

Making Home Affordable Program

Servicer Performance Report Through January 2011

Report Highlights

More Than 600,000 Permanent Modifications Started

- Homeowners in permanent modifications realize real savings, with aggregate reductions in monthly mortgage payments estimated to total nearly \$5.0 billion, program to date. Homeowners in active permanent modifications realize median monthly savings of more than \$527, or 37% of the median before-modification monthly payment.
- New permanent modifications have averaged nearly 29,000 per month for the last six months. New trial modifications have averaged 27,000 per month over the same period.
- Nearly 1.5 million homeowners have entered trial modifications since program inception.

New This Month: Post-6/1 Conversion Rates

- Most servicers significantly improved conversion rates upon accepting verified income documentation from homeowners.
- Servicers average a 61% conversion rate for all eligible trials started with verified documentation on or after June 1, 2010. As servicers continue to convert their eligible trial modifications, the conversion rates will increase. For trial modifications that started in June 2010, 73% of them have converted through January 2011. For trial modifications begun before June 1, the conversion rate averages 41%.

Inside:

HAMP Program Snapshot	2
Characteristics of Permanent Modifications	3
Servicer Activity	4
Disposition Path of Homeowners Canceled From HAMP Trials	5
Disposition Path of Homeowners Ineligible For HAMP Trials	6
Selected Outreach Measures	7
Homeowner Experience	8
HAMP Activity by State	9
HAMP Activity by Metropolitan Area	10
Modifications by Investor Type	10
List of Non-GSE Participants	11
Participants in Additional MHA Programs	12
Definitions of Compliance Activities	13
Areas of Compliance Emphasis	14

Making Home Affordable Program

Servicer Performance Report Through January 2011

HAMP Activity: All Servicers

		Total
HAMP Eligibility (As of Dec. 31, 2010)	Eligible Delinquent Loans ¹	2,867,420
	Eligible Delinquent Borrowers ²	1,392,833
Trial Modifications	Trial Plan Offers Extended (Cumulative) ³	1,751,883
	All Trials Started ⁴	1,493,107
	Trials Reported Since December 2010 Report ⁵	26,659
	Trial Modifications Canceled (Cumulative)	740,240
	Active Trials	145,260
Permanent Modifications	All Permanent Modifications Started	607,607
	Permanent Modifications Reported Since December 2010 Report	27,957
	Permanent Modifications Canceled (Cumulative) ⁶	68,114
	Active Permanent Modifications	539,493
FHA-HAMP	FHA-HAMP Trial Modifications Started	2,531
	FHA-HAMP Permanent Modifications Started	923

¹ Estimated eligible 60+ day delinquent loans as reported by servicers as of December 31, 2010, include conventional loans:

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

Estimated eligible 60+ day delinquent loans exclude:

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

² The estimated eligible 60+ day delinquent borrowers are those in HAMP-eligible loans, minus estimated exclusions of loans on vacant properties, loans with borrower debt-to-income ratio below 31%, loans that fail the NPV test, properties no longer owner-occupied, manufactured housing loans with title/chattel issues that exclude them from HAMP, and loans where the investor pooling and servicing agreements preclude modification. Exclusions for DTI and NPV results are estimated using market analytics.

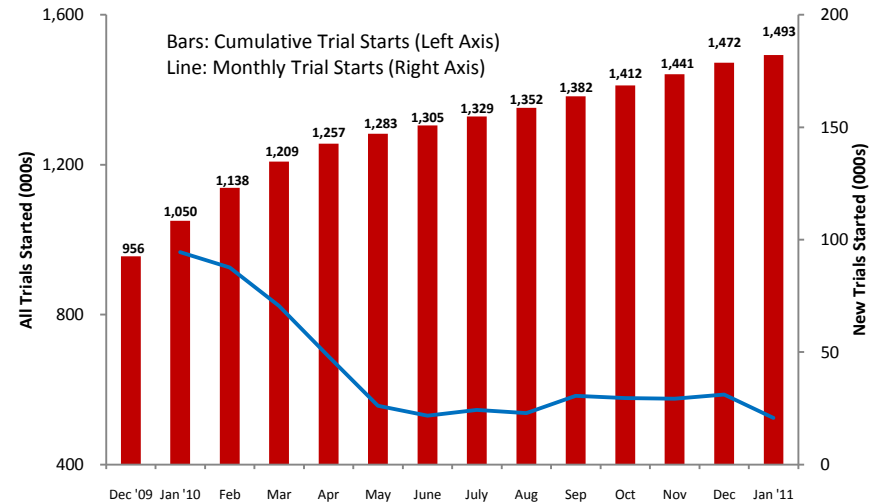
³ As reported in the weekly servicer survey of large SPA servicers through February 3, 2011.

⁴ Data includes HAMP modifications only. Except for the two lines in the above table, FHA-HAMP modifications are excluded from exhibits in this report.

⁵ Servicers may enter new trial modifications into the HAMP system of record anytime before the loan converts to a permanent modification.

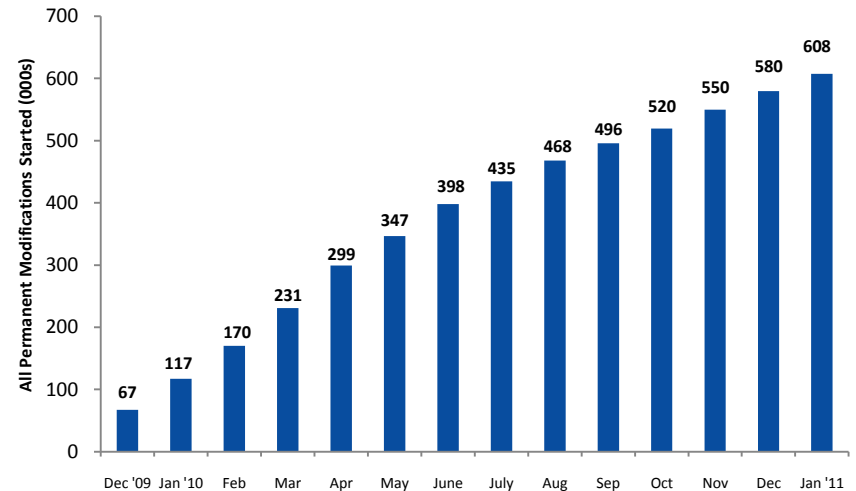
⁶ A permanent modification is canceled when the borrower has missed three consecutive monthly payments. Includes 937 loans paid off.

