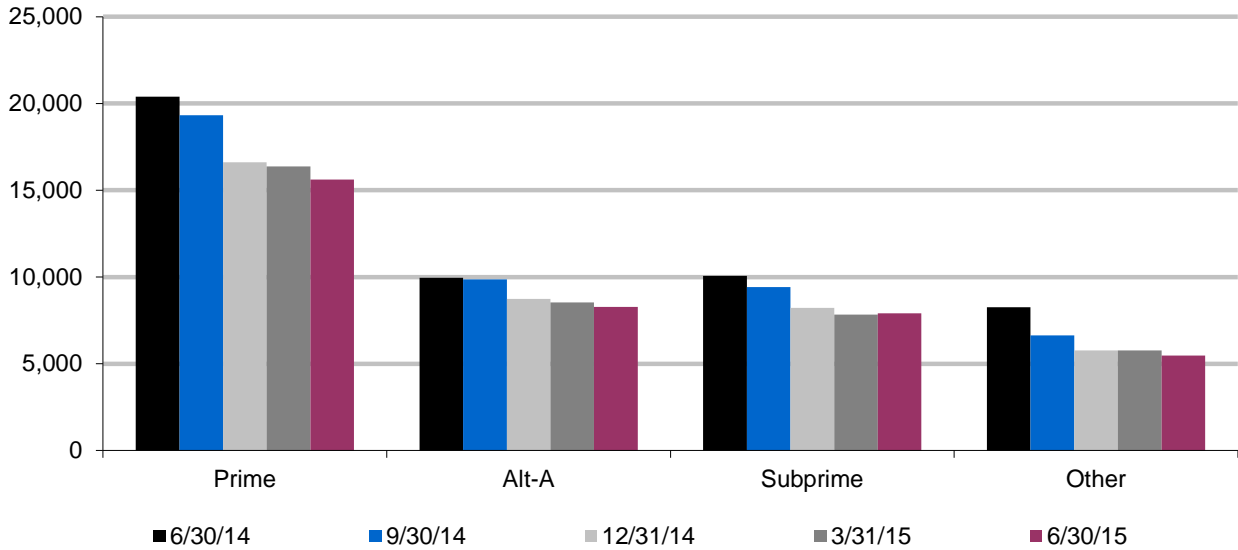
Completed Foreclosures

The number of completed foreclosures was 37,275 during the second quarter of 2015—a decrease of 23.4 percent from a year earlier. The percentage of mortgages that completed the foreclosure process during the second quarter of 2015 was 0.2 percent of all mortgages in the portfolio, a decrease of 16.4 percent from a year earlier.

Table 48. Completed Foreclosures							
Percentage of Completed Foreclosures Relative to Mortgages in That Risk Category							
	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Prime	0.1%	0.1%	0.1%	0.1%	0.1%	-2.3%	-17.7%
Alt-A	0.4%	0.4%	0.4%	0.4%	0.4%	2.0%	-5.6%
Subprime	0.7%	0.7%	0.6%	0.6%	0.6%	1.5%	-10.7%
Other	0.4%	0.3%	0.3%	0.3%	0.3%	-3.6%	-23.0%
Total	0.2%	0.2%	0.2%	0.2%	0.2%	-0.8%	-16.4%

Number of Completed Foreclosures							
	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Prime	20,388	19,331	16,616	16,378	15,620	-4.6%	-23.4%
Alt-A	9,959	9,857	8,730	8,537	8,272	-3.1%	-16.9%
Subprime	10,069	9,428	8,214	7,827	7,907	1.0%	-21.5%
Other	8,268	6,629	5,771	5,767	5,476	-5.0%	-33.8%
Total	48,684	45,245	39,331	38,509	37,275	-3.2%	-23.4%

Figure 17. Number of Completed Foreclosures

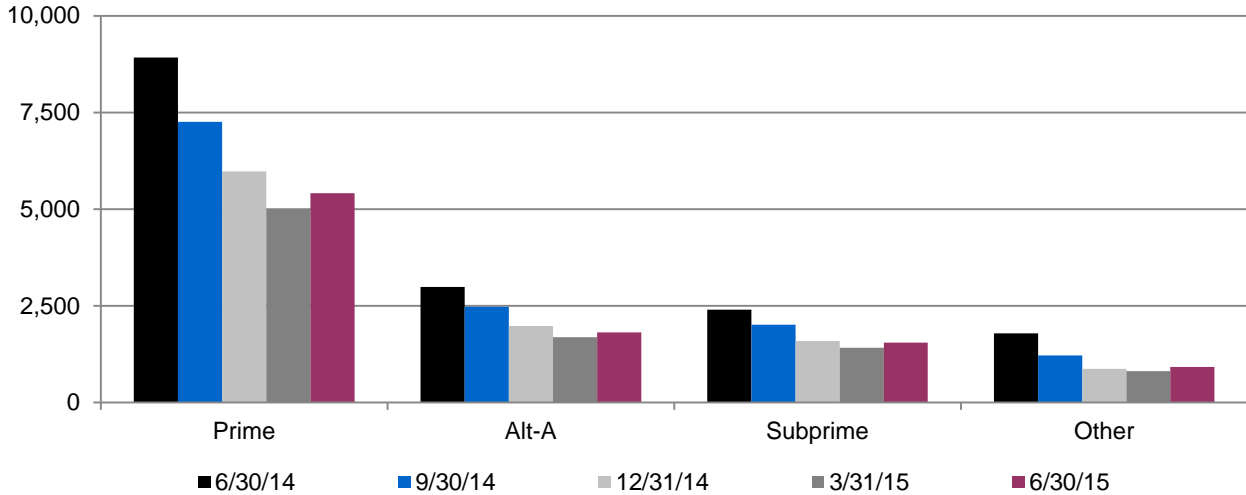


Completed Short Sales and Deeds in Lieu of Foreclosure

The number of completed short sales and deeds in lieu of foreclosure increased to 9,701 during the quarter—but decreased 39.8 percent from a year earlier. Short sales and deeds in lieu of foreclosure as a percentage of all mortgages serviced at the end of the second quarter of 2015 were 0.04 percent, down 34.3 percent from a year earlier.

Table 49. Completed Short Sales and Deeds in Lieu of Foreclosure							
Percentage of Completed Foreclosures Relative to Mortgages in That Risk Category							
	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Prime	0.05%	0.04%	0.03%	0.03%	0.03%	10.8%	-34.8%
Alt-A	0.1%	0.1%	0.1%	0.1%	0.1%	13.2%	-31.0%
Subprime	0.2%	0.1%	0.1%	0.1%	0.1%	9.7%	-26.7%
Other	0.1%	0.1%	0.05%	0.04%	0.1%	15.2%	-40.1%
Total	0.1%	0.1%	0.05%	0.04%	0.04%	11.4%	-34.3%
Number of Completed Short Sales and Deeds in Lieu of Foreclosure							
Prime	8,920	7,254	5,972	5,001	5,413	8.2%	-39.3%
Alt-A	2,990	2,476	1,983	1,688	1,816	7.6%	-39.3%
Subprime	2,403	2,016	1,594	1,419	1,549	9.2%	-35.5%
Other	1,793	1,223	869	813	923	13.5%	-48.5%
Overall	16,106	12,969	10,418	8,921	9,701	8.7%	-39.8%