HAMP Trials Started



Source: HAMP system of record. Servicers may enter new trial modifications into the HAMP system of record anytime before the loan converts to a permanent modification. For example, 26,659 trials have entered the HAMP system of record since the prior report; of those, 20,759 were trials with a first payment recorded in January 2011.

Permanent Modifications Started (Cumulative)



Source: HAMP system of record.

Making Home Affordable Program

Servicer Performance Report Through January 2011

Modification Characteristics

- Aggregate reductions in monthly mortgage payments for borrowers who received permanent modifications are estimated to total nearly \$5.0 billion, program to date.
- The median monthly savings for borrowers in active permanent modifications is \$527.68, or 37% of the median monthly payment before modification.

Active Permanent Modifications by Modification Step

Interest Rate Reduction	100%
Term Extension	58.5%
Principal Forbearance	30.4%

Select Median Characteristics of Active Permanent Modifications

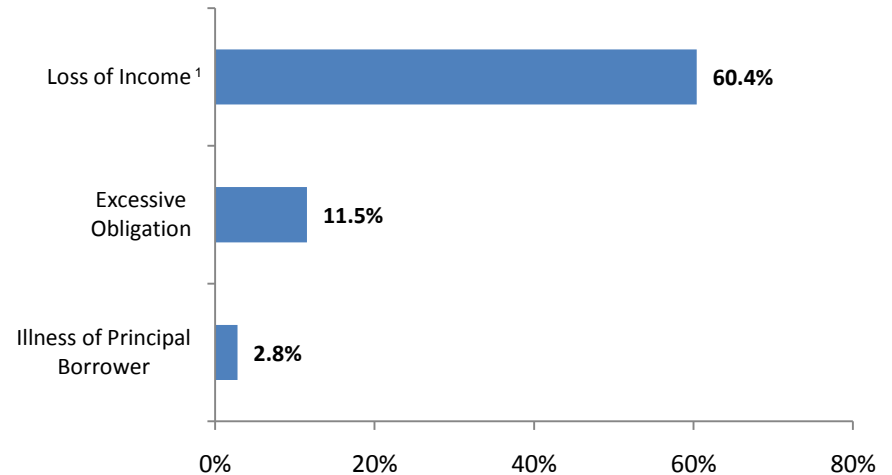
Loan Characteristic	Before Modification	After Modification	Median Decrease
Front-End Debt-to-Income Ratio ¹	45.3%	31.0%	-14.3 pct pts
Back-End Debt-to-Income Ratio ²	79.2%	62.4%	-14.8 pct pts
Median Monthly Housing Payment ³	\$1,436.82	\$836.48	-\$527.68

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

² Ratio of total monthly debt payments (including mortgage principal and interest, taxes, insurance, homeowners association and/or condo fees, plus payments on installment debts, junior liens, alimony, car lease payments and investment property payments) to monthly gross income. Borrowers who have a back-end debt-to-income ratio of greater than 55% are required to seek housing counseling under program guidelines.

³ Principal and interest payment.

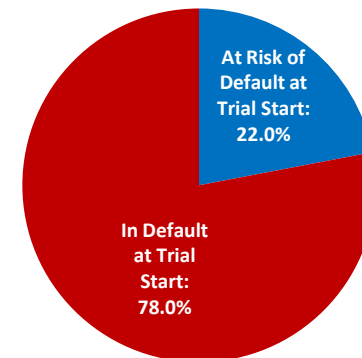
Predominant Hardship Reasons for Active Permanent Modifications



¹ Includes borrowers who are employed but have faced a reduction in hours and/or wages as well as those who have lost their jobs.

Note: Does not include 17.0% of permanent modifications reported as category "Other".

Loan Status Upon Entering Trial



Note: For all trial modifications started.

"At Risk of Default" includes borrowers up to 59 days delinquent at trial entry as well as those in imminent default. "In Default" refers to borrowers 60 or more days late at trial entry.

Making Home Affordable Program

Servicer Performance Report Through January 2011

HAMP Modification Activity by Servicer

Servicer	As of Dec. 31, 2010	Cumulative			As of Jan. 31, 2011	
	Estimated Eligible 60+ Day Delinquent Borrowers ¹	Trial Plan Offers Extended ²	All HAMP Trials Started ³	All HAMP Permanent Modifications Started ³	Active Trial Modifications ³	Active Permanent Modifications ³
American Home Mortgage Servicing Inc	51,380	33,848	29,370	19,962	5,907	17,938
Aurora Loan Services, LLC	29,307	49,823	39,105	14,617	1,778	13,161
Bank of America, NA ⁴	402,102	481,756	358,726	106,592	45,176	93,292
CitiMortgage, Inc.	96,302	171,604	128,649	47,668	5,897	43,286
GMAC Mortgage, LLC	14,601	68,985	56,867	39,090	4,418	34,915
J.P. Morgan Chase Bank, NA ⁵	193,413	287,931	227,512	81,777	20,602	69,418
Litton Loan Servicing LP	44,847	39,864	34,712	9,757	1,895	8,228
Nationstar Mortgage LLC	35,868	29,753	52,152	23,601	4,309	21,844
Ocwen Loan Services LLC	46,180	44,500	41,526	30,082	5,254	24,814
OneWest Bank	40,055	65,605	49,035	24,665	3,699	22,616
PNC Mortgage ⁶	14,244	23,907	19,089	5,260	876	4,809
Saxon Mortgage Services, Inc.	23,400	42,516	37,495	14,285	1,537	12,931
Select Portfolio Servicing	18,046	66,351	40,378	20,071	1,536	17,622
US Bank NA	14,809	15,819	15,539	9,856	2,911	8,918
Wells Fargo Bank, NA ⁷	161,191	297,545	215,718	81,724	15,675	74,434
Other SPA servicers ⁸	25,273	32,076	33,739	20,173	3,807	18,232
Other GSE Servicers ⁹	181,815	NA	113,495	58,427	19,983	53,035
Total	1,392,833	1,751,883	1,493,107	607,607	145,260	539,493

¹ Estimated eligible 60+ day delinquent borrowers as reported by servicers as of December 31, 2010, include those in conventional loans:

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

Estimated eligible 60+ day delinquent borrowers excludes:

- Those in FHA and VA loans.
 - Those in loans that are current or less than 60 days delinquent, which may be eligible for HAMP if a borrower is in imminent default.
 - Those borrowers with debt-to-income ratios less than 31% or a negative NPV test.
 - Owners of vacant properties or properties otherwise excluded.
- Exclusions for DTI and NPV are estimated using market analytics.