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

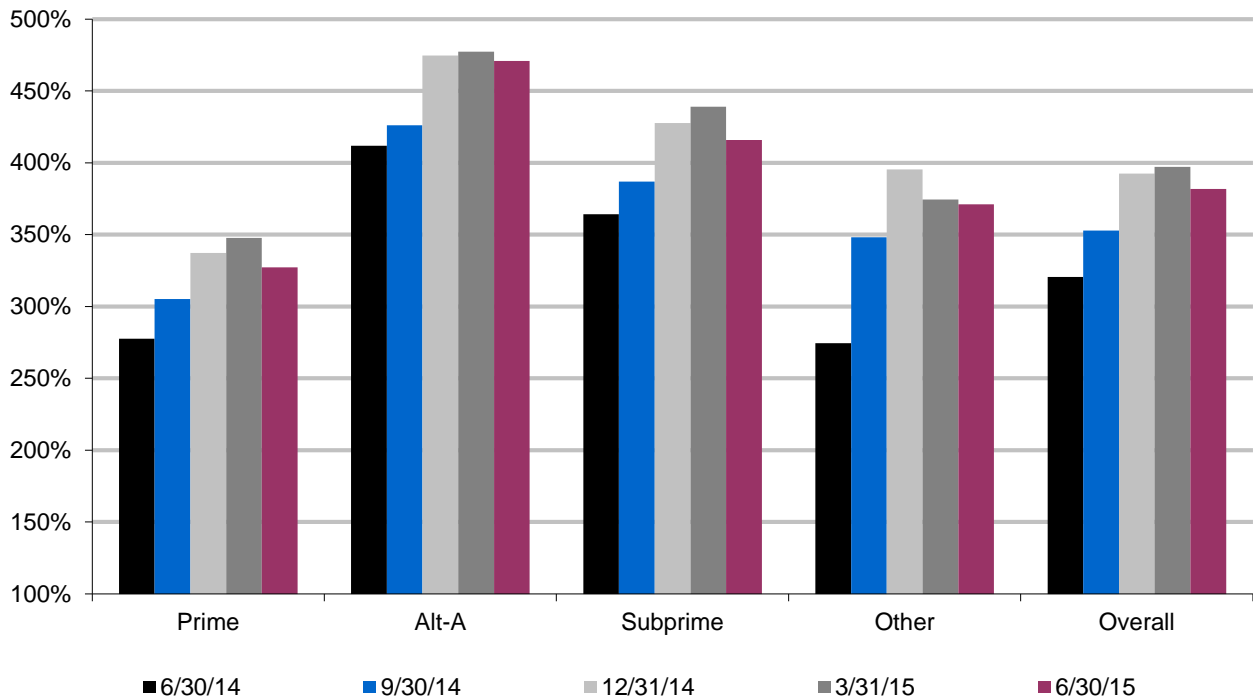


New Home Retention Actions Relative to Forfeiture Actions, by Risk Category

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

Table 50. Percentage of New Home Retention Actions Relative to Forfeiture Actions, by Risk Category							
	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Prime	277.6%	305.3%	337.3%	347.8%	327.2%	-5.9%	17.8%
Alt-A	411.9%	426.2%	474.6%	477.4%	470.8%	-1.4%	14.3%
Subprime	364.2%	387.0%	427.6%	439.0%	415.8%	-5.3%	14.2%
Other	274.4%	348.2%	395.3%	374.4%	371.2%	-0.9%	35.3%
Overall	320.6%	352.8%	392.4%	397.2%	381.9%	-3.9%	19.1%

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



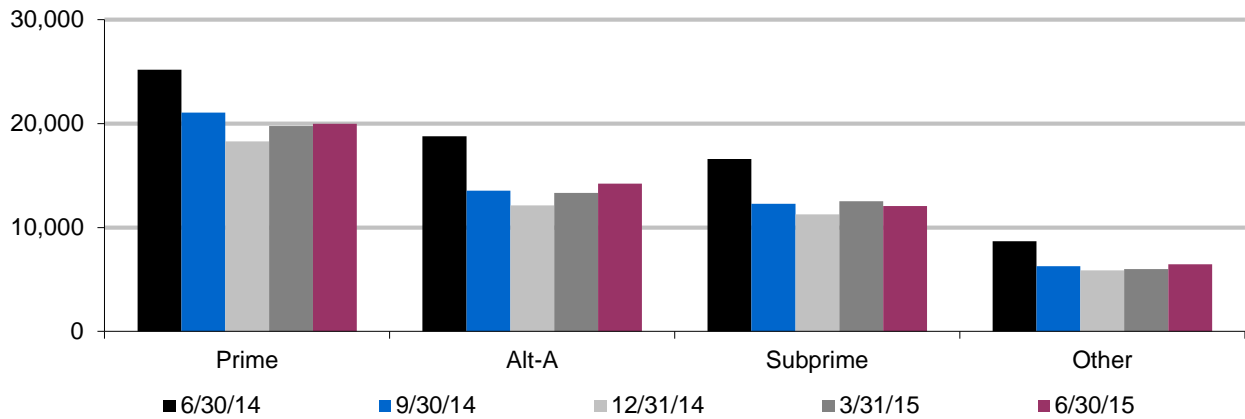
Appendixes

Appendix A—New Loan Modifications

There were 52,755 loan modifications completed during the second quarter of 2015—an increase of 2.2 percent from the previous quarter but a decrease of 23.8 percent from a year earlier.

Table 51. Number of New Loan Modifications							
	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Prime	25,175	21,042	18,299	19,763	19,986	1.1%	-20.6%
Alt-A	18,790	13,544	12,123	13,338	14,235	6.7%	-24.2%
Subprime	16,584	12,279	11,275	12,520	12,068	-3.6%	-27.2%
Other	8,677	6,263	5,864	6,010	6,466	7.6%	-25.5%
Total	69,226	53,128	47,561	51,631	52,755	2.2%	-23.8%

Figure 20. Number of New Loan Modifications



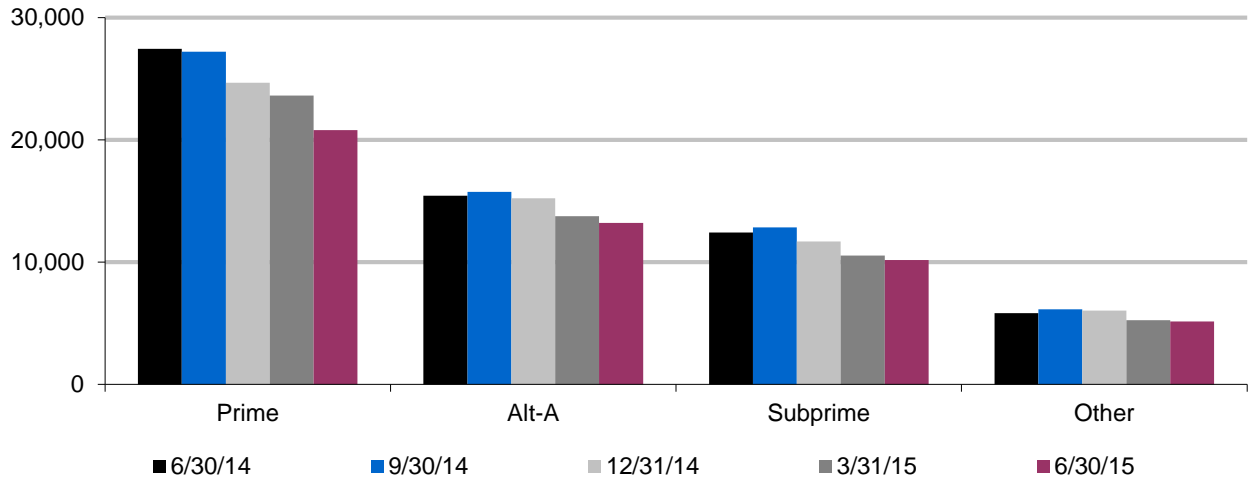
Appendix B—New Trial-Period Plans

Servicers initiated 49,340 trial-period plans during the second quarter of 2015, a decrease of 7.2 percent from the previous quarter and 19.3 percent from a year earlier.