² As reported in the weekly servicer survey of large SPA servicers through February 3, 2011.

³ As reported into the HAMP system of record by servicers. Excludes FHA-HAMP modifications. Subject to adjustment based on servicer reconciliation of historic loan files. Totals reflect impact of servicing transfers.

⁴ Bank of America, NA includes Bank of America, NA, BAC Home Loans Servicing LP, Home Loan Services and Wilshire Credit Corporation.

⁵ J.P. Morgan Chase Bank, NA includes EMC Mortgage Corporation.

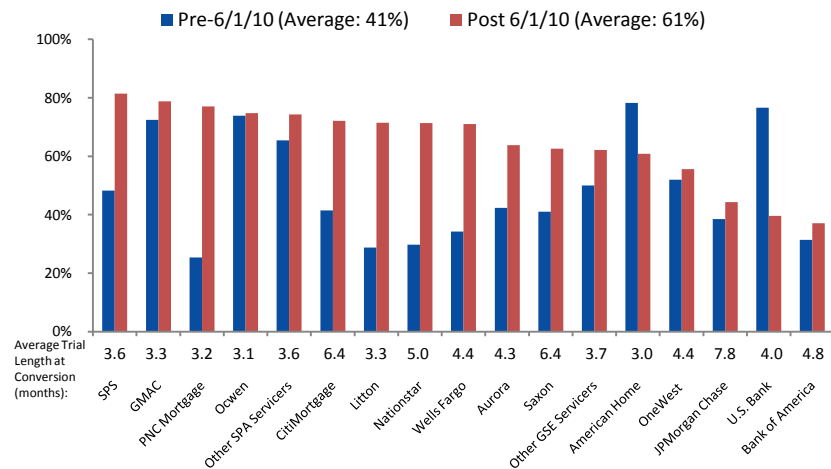
⁶ Formerly National City Bank.

⁷ Wells Fargo Bank, NA includes all loans previously reported under Wachovia Mortgage, FSB.

⁸ Other SPA servicers are entities with less than 5,000 estimated eligible 60+ day delinquent borrowers as of December 31, 2010, that have signed participation agreements with Treasury and Fannie Mae. A full list of participating servicers is in Appendix A.

⁹ Includes servicers of loans owned or guaranteed by Fannie Mae and Freddie Mac. Includes GSE loans transferred from SPA servicers.

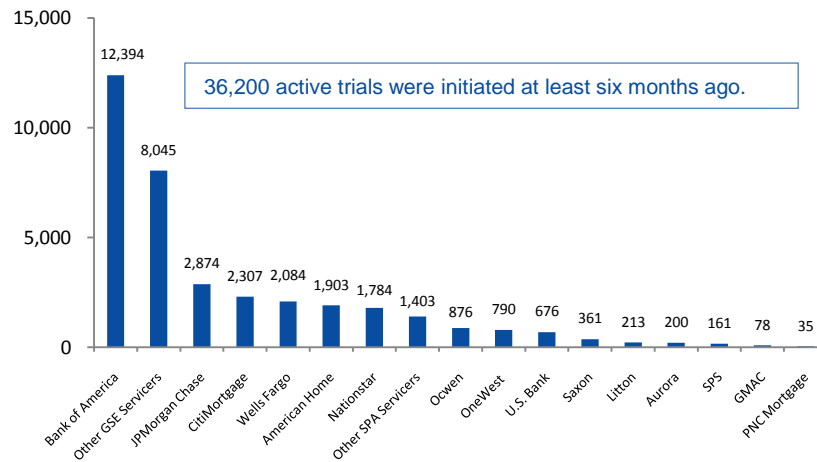
Conversion Rate¹



Note: Per program guidelines, effective June 1, 2010 all trials must be started using verified income. Prior to June 1, some servicers initiated trials using stated income information.

¹ As measured against trials eligible to convert – those three months in trial, or four months if the borrower was at risk of default. Permanent modifications transferred among servicers are credited to the originating servicer.

Aged Trials¹



¹ As of January 31, 2011. Active trials initiated at least six months ago.

Making Home Affordable Program

Servicer Performance Report Through January 2011

Disposition Path Homeowners in Canceled HAMP Trial Modifications Survey Data Through December 2010 (8 Largest Servicers ¹)

Homeowners Whose HAMP Trial Modification Was Canceled Who Are in the Process of:

Servicer	Action Pending ²	Action Not Allowed – Bankruptcy in Process	Borrower Current	Alternative Modification	Payment Plan ³	Loan Payoff	Short Sale/ Deed in Lieu	Foreclosure Starts	Foreclosure Completions	Total (As of December 2010)
American Home Mortgage Servicing Inc.	325	28	232	1,386	19	58	134	300	29	2,511
Bank of America, NA ⁴	49,724	4,781	17,543	72,940	1,899	2,650	24,201	24,832	3,951	202,521
CitiMortgage Inc.	17,439	3,623	5,749	29,609	1,117	1,362	1,815	9,679	2,232	72,625
GMAC Mortgage, LLC	1,695	358	1,084	5,771	206	309	699	1,842	1,037	13,001
JP Morgan Chase Bank NA ⁵	9,628	834	3,030	61,275	318	3,359	4,924	22,848	8,169	114,385
Litton Loan Servicing LP	2,405	598	1,652	13,454	264	142	1,091	2,054	741	22,401
OneWest Bank	1,027	807	547	10,259	315	22	848	4,138	2,552	20,515
Wells Fargo Bank NA ⁶	2,437	716	13,352	60,344	989	6,236	4,878	18,255	9,892	117,099
TOTAL (These 8 Servicers)	84,680 15.0%	11,745 2.1%	43,189 7.6%	255,038 45.1%	5,127 0.9%	14,138 2.5%	38,590 6.8%	83,948 14.9%	28,603 5.1%	565,058 100.0%

The most common causes of trial cancellations from all servicers are:

- Insufficient documentation
- Trial plan payment default
- Ineligible borrower: first-lien housing expense is already below 31% of household income

Note: Data is as reported by servicers for actions completed through December 31, 2010.