Table 52. Number of New Trial-Period Plans

	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Prime	27,452	27,222	24,669	23,639	20,802	-12.0%	-24.2%
Alt-A	15,430	15,744	15,230	13,750	13,205	-4.0%	-14.4%
Subprime	12,433	12,849	11,693	10,553	10,167	-3.7%	-18.2%
Other	5,842	6,157	6,038	5,249	5,166	-1.6%	-11.6%
Total	61,157	61,972	57,630	53,191	49,340	-7.2%	-19.3%

Figure 21. Number of New Trial-Period Plans

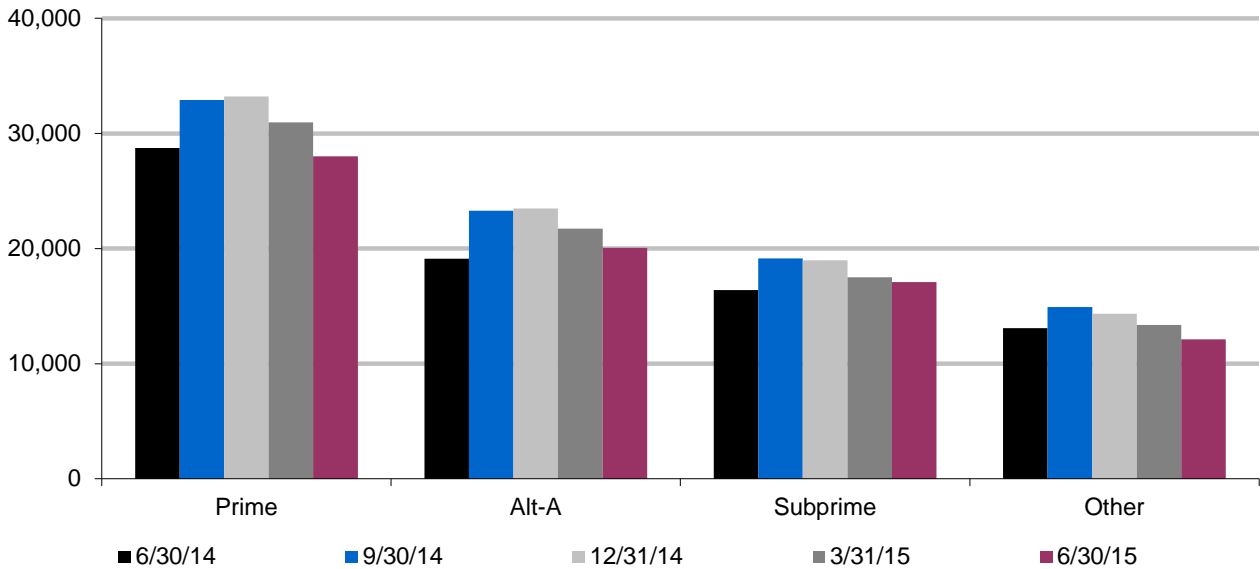


Appendix C—New Payment Plans

Servicers initiated 77,287 payment plans during the second quarter of 2015, a decrease of 7.5 percent from the previous quarter and 0.1 percent from a year earlier.

	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Prime	28,735	32,903	33,215	30,956	28,024	-9.5%	-2.5%
Alt-A	19,117	23,279	23,491	21,723	20,053	-7.7%	4.9%
Subprime	16,407	19,161	18,975	17,515	17,087	-2.4%	4.1%
Other	13,087	14,917	14,347	13,378	12,123	-9.4%	-7.4%
Total	77,346	90,260	90,028	83,572	77,287	-7.5%	-0.1%

Figure 22. Number of New Payment Plans



Appendix D—Breakdown of Individual and Combination Modification Actions

Servicers generally use a combination of actions to reduce monthly payments and achieve payment sustainability when modifying a mortgage. Servicers changed more than one loan term in 93.3 percent of all modifications completed during the second quarter of 2015.

Table 54. Changes in Terms for Modifications Made Through the Second Quarter of 2015							
(Percentage of Modifications in Each Category)							
	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Combination*	89.3%	90.7%	92.9%	93.4%	93.3%	-0.05%	4.5%
Capitalization	2.7%	3.2%	2.7%	2.8%	3.7%	35.5%	39.7%
Rate Reduction	0.7%	0.4%	0.3%	0.2%	0.2%	-25.1%	-78.1%
Rate Freeze	0.1%	0.01%	0.02%	0.01%	0.0%	-34.8%	-97.5%
Term Extension	6.4%	5.0%	3.7%	3.1%	2.3%	-25.4%	-63.4%
Principal Reduction	0.0%	0.01%	0.01%	0.01%	0.01%	63.1%	228.1%
Principal Deferral	0.1%	0.1%	0.1%	0.1%	0.1%	-16.1%	-26.2%
Not Reported**	0.7%	0.5%	0.4%	0.4%	0.4%	-17.0%	-47.0%
(Number of Changes in Each Category)							
Combination	61,807	48,208	44,173	48,208	49,235	2.1%	-20.3%
Capitalization	1,850	1,721	1,280	1,422	1,969	38.5%	6.4%
Rate Reduction	510	238	125	111	85	-23.4%	-83.3%
Rate Freeze	103	5	10	3	2	-33.3%	-98.1%
Term Extension	4,407	2,640	1,746	1,612	1,228	-23.8%	-72.1%
Principal Reduction	2	5	4	3	5	66.7%	150.0%
Principal Deferral	64	42	33	42	36	-14.3%	-43.8%
Not Reported	483	269	190	230	195	-15.2%	-59.6%
All Modifications	69,226	53,128	47,561	51,631	52,755	2.2%	-23.8%

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

**See note to table 17.

Changes in Terms for Combination Modification Actions

Of the 49,235 modifications completed during the second quarter of 2015 that changed more than one term of the mortgage contract, 92.4 percent included capitalization of missed fees and payments, 73.5 percent included interest-rate reduction, and 85.4 percent included an extension of the loan maturity. Principal deferral was included in 10.4 percent of the combination modifications implemented during the quarter, and principal reduction was included in 10.7 percent. Because combination modifications changed more than one term, the sum of the individual actions exceeded 100 percent of total combination modifications.

Table 55. Changes in Terms for Combination Modifications Through the Second Quarter of 2015							
(Percentage of Modifications in Each Category)							
	6/30/14	9/30/14	12/31/14	3/31/15	6/30/15	1Q %Change	1Y %Change
Capitalization	62.8%	74.6%	87.6%	92.2%	92.4%	0.2%	47.1%
Rate Reduction	79.7%	72.7%	69.7%	72.8%	73.5%	1.1%	-7.7%
Rate Freeze	7.8%	8.3%	9.1%	8.1%	8.1%	0.8%	3.7%
Term Extension	87.5%	85.3%	86.8%	88.0%	85.4%	-2.9%	-2.4%
Principal Reduction*	5.6%	7.6%	7.1%	15.7%	10.7%	-32.1%	89.2%
Principal Deferral	12.8%	17.5%	11.2%	10.6%	10.4%	-1.7%	-19.1%
(Number of Changes in Each Category)							
Capitalization	38,801	35,979	38,677	44,450	45,469	2.3%	17.2%
Rate Reduction	49,255	35,047	30,789	35,072	36,199	3.2%	-26.5%
Rate Freeze	4,849	4,022	4,004	3,894	4,007	2.9%	-17.4%
Term Extension	54,055	41,143	38,357	42,419	42,046	-0.9%	-22.2%
Principal Reduction	3,483	3,649	3,123	7,564	5,249	-30.6%	50.7%
Principal Deferral	7,925	8,438	4,963	5,087	5,108	0.4%	-35.5%

*See note to table 17.

Appendix E—Mortgage Modification Data by State

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

Table 56 presents the number and percentage of HAMP modifications and other modifications in each state during the second quarter of 2015. Tables 57 and 58 present the number and percentage of each type of action included in modifications made during the quarter in each state, the District of Columbia, and U.S. territories. Tables 59 and 60 present the number and percentage of each type of action included in combination modifications made during the quarter in each state, the District of Columbia, and U.S. territories. Tables 61 and 62 present the number and percentage of modifications made during the quarter in each state, the District of Columbia, and U.S. territories by the amount of change in the borrowers’ monthly principal and interest payments. Tables 63 and 64 present the number and percentage of re-defaulting mortgages, defined as modifications made in the fourth quarter of 2014 that were 60 or more days delinquent or in the process of foreclosure at the end of the second quarter of 2015.

Table 56. Number and Percentage of Mortgage Modifications						
Implemented in the Second Quarter of 2015						
States	HAMP Modifications		Other Modifications		Total Modifications	
	Total	% of State Total	Total	% of State Total	Total	% of Total
Total - All States	22,629	42.9%	30,126	57.1%	52,755	100.0%
Alabama	335	40.4%	495	59.6%	830	1.6%
Alaska	22	47.8%	24	52.2%	46	0.1%
Arizona	376	42.3%	512	57.7%	888	1.7%
Arkansas	162	40.4%	239	59.6%	401	0.8%
California	1,865	41.8%	2,592	58.2%	4,457	8.4%
Colorado	286	44.1%	363	55.9%	649	1.2%
Connecticut	328	43.0%	434	57.0%	762	1.4%
Delaware	122	41.2%	174	58.8%	296	0.6%
District of Columbia	46	35.1%	85	64.9%	131	0.2%
Florida	1,843	39.3%	2,845	60.7%	4,688	8.9%
Georgia	1,145	44.9%	1,404	55.1%	2,549	4.8%
Hawaii	36	26.7%	99	73.3%	135	0.3%
Idaho	61	35.1%	113	64.9%	174	0.3%
Illinois	1,196	44.0%	1,522	56.0%	2,718	5.2%
Indiana	583	51.5%	549	48.5%	1,132	2.1%
Iowa	155	43.4%	202	56.6%	357	0.7%
Kansas	161	46.8%	183	53.2%	344	0.7%
Kentucky	206	39.0%	322	61.0%	528	1.0%
Louisiana	286	34.5%	543	65.5%	829	1.6%
Maine	57	28.6%	142	71.4%	199	0.4%
Maryland	809	43.4%	1,057	56.6%	1,866	3.5%
Massachusetts	347	34.5%	660	65.5%	1,007	1.9%
Michigan	538	45.0%	657	55.0%	1,195	2.3%
Minnesota	358	43.0%	475	57.0%	833	1.6%
Mississippi	165	38.5%	264	61.5%	429	0.8%
Missouri	399	44.6%	496	55.4%	895	1.7%
Montana	32	31.4%	70	68.6%	102	0.2%
Nebraska	95	47.3%	106	52.7%	201	0.4%
Nevada	201	39.1%	313	60.9%	514	1.0%
New Hampshire	72	35.0%	134	65.0%	206	0.4%
New Jersey	1,166	44.2%	1,473	55.8%	2,639	5.0%
New Mexico	174	48.3%	186	51.7%	360	0.7%
New York	1,478	42.9%	1,967	57.1%	3,445	6.5%
North Carolina	789	39.9%	1,190	60.1%	1,979	3.8%
North Dakota	5	31.3%	11	68.8%	16	0.03%
Ohio	911	49.4%	933	50.6%	1,844	3.5%
Oklahoma	205	43.2%	270	56.8%	475	0.9%
Oregon	153	30.2%	353	69.8%	506	1.0%
Pennsylvania	1,012	44.3%	1,271	55.7%	2,283	4.3%
Rhode Island	103	40.2%	153	59.8%	256	0.5%
South Carolina	358	35.7%	646	64.3%	1,004	1.9%
South Dakota	14	27.5%	37	72.5%	51	0.1%
Tennessee	440	45.8%	520	54.2%	960	1.8%
Texas	2,040	55.1%	1,662	44.9%	3,702	7.0%
Utah	178	41.2%	254	58.8%	432	0.8%
Vermont	13	26.5%	36	73.5%	49	0.1%
Virginia	604	40.6%	884	59.4%	1,488	2.8%
Washington	340	35.3%	624	64.7%	964	1.8%
West Virginia	49	30.1%	114	69.9%	163	0.3%
Wisconsin	260	39.0%	407	61.0%	667	1.3%
Wyoming	21	48.8%	22	51.2%	43	0.1%
Other	29	42.6%	39	57.4%	68	0.1%

**Table 57. Number of Mortgage Modification Actions
Implemented in the Second Quarter of 2015**

States	Capitalization	Rate Reduction or Freeze	Term Extension	Principal Reductions	Principal Deferral	Combination	Not Reported	Total Modifications
Total - All States	1,969	87	1,228	5	36	49,235	195	52,755
Alabama	40	0	15	0	0	770	5	830
Alaska	1	0	1	0	0	44	0	46
Arizona	42	0	21	0	2	819	4	888
Arkansas	18	0	4	0	0	379	0	401
California	225	9	97	2	3	4,110	11	4,457
Colorado	24	0	18	0	1	600	6	649
Connecticut	28	1	30	0	0	696	7	762
Delaware	11	0	6	0	0	279	0	296
District of Columbia	4	0	7	0	0	116	4	131
Florida	151	14	58	0	4	4,442	19	4,688
Georgia	84	3	60	0	2	2,381	19	2,549
Hawaii	8	0	2	0	0	124	1	135
Idaho	6	0	3	0	0	164	1	174
Illinois	50	3	69	1	2	2,585	8	2,718
Indiana	27	10	24	0	0	1,069	2	1,132
Iowa	23	0	4	0	1	329	0	357
Kansas	5	0	12	0	1	326	0	344
Kentucky	32	0	5	0	0	491	0	528
Louisiana	42	0	18	0	0	766	3	829
Maine	12	0	2	0	0	183	2	199
Maryland	83	3	89	0	4	1,677	10	1,866
Massachusetts	57	0	35	0	2	907	6	1,007
Michigan	44	5	13	0	0	1,130	3	1,195
Minnesota	20	2	21	0	2	787	1	833
Mississippi	29	0	6	1	0	390	3	429
Missouri	40	1	10	0	1	837	6	895
Montana	12	0	3	0	0	87	0	102
Nebraska	8	0	4	0	0	189	0	201
Nevada	20	1	9	0	0	484	0	514
New Hampshire	14	0	8	0	0	184	0	206
New Jersey	47	7	90	0	1	2,487	7	2,639
New Mexico	13	0	7	0	0	340	0	360
New York	68	3	66	1	2	3,299	6	3,445
North Carolina	90	4	50	0	3	1,827	5	1,979
North Dakota	2	0	0	0	0	14	0	16
Ohio	44	6	27	0	0	1,757	10	1,844
Oklahoma	25	1	9	0	0	440	0	475
Oregon	23	0	10	0	2	468	3	506
Pennsylvania	69	4	58	0	1	2,144	7	2,283
Rhode Island	7	0	6	0	0	243	0	256
South Carolina	53	0	14	0	0	931	6	1,004
South Dakota	7	0	1	0	0	43	0	51
Tennessee	35	2	20	0	0	901	2	960
Texas	154	5	89	0	0	3,444	10	3,702
Utah	23	0	20	0	0	388	1	432
Vermont	3	0	0	0	1	44	1	49
Virginia	68	2	55	0	1	1,358	4	1,488
Washington	39	1	34	0	0	888	2	964
West Virginia	16	0	1	0	0	141	5	163
Wisconsin	21	0	15	0	0	626	5	667
Wyoming	1	0	1	0	0	41	0	43
Other	1	0	1	0	0	66	0	68