¹ As defined by cap amount.

² Trial loans that have been canceled, but no further action has yet been taken.

³ An arrangement with the borrower and servicer that does not involve a formal loan modification.

⁴ Bank of America, NA includes Bank of America, NA, BAC Home Loans Servicing LP, Home Loan Services and Wilshire Credit Corporation.

⁵ J.P. Morgan Chase Bank, NA includes EMC Mortgage Corporation.

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

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

Making Home Affordable Program

Servicer Performance Report Through January 2011

Disposition Path Homeowners Not Accepted for HAMP Trial Modifications Survey Data Through December 2010 (8 Largest Servicers ¹⁾)

Homeowners Not Accepted for a HAMP Trial Modification Who Are in the Process of:

Servicer	Action Pending ²	Action Not Allowed – Bankruptcy in Process	Borrower Current	Alternative Modification	Payment Plan ³	Loan Payoff	Short Sale/ Deed in Lieu	Foreclosure Starts	Foreclosure Completions	Total (As of December 2010)
American Home Mortgage Servicing Inc.	1,963	640	5,792	23,439	721	274	1,015	4,904	491	39,239
Bank of America, NA ⁴	32,064	5,297	31,557	33,981	2,636	2,498	25,066	46,377	13,755	193,231
CitiMortgage Inc.	39,008	7,491	9,968	29,145	5,408	11,012	1,910	8,138	4,650	116,730
GMAC Mortgage, LLC	24,870	5,661	31,269	35,983	3,613	2,259	5,418	21,593	9,427	140,093
JP Morgan Chase Bank NA ⁵	64,234	3,964	89,863	102,739	957	29,643	10,954	42,517	9,951	354,822
Litton Loan Servicing LP	8,213	3,739	7,648	15,192	955	540	4,245	8,818	3,365	52,715
OneWest Bank	5,762	2,703	20,810	8,180	1,622	644	2,205	12,342	4,569	58,837
Wells Fargo Bank NA ⁶	14,225	3,996	47,233	54,682	1,589	8,252	11,781	18,467	12,053	172,278
TOTAL (These 8 Servicers)	190,339 16.9%	33,491 3.0%	244,140 21.6%	303,341 26.9%	17,501 1.6%	55,122 4.9%	62,594 5.5%	163,156 14.5%	58,261 5.2%	1,127,945 100.0%

The most common causes of trials not accepted from all servicers are:

- Insufficient documentation
- Ineligible borrower: first-lien housing expense is already below 31% of household income
- Ineligible mortgage

Note: Data is as reported by servicers for actions completed through December 31, 2010.

¹ As defined by cap amount.

² Homeowners who were not approved for a HAMP trial modification, but no further action has yet been taken.

³ An arrangement with the borrower and servicer that does not involve a formal loan modification.

⁴ Bank of America, NA includes Bank of America, NA, BAC Home Loans Servicing LP, Home Loan Services and Wilshire Credit Corporation.

⁵ J.P. Morgan Chase Bank, NA includes EMC Mortgage Corporation.

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

Note: Excludes loans removed from servicing portfolios.

Making Home Affordable Program

Servicer Performance Report Through January 2011

Selected Homeowner Outreach Measures

Homeowner Outreach Events Hosted Nationally by Treasury and Partners (cumulative)	50
Homeowners Attending Treasury-Sponsored Events (cumulative)	50,450
Servicer Solicitation of Borrowers (cumulative) ¹	7,082,967
Page views on MakingHomeAffordable.gov (January 2011)	2,895,000
Page views on MakingHomeAffordable.gov (cumulative)	109,405,859
Percentage to Goal of 3-4 Million Modification Offers ²	44-58%

¹ Source: survey data provided by SPA servicers. Servicers are encouraged by HAMP to solicit information from borrowers 60+ days delinquent, regardless of eligibility for a HAMP modification.

² In 2009, Treasury set a goal of offering help to 3-4 million borrowers through the end of 2012.

Call Center Volume

	Program to Date	January
Total Number of Calls Taken at 1-888-995-HOPE	1,981,629	88,390
Borrowers Receiving Free Housing Counseling Assistance Through the Homeowner's HOPE™ Hotline	947,210	40,212

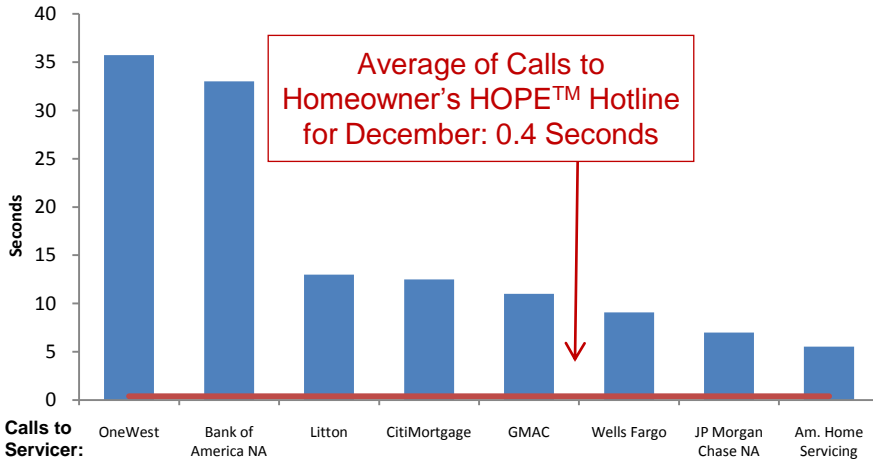
Source: Homeowner's HOPE™ Hotline.