**Table 58. Percentage of Mortgage Modification Actions
Implemented in the Second Quarter of 2015**

States	Capitalization	Rate Reduction or Freeze	Term Extension	Principal Reduction	Principal Deferral	Combination	Not Reported	Total Modifications
Total - All States	3.7%	0.2%	2.3%	0.01%	0.1%	93.3%	0.4%	52,755
Alabama	4.8%	0.0%	1.8%	0.0%	0.0%	92.8%	0.6%	830
Alaska	2.2%	0.0%	2.2%	0.0%	0.0%	95.7%	0.0%	46
Arizona	4.7%	0.0%	2.4%	0.0%	0.2%	92.2%	0.5%	888
Arkansas	4.5%	0.0%	1.0%	0.0%	0.0%	94.5%	0.0%	401
California	5.0%	0.2%	2.2%	0.0%	0.1%	92.2%	0.2%	4,457
Colorado	3.7%	0.0%	2.8%	0.0%	0.2%	92.4%	0.9%	649
Connecticut	3.7%	0.1%	3.9%	0.0%	0.0%	91.3%	0.9%	762
Delaware	3.7%	0.0%	2.0%	0.0%	0.0%	94.3%	0.0%	296
District of Columbia	3.1%	0.0%	5.3%	0.0%	0.0%	88.5%	3.1%	131
Florida	3.2%	0.3%	1.2%	0.0%	0.1%	94.8%	0.4%	4,688
Georgia	3.3%	0.1%	2.4%	0.0%	0.1%	93.4%	0.7%	2,549
Hawaii	5.9%	0.0%	1.5%	0.0%	0.0%	91.9%	0.7%	135
Idaho	3.4%	0.0%	1.7%	0.0%	0.0%	94.3%	0.6%	174
Illinois	1.8%	0.1%	2.5%	0.0%	0.1%	95.1%	0.3%	2,718
Indiana	2.4%	0.9%	2.1%	0.0%	0.0%	94.4%	0.2%	1,132
Iowa	6.4%	0.0%	1.1%	0.0%	0.3%	92.2%	0.0%	357
Kansas	1.5%	0.0%	3.5%	0.0%	0.3%	94.8%	0.0%	344
Kentucky	6.1%	0.0%	0.9%	0.0%	0.0%	93.0%	0.0%	528
Louisiana	5.1%	0.0%	2.2%	0.0%	0.0%	92.4%	0.4%	829
Maine	6.0%	0.0%	1.0%	0.0%	0.0%	92.0%	1.0%	199
Maryland	4.4%	0.2%	4.8%	0.0%	0.2%	89.9%	0.5%	1,866
Massachusetts	5.7%	0.0%	3.5%	0.0%	0.2%	90.1%	0.6%	1,007
Michigan	3.7%	0.4%	1.1%	0.0%	0.0%	94.6%	0.3%	1,195
Minnesota	2.4%	0.2%	2.5%	0.0%	0.2%	94.5%	0.1%	833
Mississippi	6.8%	0.0%	1.4%	0.2%	0.0%	90.9%	0.7%	429
Missouri	4.5%	0.1%	1.1%	0.0%	0.1%	93.5%	0.7%	895
Montana	11.8%	0.0%	2.9%	0.0%	0.0%	85.3%	0.0%	102
Nebraska	4.0%	0.0%	2.0%	0.0%	0.0%	94.0%	0.0%	201
Nevada	3.9%	0.2%	1.8%	0.0%	0.0%	94.2%	0.0%	514
New Hampshire	6.8%	0.0%	3.9%	0.0%	0.0%	89.3%	0.0%	206
New Jersey	1.8%	0.3%	3.4%	0.0%	0.04%	94.2%	0.3%	2,639
New Mexico	3.6%	0.0%	1.9%	0.0%	0.0%	94.4%	0.0%	360
New York	2.0%	0.1%	1.9%	0.03%	0.1%	95.8%	0.2%	3,445
North Carolina	4.5%	0.2%	2.5%	0.0%	0.2%	92.3%	0.3%	1,979
North Dakota	12.5%	0.0%	0.0%	0.0%	0.0%	87.5%	0.0%	16
Ohio	2.4%	0.3%	1.5%	0.0%	0.0%	95.3%	0.5%	1,844
Oklahoma	5.3%	0.2%	1.9%	0.0%	0.0%	92.6%	0.0%	475
Oregon	4.5%	0.0%	2.0%	0.0%	0.4%	92.5%	0.6%	506
Pennsylvania	3.0%	0.2%	2.5%	0.0%	0.04%	93.9%	0.3%	2,283
Rhode Island	2.7%	0.0%	2.3%	0.0%	0.0%	94.9%	0.0%	256
South Carolina	5.3%	0.0%	1.4%	0.0%	0.0%	92.7%	0.6%	1,004
South Dakota	13.7%	0.0%	2.0%	0.0%	0.0%	84.3%	0.0%	51
Tennessee	3.6%	0.2%	2.1%	0.0%	0.0%	93.9%	0.2%	960
Texas	4.2%	0.1%	2.4%	0.0%	0.0%	93.0%	0.3%	3,702
Utah	5.3%	0.0%	4.6%	0.0%	0.0%	89.8%	0.2%	432
Vermont	6.1%	0.0%	0.0%	0.0%	2.0%	89.8%	2.0%	49
Virginia	4.6%	0.1%	3.7%	0.0%	0.1%	91.3%	0.3%	1,488
Washington	4.0%	0.1%	3.5%	0.0%	0.0%	92.1%	0.2%	964
West Virginia	9.8%	0.0%	0.6%	0.0%	0.0%	86.5%	3.1%	163
Wisconsin	3.1%	0.0%	2.2%	0.0%	0.0%	93.9%	0.7%	667
Wyoming	2.3%	0.0%	2.3%	0.0%	0.0%	95.3%	0.0%	43
Other	1.5%	0.0%	1.5%	0.0%	0.0%	97.1%	0.0%	68