Making Home Affordable Program

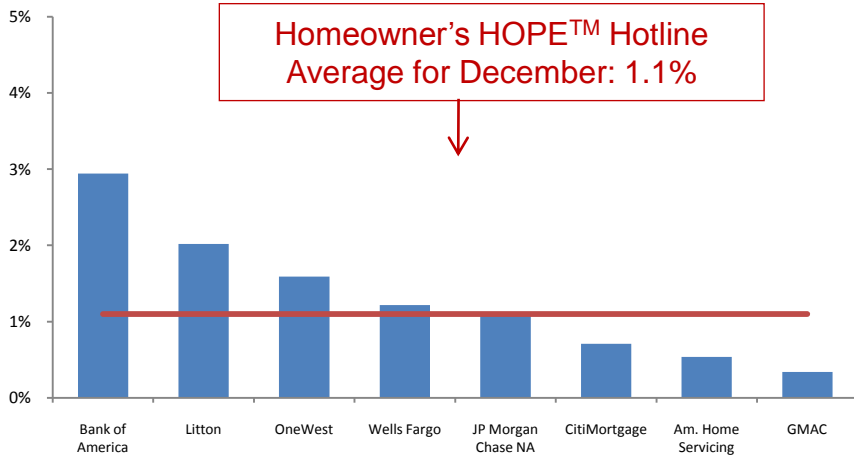
Servicer Performance Report Through January 2011

Homeowner Experience (8 Largest Servicers*)

Average Speed to Answer Homeowner Calls (December)

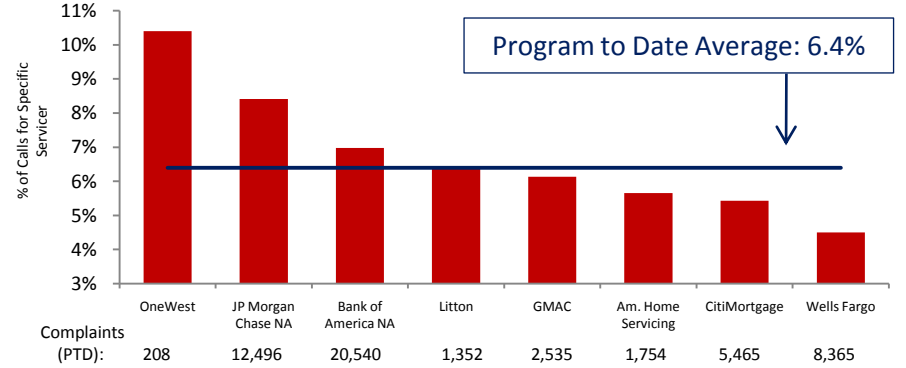


Call Abandon Rate (December)

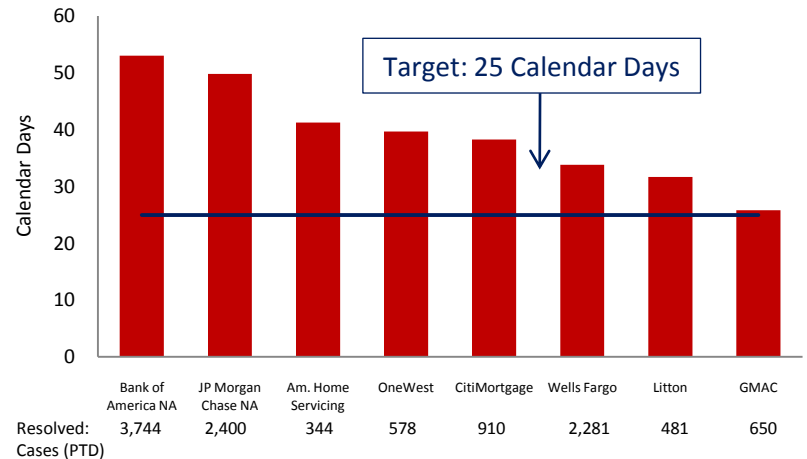


Servicer Complaint Rate to Homeowner's HOPE™ Hotline (Program to Date, Through January)

Program to date, there have been 969,416 calls to the Homeowner's HOPE™ Hotline regarding a specific SPA servicer, of which 6.4% included complaints. Below shows specific complaint rates.



Servicer Time to Resolve Third-Party Escalations (Program to Date, Through January)



*As defined by cap amount.

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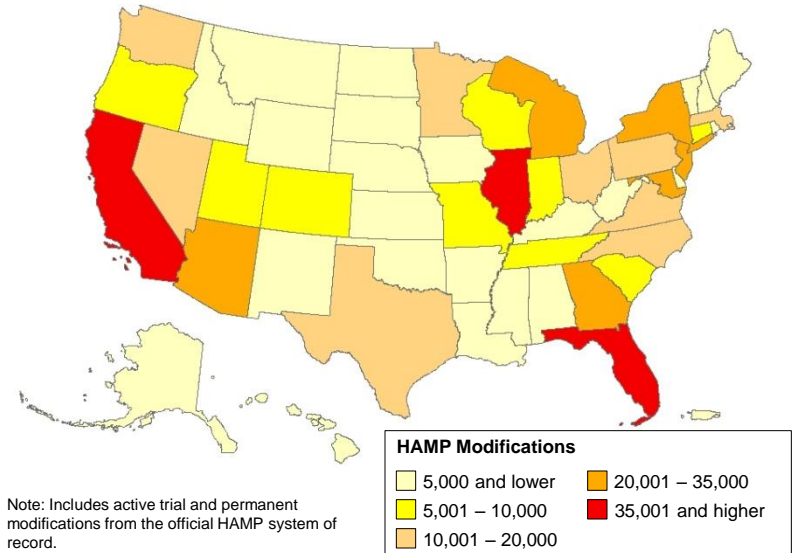
Servicer Performance Report Through January 2011