**Table 59. Number of Modification Actions in Combination Actions
Implemented in the Second Quarter of 2015**

States	Capitalization	Rate Reduction or Freeze	Term Extension	Principal Reduction	Principal Deferral	Total Combination Modifications
Total - All States	45,469	40,072	42,046	5,249	5,108	49,235
Alabama	726	663	624	98	33	770
Alaska	38	35	40	5	2	44
Arizona	763	660	674	72	101	819
Arkansas	367	334	304	31	10	379
California	3,815	3,174	3,170	740	742	4,110
Colorado	544	484	524	38	22	600
Connecticut	619	554	600	75	101	696
Delaware	258	241	249	29	27	279
District of Columbia	109	79	109	9	18	116
Florida	4,219	3,694	3,676	839	838	4,442
Georgia	2,189	1,959	2,032	246	207	2,381
Hawaii	117	96	90	10	13	124
Idaho	148	132	140	8	9	164
Illinois	2,351	2,103	2,252	274	399	2,585
Indiana	1,016	897	956	55	39	1,069
Iowa	311	260	291	11	15	329
Kansas	309	273	285	24	10	326
Kentucky	457	414	415	39	12	491
Louisiana	733	652	575	51	41	766
Maine	172	148	139	15	8	183
Maryland	1,517	1,338	1,409	212	185	1,677
Massachusetts	847	660	817	89	101	907
Michigan	1,047	938	966	94	104	1,130
Minnesota	733	616	687	32	45	787
Mississippi	366	338	307	46	24	390
Missouri	785	696	744	53	63	837
Montana	84	68	71	7	5	87
Nebraska	178	153	170	12	6	189
Nevada	434	398	402	96	91	484
New Hampshire	171	145	160	12	14	184
New Jersey	2,224	1,988	2,256	340	407	2,487
New Mexico	303	282	303	22	24	340
New York	3,025	2,614	2,963	345	473	3,299
North Carolina	1,682	1,485	1,572	166	113	1,827
North Dakota	13	11	11	-	-	14
Ohio	1,643	1,488	1,539	120	132	1,757
Oklahoma	416	378	362	32	14	440
Oregon	441	352	400	53	26	468
Pennsylvania	1,970	1,679	1,909	151	181	2,144
Rhode Island	234	186	199	27	47	243
South Carolina	871	739	795	75	69	931
South Dakota	42	27	37	3	-	43
Tennessee	809	769	750	77	35	901
Texas	3,087	3,021	3,049	217	54	3,444
Utah	351	300	338	37	16	388
Vermont	41	32	39	4	2	44
Virginia	1,245	1,097	1,131	124	99	1,358
Washington	819	714	753	75	61	888
West Virginia	134	110	121	11	10	141
Wisconsin	592	500	549	37	57	626
Wyoming	38	36	34	2	1	41
Other	66	62	58	9	2	66

**Table 60. Percentage of Modification Actions in Combination Actions
Implemented in the Second Quarter of 2015**

States	Capitalization	Rate Reduction or Freeze	Term Extension	Principal Reduction	Principal Deferral	Total Combination Modifications
Total - All States	92.4%	81.4%	85.4%	10.7%	10.4%	49,235
Alabama	94.3%	86.1%	81.0%	12.7%	4.3%	770
Alaska	86.4%	79.5%	90.9%	11.4%	4.5%	44
Arizona	93.2%	80.6%	82.3%	8.8%	12.3%	819
Arkansas	96.8%	88.1%	80.2%	8.2%	2.6%	379
California	92.8%	77.2%	77.1%	18.0%	18.1%	4,110
Colorado	90.7%	80.7%	87.3%	6.3%	3.7%	600
Connecticut	88.9%	79.6%	86.2%	10.8%	14.5%	696
Delaware	92.5%	86.4%	89.2%	10.4%	9.7%	279
District of Columbia	94.0%	68.1%	94.0%	7.8%	15.5%	116
Florida	95.0%	83.2%	82.8%	18.9%	18.9%	4,442
Georgia	91.9%	82.3%	85.3%	10.3%	8.7%	2,381
Hawaii	94.4%	77.4%	72.6%	8.1%	10.5%	124
Idaho	90.2%	80.5%	85.4%	4.9%	5.5%	164
Illinois	90.9%	81.4%	87.1%	10.6%	15.4%	2,585
Indiana	95.0%	83.9%	89.4%	5.1%	3.6%	1,069
Iowa	94.5%	79.0%	88.4%	3.3%	4.6%	329
Kansas	94.8%	83.7%	87.4%	7.4%	3.1%	326
Kentucky	93.1%	84.3%	84.5%	7.9%	2.4%	491
Louisiana	95.7%	85.1%	75.1%	6.7%	5.4%	766
Maine	94.0%	80.9%	76.0%	8.2%	4.4%	183
Maryland	90.5%	79.8%	84.0%	12.6%	11.0%	1,677
Massachusetts	93.4%	72.8%	90.1%	9.8%	11.1%	907
Michigan	92.7%	83.0%	85.5%	8.3%	9.2%	1,130
Minnesota	93.1%	78.3%	87.3%	4.1%	5.7%	787
Mississippi	93.8%	86.7%	78.7%	11.8%	6.2%	390
Missouri	93.8%	83.2%	88.9%	6.3%	7.5%	837
Montana	96.6%	78.2%	81.6%	8.0%	5.7%	87
Nebraska	94.2%	81.0%	89.9%	6.3%	3.2%	189
Nevada	89.7%	82.2%	83.1%	19.8%	18.8%	484
New Hampshire	92.9%	78.8%	87.0%	6.5%	7.6%	184
New Jersey	89.4%	79.9%	90.7%	13.7%	16.4%	2,487
New Mexico	89.1%	82.9%	89.1%	6.5%	7.1%	340
New York	91.7%	79.2%	89.8%	10.5%	14.3%	3,299
North Carolina	92.1%	81.3%	86.0%	9.1%	6.2%	1,827
North Dakota	92.9%	78.6%	78.6%	0.0%	0.0%	14
Ohio	93.5%	84.7%	87.6%	6.8%	7.5%	1,757
Oklahoma	94.5%	85.9%	82.3%	7.3%	3.2%	440
Oregon	94.2%	75.2%	85.5%	11.3%	5.6%	468
Pennsylvania	91.9%	78.3%	89.0%	7.0%	8.4%	2,144
Rhode Island	96.3%	76.5%	81.9%	11.1%	19.3%	243
South Carolina	93.6%	79.4%	85.4%	8.1%	7.4%	931
South Dakota	97.7%	62.8%	86.0%	7.0%	0.0%	43
Tennessee	89.8%	85.3%	83.2%	8.5%	3.9%	901
Texas	89.6%	87.7%	88.5%	6.3%	1.6%	3,444
Utah	90.5%	77.3%	87.1%	9.5%	4.1%	388
Vermont	93.2%	72.7%	88.6%	9.1%	4.5%	44
Virginia	91.7%	80.8%	83.3%	9.1%	7.3%	1,358
Washington	92.2%	80.4%	84.8%	8.4%	6.9%	888
West Virginia	95.0%	78.0%	85.8%	7.8%	7.1%	141
Wisconsin	94.6%	79.9%	87.7%	5.9%	9.1%	626
Wyoming	92.7%	87.8%	82.9%	4.9%	2.4%	41
Other	100.0%	93.9%	87.9%	13.6%	3.0%	66

Table 61. Changes in Monthly Principal and Interest Payments by State (Number)							
Modifications Implemented in the Second Quarter of 2015							
States	Decreased by 20% or More	Decreased by 10% to Less Than 20%	Decreased by Less Than 10%	Unchanged	Increased	Not Reported	Total Modifications
Total - All States	27,341	10,755	7,303	1,847	5,344	165	52,755
Alabama	396	161	136	58	77	2	830
Alaska	23	10	9	0	4	0	46
Arizona	425	213	143	35	70	2	888
Arkansas	177	80	57	21	66	0	401
California	2,472	959	526	117	353	30	4,457
Colorado	310	153	110	25	51	0	649
Connecticut	432	145	91	15	70	9	762
Delaware	160	61	39	14	22	0	296
District of Columbia	50	38	21	5	16	1	131
Florida	2,615	792	569	182	509	21	4,688
Georgia	1,376	465	341	126	224	17	2,549
Hawaii	60	22	19	9	22	3	135
Idaho	85	45	25	3	15	1	174
Illinois	1,534	505	345	59	273	2	2,718
Indiana	551	257	165	32	126	1	1,132
Iowa	156	80	60	17	43	1	357
Kansas	185	74	45	13	27	0	344
Kentucky	241	114	74	28	71	0	528
Louisiana	343	169	128	46	142	1	829
Maine	74	48	31	14	31	1	199
Maryland	949	387	258	77	184	11	1,866
Massachusetts	484	233	149	34	103	4	1,007
Michigan	668	228	164	26	109	0	1,195
Minnesota	397	213	125	11	87	0	833
Mississippi	201	77	63	23	65	0	429
Missouri	439	194	135	34	92	1	895
Montana	37	27	15	6	16	1	102
Nebraska	101	45	31	3	21	0	201
Nevada	311	82	66	16	37	2	514
New Hampshire	115	26	36	7	22	0	206
New Jersey	1,526	513	325	44	224	7	2,639
New Mexico	192	76	52	16	24	0	360
New York	1,865	696	444	69	361	10	3,445
North Carolina	1,001	390	286	87	212	3	1,979
North Dakota	7	5	2	1	1	0	16
Ohio	942	360	286	43	206	7	1,844
Oklahoma	217	88	82	25	63	0	475
Oregon	232	129	65	18	62	0	506
Pennsylvania	1,262	498	281	49	186	7	2,283
Rhode Island	155	43	27	5	24	2	256
South Carolina	471	236	128	39	127	3	1,004
South Dakota	17	15	8	5	6	0	51
Tennessee	486	181	150	39	102	2	960
Texas	1,821	739	574	179	388	1	3,702
Utah	194	110	57	24	47	0	432
Vermont	19	16	5	6	3	0	49
Virginia	699	338	241	73	132	5	1,488
Washington	408	224	160	40	131	1	964
West Virginia	71	35	29	7	18	3	163
Wisconsin	318	144	108	22	73	2	667
Wyoming	18	10	10	0	5	0	43
Other	53	6	7	0	1	1	68

Table 62. Changes in Monthly Principal and Interest Payments (Percentage)							
Modifications Implemented in the Second Quarter of 2015							
States	Decreased by 20% or More	Decreased by 10% to Less Than 20%	Decreased by Less Than 10%	Unchanged	Increased	Not Reported	Total Modifications
Total - All States	51.8%	20.4%	13.8%	3.5%	10.1%	0.3%	52,755
Alabama	47.7%	19.4%	16.4%	7.0%	9.3%	0.2%	830
Alaska	50.0%	21.7%	19.6%	0.0%	8.7%	0.0%	46
Arizona	47.9%	24.0%	16.1%	3.9%	7.9%	0.2%	888
Arkansas	44.1%	20.0%	14.2%	5.2%	16.5%	0.0%	401
California	55.5%	21.5%	11.8%	2.6%	7.9%	0.7%	4,457
Colorado	47.8%	23.6%	16.9%	3.9%	7.9%	0.0%	649
Connecticut	56.7%	19.0%	11.9%	2.0%	9.2%	1.2%	762
Delaware	54.1%	20.6%	13.2%	4.7%	7.4%	0.0%	296
District of Columbia	38.2%	29.0%	16.0%	3.8%	12.2%	0.8%	131
Florida	55.8%	16.9%	12.1%	3.9%	10.9%	0.4%	4,688
Georgia	54.0%	18.2%	13.4%	4.9%	8.8%	0.7%	2,549
Hawaii	44.4%	16.3%	14.1%	6.7%	16.3%	2.2%	135
Idaho	48.9%	25.9%	14.4%	1.7%	8.6%	0.6%	174
Illinois	56.4%	18.6%	12.7%	2.2%	10.0%	0.1%	2,718
Indiana	48.7%	22.7%	14.6%	2.8%	11.1%	0.1%	1,132
Iowa	43.7%	22.4%	16.8%	4.8%	12.0%	0.3%	357
Kansas	53.8%	21.5%	13.1%	3.8%	7.8%	0.0%	344
Kentucky	45.6%	21.6%	14.0%	5.3%	13.4%	0.0%	528
Louisiana	41.4%	20.4%	15.4%	5.5%	17.1%	0.1%	829
Maine	37.2%	24.1%	15.6%	7.0%	15.6%	0.5%	199
Maryland	50.9%	20.7%	13.8%	4.1%	9.9%	0.6%	1,866
Massachusetts	48.1%	23.1%	14.8%	3.4%	10.2%	0.4%	1,007
Michigan	55.9%	19.1%	13.7%	2.2%	9.1%	0.0%	1,195
Minnesota	47.7%	25.6%	15.0%	1.3%	10.4%	0.0%	833
Mississippi	46.9%	17.9%	14.7%	5.4%	15.2%	0.0%	429
Missouri	49.1%	21.7%	15.1%	3.8%	10.3%	0.1%	895
Montana	36.3%	26.5%	14.7%	5.9%	15.7%	1.0%	102
Nebraska	50.2%	22.4%	15.4%	1.5%	10.4%	0.0%	201
Nevada	60.5%	16.0%	12.8%	3.1%	7.2%	0.4%	514
New Hampshire	55.8%	12.6%	17.5%	3.4%	10.7%	0.0%	206
New Jersey	57.8%	19.4%	12.3%	1.7%	8.5%	0.3%	2,639
New Mexico	53.3%	21.1%	14.4%	4.4%	6.7%	0.0%	360
New York	54.1%	20.2%	12.9%	2.0%	10.5%	0.3%	3,445
North Carolina	50.6%	19.7%	14.5%	4.4%	10.7%	0.2%	1,979
North Dakota	43.8%	31.3%	12.5%	6.3%	6.3%	0.0%	16
Ohio	51.1%	19.5%	15.5%	2.3%	11.2%	0.4%	1,844
Oklahoma	45.7%	18.5%	17.3%	5.3%	13.3%	0.0%	475
Oregon	45.8%	25.5%	12.8%	3.6%	12.3%	0.0%	506
Pennsylvania	55.3%	21.8%	12.3%	2.1%	8.1%	0.3%	2,283
Rhode Island	60.5%	16.8%	10.5%	2.0%	9.4%	0.8%	256
South Carolina	46.9%	23.5%	12.7%	3.9%	12.6%	0.3%	1,004
South Dakota	33.3%	29.4%	15.7%	9.8%	11.8%	0.0%	51
Tennessee	50.6%	18.9%	15.6%	4.1%	10.6%	0.2%	960
Texas	49.2%	20.0%	15.5%	4.8%	10.5%	0.03%	3,702
Utah	44.9%	25.5%	13.2%	5.6%	10.9%	0.0%	432
Vermont	38.8%	32.7%	10.2%	12.2%	6.1%	0.0%	49
Virginia	47.0%	22.7%	16.2%	4.9%	8.9%	0.3%	1,488
Washington	42.3%	23.2%	16.6%	4.1%	13.6%	0.1%	964
West Virginia	43.6%	21.5%	17.8%	4.3%	11.0%	1.8%	163
Wisconsin	47.7%	21.6%	16.2%	3.3%	10.9%	0.3%	667
Wyoming	41.9%	23.3%	23.3%	0.0%	11.6%	0.0%	43
Other	77.9%	8.8%	10.3%	0.0%	1.5%	1.5%	68

Table 63. Number of Re-Defaults for Loans Modified in the Fourth Quarter of 2014
(60 or More Days Delinquent After 6 Months by Changes in Monthly Principal and Interest Payments)