HAMP Activity by State

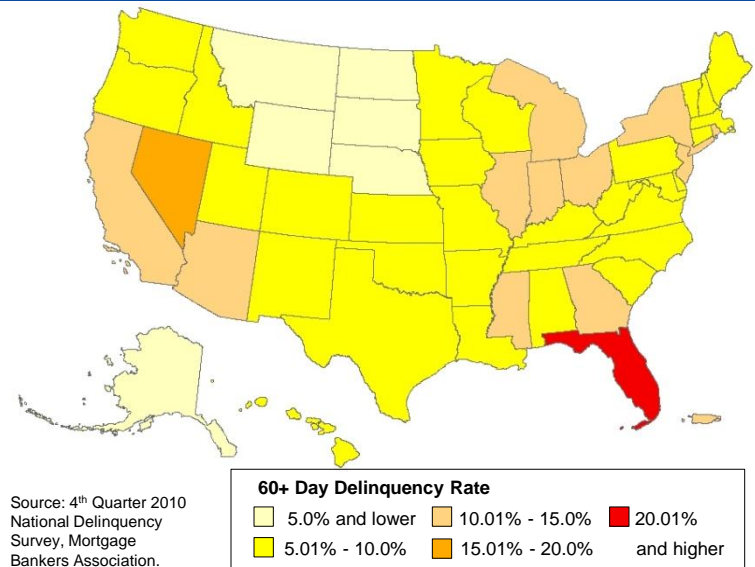
State	Active Trials	Permanent Modifications	Total	% of Total	State	Active Trials	Permanent Modifications	Total	% of Total
AK	63	228	291	0.0%	MT	176	588	764	0.1%
AL	927	3,109	4,036	0.6%	NC	2,649	10,014	12,663	1.8%
AR	337	1,190	1,527	0.2%	ND	26	90	116	0.0%
AZ	5,837	26,322	32,159	4.7%	NE	198	719	917	0.1%
CA	32,617	128,564	161,181	23.5%	NH	670	2,505	3,175	0.5%
CO	1,762	7,587	9,349	1.4%	NJ	4,738	17,367	22,105	3.2%
CT	1,759	6,845	8,604	1.3%	NM	476	1,714	2,190	0.3%
DC	247	919	1,166	0.2%	NV	3,697	14,163	17,860	2.6%
DE	454	1,676	2,130	0.3%	NY	7,022	23,933	30,955	4.5%
FL	18,570	63,660	82,230	12.0%	OH	3,325	12,054	15,379	2.2%
GA	5,553	19,567	25,120	3.7%	OK	401	1,223	1,624	0.2%
HI	607	2,049	2,656	0.4%	OR	1,547	5,905	7,452	1.1%
IA	388	1,373	1,761	0.3%	PA	3,124	11,178	14,302	2.1%
ID	602	2,038	2,640	0.4%	RI	719	2,820	3,539	0.5%
IL	7,803	29,104	36,907	5.4%	SC	1,377	5,149	6,526	1.0%
IN	1,505	5,280	6,785	1.0%	SD	66	207	273	0.0%
KS	379	1,260	1,639	0.2%	TN	1,601	5,523	7,124	1.0%
KY	556	2,066	2,622	0.4%	TX	4,381	13,580	17,961	2.6%
LA	977	2,797	3,774	0.6%	UT	1,330	5,075	6,405	0.9%
MA	3,542	13,497	17,039	2.5%	VA	3,364	13,374	16,738	2.4%
MD	4,545	17,483	22,028	3.2%	VT	125	440	565	0.1%
ME	452	1,473	1,925	0.3%	WA	2,927	10,460	13,387	2.0%
MI	4,651	18,065	22,716	3.3%	WI	1,474	5,319	6,793	1.0%
MN	2,201	9,907	12,108	1.8%	WV	209	831	1,040	0.2%
MO	1,536	5,748	7,284	1.1%	WY	61	288	349	0.1%
MS	571	2,070	2,641	0.4%	Other*	1,136	1,097	2,233	0.3%

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

Modification Activity by State



Mortgage Delinquency Rates by State



Making Home Affordable Program

Servicer Performance Report Through January 2011

15 Metropolitan Areas With Highest HAMP Activity

Metropolitan Statistical Area	Active Trials	Permanent Modifications	Total HAMP Activity	% of All HAMP Activity
Los Angeles-Long Beach-Santa Ana, CA	9,470	37,092	46,562	6.8%
New York-Northern New Jersey-Long Island, NY-NJ-PA	9,071	32,785	41,856	6.1%
Riverside-San Bernardino-Ontario, CA	6,766	28,919	35,685	5.2%
Chicago-Joliet-Naperville, IL-IN-WI	7,504	28,125	35,629	5.2%
Miami-Fort Lauderdale-Pompano Beach, FL	7,642	24,997	32,639	4.8%
Phoenix-Mesa-Glendale, AZ	4,692	21,720	26,412	3.9%
Washington-Arlington-Alexandria, DC-VA-MD-WV	4,593	18,854	23,447	3.4%
Atlanta-Sandy Springs-Marietta, GA	4,458	15,827	20,285	3.0%
Las Vegas-Paradise, NV	3,087	11,623	14,710	2.1%
Detroit-Warren-Livonia, MI	2,845	10,915	13,760	2.0%
Orlando-Kissimmee-Sanford, FL	2,891	10,278	13,169	1.9%
San Francisco-Oakland-Fremont, CA	2,781	9,743	12,524	1.8%
Boston-Cambridge-Quincy, MA-NH	2,488	9,671	12,159	1.8%
Sacramento-Arden-Arcade-Roseville, CA	2,345	9,243	11,588	1.7%
San Diego-Carlsbad-San Marcos, CA	2,256	9,173	11,429	1.7%

A complete list of HAMP activity for all MSAs is available at <http://www.treasury.gov/initiatives/financial-stability/results/MHA-Reports/Documents/MSA%20Data%20Jan%202011.pdf>

Modifications by Investor Type (Large Servicers)

Servicer	GSE	Private	Portfolio	Total
Bank of America, NA ¹	85,113	46,497	6,858	138,468
Wells Fargo Bank, NA ²	46,285	13,416	30,408	90,109
JP Morgan Chase NA ³	40,731	33,848	15,441	90,020
CitiMortgage, Inc.	28,662	4,506	16,015	49,183
GMAC Mortgage, LLC	22,766	5,841	10,726	39,333
Ocwen Loan Services LLC	6,867	23,062	139	30,068
OneWest Bank	12,749	11,633	1,933	26,315
Nationstar Mortgage LLC	20,697	5,440	16	26,153
American Home Mortgage Servicing Inc.	1,317	22,528	0	23,845
Select Portfolio Servicing	502	16,583	2,073	19,158
Aurora Loan Services, LLC	7,301	7,427	211	14,939
Saxon Mortgage Services Inc.	1,490	11,499	1,479	14,468
US Bank NA	8,056	19	3,754	11,829
Litton Loan Servicing LP	86	10,022	15	10,123
PNC Mortgage ⁴	4,919	280	486	5,685
Remainder of HAMP Servicers	81,334	6,664	7,059	95,057
Total	368,875	219,265	96,613	684,753

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

² Wells Fargo Bank, NA includes all loans previously reported under Wachovia Mortgage, FSB.

³ J.P. Morgan Chase Bank, NA includes EMC Mortgage Corporation.

⁴ Formerly National City Bank.

Note: Figures reflect active trials and permanent modifications.

Making Home Affordable Program

Servicer Performance Report Through January 2011

Appendix A1: Non-GSE Participants in HAMP

Servicers participating in the HAMP First-Lien Modification Program may also offer additional homeowner incentives, including Home Affordable Foreclosure Alternatives (HAFA), at least three months' forbearance for unemployed borrowers, and Principal Reduction Alternative (PRA).

AgFirst Farm Credit Bank	First Financial Bank, N.A.	Litton Loan Servicing	Saxon Mortgage Services, Inc.
Allstate Mortgage Loans & Investments, Inc.	First Keystone Bank	Los Alamos National Bank	Schools Financial Credit Union
American Eagle Federal Credit Union	First Safety Bank	Magna Bank	SEFCU
American Home Mortgage Servicing, Inc	Franklin Credit Management Corporation	Mainstreet Credit Union	Select Portfolio Servicing
AMS Servicing, LLC	Franklin Savings	Marix Servicing, LLC	Servis One Inc., dba BSI Financial Services, Inc.
Aurora Loan Services, LLC	Fresno County Federal Credit Union	Midland Mortgage Company	ShoreBank
Bank of America, N.A. ¹	GFA Federal Credit Union	Midwest Bank & Trust Co.	Silver State Schools Credit Union
Bank United	Glass City Federal Credit Union	Midwest Community Bank	Specialized Loan Servicing, LLC
Bay Federal Credit Union	GMAC Mortgage, LLC	Mission Federal Credit Union	Spirit of Alaska Federal Credit Union
Bayview Loan Servicing, LLC	Golden Plains Credit Union	MorEquity, Inc.	Stanford Federal Credit Union
Bramble Savings Bank	Grafton Suburban Credit Union	Mortgage Center, LLC	Sterling Savings Bank
Carrington Mortgage Services, LLC	Great Lakes Credit Union	Mortgage Clearing Corporation	Suburban Mortgage Company of New Mexico
CCO Mortgage	Greater Nevada Mortgage Services	Nationstar Mortgage LLC	Technology Credit Union
Central Florida Educators Federal Credit Union	Green Tree Servicing LLC	Navy Federal Credit Union	The Golden 1 Credit Union
Centrue Bank	Hartford Savings Bank	Oakland Municipal Credit Union	U.S. Bank National Association
CitiMortgage, Inc.	Hillsdale County National Bank	Ocwen Loan Services LLC	United Bank
Citizens 1st National Bank	HomEq Servicing	OneWest Bank	United Bank Mortgage Corporation
Citizens Community Bank	HomeStar Bank & Financial Services	ORNL Federal Credit Union	University First Federal Credit Union
Citizens First Wholesale Mortgage Company	Horicon Bank	Park View Federal Savings Bank	Vantium Capital, Inc.
Community Bank & Trust Company	Horizon Bank, NA	Pathfinder Bank	Verity Credit Union
Community Credit Union of Florida	Iberiabank	PennyMac Loan Services, LLC	Vist Financial Corp.
CUC Mortgage Corporation	IBM Southeast Employees' Federal Credit Union	PNC Bank, National Association	Wealthbridge Mortgage Corp.
DuPage Credit Union	IC Federal Credit Union	PNC Mortgage ³	Wells Fargo Bank, NA ⁴
Eaton National Bank & Trust Co	Idaho Housing and Finance Association	Purdue Employees Federal Credit Union	Wescom Central Credit Union
Farmers State Bank	iServe Residential Lending LLC	QLending, Inc.	Yadkin Valley Bank
Fay Servicing, LLC	iServe Servicing Inc.	Quantum Servicing Corporation	
Fidelity Homestead Savings Bank	J.P.Morgan Chase Bank, NA ²	Residential Credit Solutions	
First Bank	J.P.Morgan Chase Bank, NA ²	RG Mortgage Corporation	
	Lake City Bank	Roebbling Bank	
	Lake National Bank	RoundPoint Mortgage Servicing Corporation	
	Liberty Bank and Trust Co.		

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

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

³ Formerly National City Bank

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

Making Home Affordable Program

Servicer Performance Report Through January 2011

Appendix A2: Participants in Additional Making Home Affordable Programs

Second-Lien Modification Program (2MP)

Bank of America, NA¹
Bayview Loan Servicing, LLC
CitiMortgage, Inc.
Community Credit Union of Florida
GMAC Mortgage, LLC
Green Tree Servicing LLC
iServe Residential Lending, LLC
iServe Servicing, Inc.
J.P.Morgan Chase Bank, NA²
Nationstar Mortgage LLC
OneWest Bank
PennyMac Loan Services, LLC
PNC Bank, National Association
PNC Mortgage³
Residential Credit Solutions
Servis One Inc., dba BSI Financial Services, Inc.
Wells Fargo Bank, NA⁴

FHA First-Lien Program (Treasury FHA-HAMP)

Amarillo National Bank
American Financial Resources Inc.
Aurora Financial Group, Inc.
Aurora Loan Services, LLC
Banco Popular de Puerto Rico
Bank of America, NA¹
Capital International Financial, Inc.
CitiMortgage, Inc.
CU Mortgage Services, Inc.
First Federal Bank of Florida
First Mortgage Corporation

Franklin Savings
Gateway Mortgage Group, LLC
GMAC Mortgage, LLC.
Green Tree Servicing LLC
Guaranty Bank
iServe Residential Lending, LLC
iServe Servicing, Inc.
James B. Nutter & Company
J.P.Morgan Chase Bank,NA²
M&T Bank
Marix Servicing, LLC
Marsh Associates, Inc.
Midland Mortgage Company
Nationstar Mortgage LLC
Ocwen Loan Services LLC
PennyMac Loan Services, LLC
PNC Mortgage³
RBC Bank (USA)
Residential Credit Solutions
Saxon Mortgage Services, Inc.
Schmidt Mortgage Company
Select Portfolio Servicing
Servis One Inc., dba BSI Financial Services, Inc.
Spirit of Alaska Federal Credit Union
Stockman Bank of Montana
Wells Fargo Bank, NA⁴
Weststar Mortgage, Inc.