States	Decreased by 20% or More	Decreased by 10% to Less Than 20%	Decreased by Less Than 10%	Unchanged	Increased	Not Reported	Total Modifications
Total - All States	2,161	1,342	1,086	89	1,121	10	5,809
Alabama	39	18	24	1	36	0	118
Alaska	3	1	2	0	2	0	8
Arizona	34	14	14	6	18	0	86
Arkansas	24	15	13	0	21	0	73
California	152	88	64	3	70	2	379
Colorado	17	12	17	0	11	0	57
Connecticut	42	27	15	4	23	1	112
Delaware	11	11	7	1	8	0	38
District of Columbia	4	2	3	1	2	0	12
Florida	171	73	70	5	97	1	417
Georgia	130	84	62	5	58	0	339
Hawaii	4	2	3	0	1	0	10
Idaho	7	5	5	0	2	0-	19
Illinois	100	60	52	4	45	0	261
Indiana	53	41	35	2	23	0	154
Iowa	17	11	7	0	13	0	48
Kansas	15	11	7	0	9	0	42
Kentucky	20	16	10	3	9	0	58
Louisiana	25	25	16	1	23	0	90
Maine	9	4	1	2	2	0	18
Maryland	76	47	39	4	44	1	211
Massachusetts	50	29	18	4	21	1	123
Michigan	46	27	22	2	24	0	121
Minnesota	40	19	14	0	8	0	81
Mississippi	10	8	7	0	6	0	31
Missouri	47	31	27	0	24	0	129
Montana	2	7	1	0	2	0	12
Nebraska	9	15	2	1	0	0	27
Nevada	27	14	7	0	15	0	63
New Hampshire	17	2	5	0	2	0	26
New Jersey	93	77	35	5	45	0	255
New Mexico	9	4	4	1	5	0	23
New York	125	56	60	5	77	0	323
North Carolina	97	52	44	2	47	0	242
North Dakota	0	0	0	0	0	0	0
Ohio	91	53	48	6	41	0	239
Oklahoma	14	12	18	1	10	0	55
Oregon	23	9	6	0	12	0	50
Pennsylvania	105	73	52	6	63	0	299
Rhode Island	9	3	1	0	4	0	17
South Carolina	32	20	21	1	27	0	101
South Dakota	1	3	1	0	2	0	7
Tennessee	60	33	28	1	18	0	140
Texas	158	114	98	3	78	2	453
Utah	10	8	8	0	8	0	34
Vermont	4	1	1	1	0	0	7
Virginia	56	50	47	5	28	1	187
Washington	29	30	25	0	14	1	99
West Virginia	8	8	4	2	5	0	27
Wisconsin	32	17	13	1	16	0	79
Wyoming	2	0	2	0	2	0	6
Other	2	0	1	0	0	0	3

Table 64. Re-Default Rates for Loans Modified in the Fourth Quarter of 2014 (Percentage) (60 or More Days Delinquent After 6 Months by Changes in Monthly Principal and Interest Payments)							
States	Decreased by 20% or More	Decreased by 10% to Less Than 20%	Decreased by Less Than 10%	Unchanged	Increased	Not Reported	Total Modifications
Total - All States	9.1%	13.3%	16.8%	20.0%	24.1%	9.9%	12.8%
Alabama	13.0%	13.3%	26.4%	14.3%	48.6%	0.0%	19.4%
Alaska	16.7%	12.5%	28.6%	0.0%	66.7%	0.0%	22.2%
Arizona	9.9%	7.7%	13.5%	54.5%	30.0%	0.0%	12.3%
Arkansas	14.8%	19.2%	23.2%	0.0%	39.6%	0.0%	20.7%
California	6.8%	9.7%	13.1%	4.8%	19.7%	13.3%	9.3%
Colorado	6.3%	7.8%	17.2%	0.0%	22.0%	0.0%	9.9%
Connecticut	10.7%	15.6%	18.1%	44.4%	29.1%	100.0%	15.2%
Delaware	10.0%	16.2%	13.0%	20.0%	25.0%	0.0%	14.1%
District of Columbia	6.3%	6.9%	20.0%	50.0%	22.2%	0.0%	10.2%
Florida	7.7%	10.6%	14.3%	14.7%	19.4%	7.7%	10.5%
Georgia	10.5%	17.9%	17.7%	20.0%	30.5%	0.0%	14.9%
Hawaii	9.1%	6.3%	17.6%	0.0%	7.7%	0.0%	9.3%
Idaho	8.4%	13.5%	17.2%	0.0%	13.3%	0.0%	11.4%
Illinois	7.4%	13.1%	16.7%	21.1%	19.0%	0.0%	10.9%
Indiana	10.6%	15.0%	19.1%	22.2%	22.5%	0.0%	14.4%
Iowa	11.5%	14.1%	13.2%	0.0%	39.4%	0.0%	15.2%
Kansas	10.1%	14.1%	16.7%	0.0%	40.9%	0.0%	14.4%
Kentucky	10.5%	14.4%	14.1%	37.5%	20.5%	0.0%	13.6%
Louisiana	9.7%	17.2%	18.6%	25.0%	31.5%	0.0%	15.9%
Maine	13.4%	13.3%	4.8%	50.0%	8.3%	0.0%	12.3%
Maryland	8.9%	11.7%	14.8%	25.0%	24.6%	20.0%	12.3%
Massachusetts	12.1%	13.1%	17.0%	28.6%	25.9%	16.7%	14.6%
Michigan	7.2%	12.7%	15.8%	50.0%	25.0%	0.0%	11.1%
Minnesota	9.8%	11.4%	10.4%	0.0%	13.1%	0.0%	10.5%
Mississippi	7.8%	14.3%	17.1%	0.0%	18.8%	0.0%	11.9%
Missouri	10.6%	13.7%	24.1%	0.0%	26.7%	0.0%	14.8%
Montana	7.1%	23.3%	8.3%	0.0%	20.0%	0.0%	14.8%
Nebraska	9.7%	27.3%	6.3%	25.0%	0.0%	0.0%	13.2%
Nevada	10.9%	14.3%	11.9%	0.0%	31.9%	0.0%	13.6%
New Hampshire	17.2%	6.3%	19.2%	0.0%	16.7%	0.0%	15.1%
New Jersey	8.3%	16.6%	12.6%	31.3%	21.1%	0.0%	12.1%
New Mexico	7.5%	6.7%	9.1%	25.0%	29.4%	0.0%	9.4%
New York	7.2%	8.9%	14.9%	18.5%	23.0%	0.0%	10.3%
North Carolina	11.4%	13.3%	19.4%	15.4%	31.8%	0.0%	14.8%
North Dakota	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Ohio	10.7%	15.4%	18.5%	37.5%	25.5%	0.0%	14.7%
Oklahoma	7.4%	14.1%	27.7%	25.0%	25.6%	0.0%	14.4%
Oregon	9.9%	7.8%	10.0%	0.0%	19.7%	0.0%	10.5%
Pennsylvania	9.8%	15.4%	17.0%	33.3%	25.9%	0.0%	14.1%
Rhode Island	7.3%	6.4%	4.0%	0.0%	26.7%	0.0%	7.9%
South Carolina	8.5%	13.8%	16.3%	16.7%	24.5%	0.0%	13.2%
South Dakota	4.5%	16.7%	16.7%	0.0%	33.3%	0.0%	13.5%
Tennessee	12.6%	20.6%	25.9%	14.3%	24.7%	0.0%	16.9%
Texas	10.3%	16.0%	19.9%	10.7%	23.6%	28.6%	14.6%
Utah	7.9%	9.1%	17.8%	0.0%	32.0%	0.0%	11.8%
Vermont	16.7%	11.1%	14.3%	33.3%	0.0%	0.0%	14.3%
Virginia	9.9%	16.4%	23.6%	27.8%	24.8%	50.0%	15.6%
Washington	6.9%	13.8%	21.6%	0.0%	17.5%	33.3%	11.8%
West Virginia	12.3%	32.0%	15.4%	50.0%	25.0%	0.0%	19.3%
Wisconsin	10.8%	12.9%	17.6%	20.0%	28.1%	0.0%	14.0%
Wyoming	11.1%	0.0%	28.6%	0.0%	50.0%	0.0%	17.6%
Other	3.6%	0.0%	20.0%	0.0%	0.0%	0.0%	4.2%

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