FHA Second-Lien Program (FHA 2LP)

Bank of America, NA¹
Bayview Loan Servicing, LLC
CitiMortgage, Inc.
Flagstar Capital Markets Corporation
GMAC Mortgage, LLC.
Green Tree Servicing LLC
J.P.Morgan Chase Bank, NA²
Nationstar Mortgage LLC
PNC Bank, National Association
PNC Mortgage³
Residential Credit Solutions
Saxon Mortgage Services, Inc.
Select Portfolio Servicing
Wells Fargo Bank, NA⁴

Rural Housing Service Modification Program (RD-HAMP)

Banco Popular de Puerto Rico
Bank of America, N.A.¹
Horicon Bank
J.P.Morgan Chase Bank, NA²
Magna Bank
Marix Servicing, LLC
Midland Mortgage Company
Nationstar Mortgage LLC
Wells Fargo Bank, NA⁴

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

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

³ Formerly National City Bank.

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

Making Home Affordable Program

Servicer Performance Report Through January 2011

Appendix B1: Description of Compliance Activities

Note: Areas of compliance emphasis and servicer-specific compliance data will be updated quarterly.

Description of Compliance Activities

Freddie Mac, serving as Compliance Agent for Treasury's Home Affordable Modification Program (HAMP), has created a separate division known as Making Home Affordable - Compliance (MHA-C). Using a risk-based approach, MHA-C conducts a number of different types of compliance activities to assess servicer compliance with HAMP guidelines for those servicers that have signed a servicer participation agreement with Treasury and for those loans for which Treasury pays incentives (non-GSE loans), as described below.

On Site Reviews: Implementation – Reviews to assess the servicer's overall execution of the HAMP program. Areas covered include, among other things, solicitation, eligibility, underwriting, document management, payment processing, reporting, and governance. MHA-C performs reviews of larger servicers on not less than a semi-annual schedule and reviews smaller servicers on at least an annual schedule.

On Site Reviews: Readiness & Governance – Reviews to assess the servicer's preparedness for complying with new/future HAMP requirements or to research a trend or

potential implementation risk. MHA-C performs such reviews as needed, determined by frequency of new program additions.

NPV Reviews – Reviews to assess the servicer's adherence to the HAMP NPV guidelines. For those servicers that have elected to recode the NPV model into their own systems (recoders), MHA-C assesses whether the servicer's recoded NPV model is accurately calculating NPV and whether the servicer's model usage is consistent with HAMP guidelines. Recoders are subject to off-site testing at least quarterly and to on-site reviews at least semi-annually. For servicers using the Treasury NPV Web Portal, MHA-C reviews data submissions to the Portal on a monthly basis.

Loan File Reviews – Reviews of samples of the servicer's non-performing loan portfolio primarily to assess whether required steps in the modification process have been documented in the loan files and whether loan modification decisions were appropriate. This includes reviews of loans that have successfully converted to a permanent modification, to ensure they meet the HAMP guidelines. It also includes reviews of loans that have not been offered HAMP modifications, to ensure that their exclusion was appropriate ("Second Look" reviews).

MHA-C conducts these Loan File reviews on a statistical sample for each servicer (typically 100 loan files per larger servicer). Larger servicers' non-performing loan portfolios are sampled and reviewed on a monthly cycle. MHA-C statistically samples and reviews smaller servicers' non-performing loan portfolios on a quarterly or semi-annual cycle.

Incentive Payment Reviews – Reviews to assess the accuracy and validity of Treasury incentive payments to borrowers and investors, including whether borrower payments are appropriately allocated to borrowers' loan principal in accordance with HAMP guidelines. MHA-C performs such reviews at least annually on the largest servicers.

As stated in the August report, beginning in the 3rd quarter of the 2010 sampling period, MHA-C revised its sampling strategy to sample monthly from all servicers to provide more consistent trending by servicer and greater comparability of results across servicers. Results from this new sampling strategy will be included in the next publication of Compliance results.

(See next page for Areas of Compliance Emphasis)

Making Home Affordable Program

Servicer Performance Report Through January 2011

Appendix B2: Areas of Compliance Emphasis

In the coming months MHA-C will focus on the following areas of emphasis, to ensure ongoing compliance.

Cancellations

Servicers are required to comply with HAMP guidance when canceling loans in HAMP trials. The Second Look review process conducted by MHA-C will continue to include an evaluation of servicers' cancellation activities, especially those around servicers' timely and appropriate decisioning and borrower communications.

MHA-C will conduct targeted reviews of the cancellations of aged trials over the course of the next several months. MHA-C will evaluate whether servicers are making appropriate cancellation decisions, with a specific focus on those loans where the cancellation reason indicates that the borrower had not made timely payments. MHA-C expects servicers to provide documentation supporting cancellation decisions and evidence that borrower notifications are timely and include all necessary information.

Pre-Foreclosure Certification

Due to recent concerns around foreclosures and the issuance of new HAMP guidance effective in June, MHA-C will specifically focus on pre-foreclosure activities and certification

requirements. Servicers may not refer any loan to foreclosure or conduct a scheduled foreclosure sale without first satisfying the "reasonable effort" solicitation standard and borrower communication requirements described in HAMP guidelines. In addition, within seven business days of a scheduled foreclosure sale, servicers must provide the foreclosure attorney or trustee with a written certification that the servicer has satisfied the requirements to solicit and evaluate eligible borrowers as defined by HAMP guidelines, and that all other available loss mitigation alternatives have been exhausted and a non-foreclosure outcome could not be reached.

These reviews will include:

- Processes for satisfying the "reasonable effort" standard and for ensuring that consideration of HAMP and borrower notifications are executed and appropriately documented; and
- Processes for completing consideration of HAMP and other foreclosure alternatives, as appropriate, prior to any foreclosure referral or foreclosure sale; and
- Processes for providing foreclosure attorneys or trustees with accurate and timely certifications prior to a scheduled foreclosure sale.

IR2 Reporting and Data Integrity

Servicers are required to submit HAMP loan-level data to the Program Administrator's system of record (IR2), and that data is required to be accurate and consistent with source documentation. IR2 data is used to monitor and report on HAMP activity levels and to calculate servicer, borrower, and investor incentive payments. As stated in prior reports, reporting and data integrity controls will continue to be a focus. MHA-C has recently conducted preliminary data mapping exercises with the Program Administrator and will be assessing servicers' information technology (IT) controls over IR2 reporting over the coming months, with an emphasis on system interfaces and reconciliations of data between systems.

MHA-C will continue testing IR2 data against source documentation, including loan files, with particular attention on the data elements used in the establishment of borrower payments and the calculation of incentives. MHA-C will also review servicers' calculations for accuracy and consistency with HAMP guidelines.