

Making Home Affordable Program

Servicer Performance Report Through January 2010

Report Highlights

Number of Permanent Modifications Nearly Doubles Over Previous Month

- In addition to the 116,000 permanent modifications, an additional 76,000 permanent modifications have been approved by servicers and are pending borrower acceptance.
- The median savings to borrowers in permanent modifications is more than \$500 each month.

Over One Million Borrowers Have Had the Opportunity to Modify Mortgages

- Nearly 1.3 million homeowners have received offers for trial modifications.
- More than 940,000 borrowers are in active modifications; 116,000 of those are permanent modifications.
- These homeowners' lower monthly mortgage payments represent a cumulative savings of \$2.2 billion.
- New streamlined documentation requirements will make it easier for borrowers to apply for a HAMP modification and receive permanent relief.

Permanent Modifications Are Helping Borrowers Who Have Experienced a Loss of Income

- The majority of permanent modifications – 57.4% – are helping people who are coping with unemployment or who have seen a reduction in hours or wages.

National Participation by Mortgage Lenders and Coverage of Outstanding Mortgage Debt Is Extensive

- 110 servicers have signed servicer participation agreements to modify loans under HAMP, and new servicers continue to join the program each week. In addition, approximately 2,300 lenders service loans owned or guaranteed by Fannie Mae or Freddie Mac; these GSE loans are automatically eligible for HAMP.
- Approximately 89% of eligible mortgage debt outstanding is covered by HAMP participating servicers.

Inside:

Administration Housing Initiatives	2
Economic Indicators	3
HAMP Program Snapshot	4
Waterfall of HAMP-Eligible Borrowers	5
Characteristics of Permanent Modifications	6
Servicer Activity	7
HAMP Activity by State	8
HAMP Activity by Metropolitan Area	9
Modifications by Investor Type	9
List of Non-GSE Participants	10

Making Home Affordable Program

Servicer Performance Report Through January 2010

Overview of Administration Housing Stability Initiatives

Initiatives to Support Access to Affordable Mortgage Credit and Housing

Lower Mortgage Rates and Access to Credit:

- Continued financial support to maintain affordable mortgage rates through the Government Sponsored Enterprises (GSEs)
- Interest rates down a full percentage point over the past year. Every 1% reduction in interest rate saves a new borrower a median of \$1500 annually in mortgage payments.
- Access to sustainable mortgages through the Federal Housing Administration (FHA).

State and Local Housing Initiatives:

- Access for Housing Finance Agencies to provide mortgages to first-time homebuyers, refinance opportunities for at-risk borrowers, and affordable rental housing.

Tax Credits for Housing:

- Homebuyer credit to help homebuyers buy new homes.
- Low-Income Housing Tax Credit (LIHTC) programs to support affordable rental housing.

Initiatives to Prevent Avoidable Foreclosures and Stabilize Neighborhoods

Making Home Affordable – Modifications:

- Goal of offering 3-4 million homeowners lower mortgage payments through a modification through 2012.
- Over 1 million homeowners have started trial modifications and nearly 1.3 million offers for trial modifications have been extended to borrowers.
- Homeowners in permanent modifications are saving a median of over \$500 per month on mortgage payments. In aggregate, homeowners have saved over \$2.2 billion through trial and permanent modifications.

Making Home Affordable – Refinancing:

- Refinancing flexibility and low mortgage rates, which have allowed over 4 million borrowers to refinance, saving an estimated \$150 per month on average and more than \$6.8 billion in total over the first year.

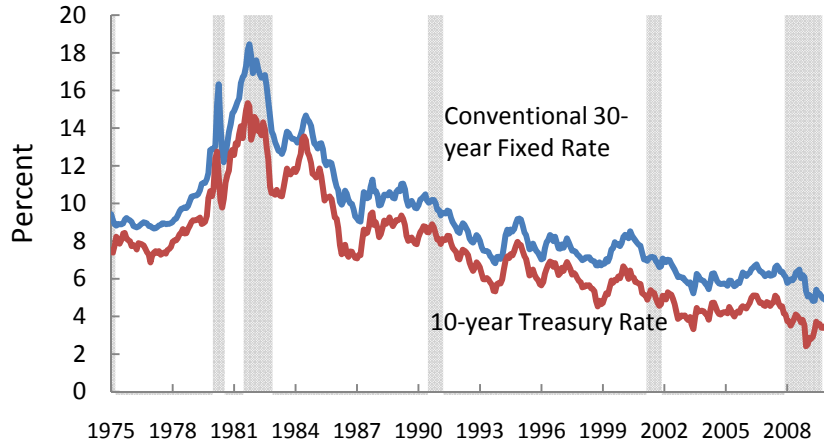
Neighborhood Stabilization and Community Development Programs:

- Support for the hardest hit communities to help stabilize neighborhoods.

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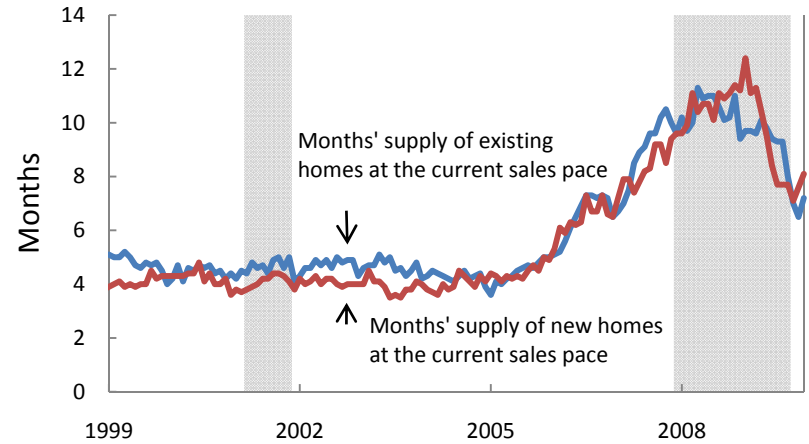
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Mortgage Rates



Source: Federal Reserve.

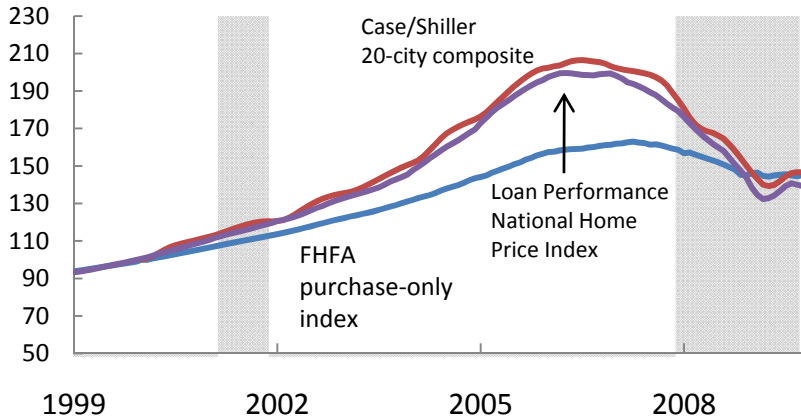
Housing Inventory



Source: National Association of Realtors.

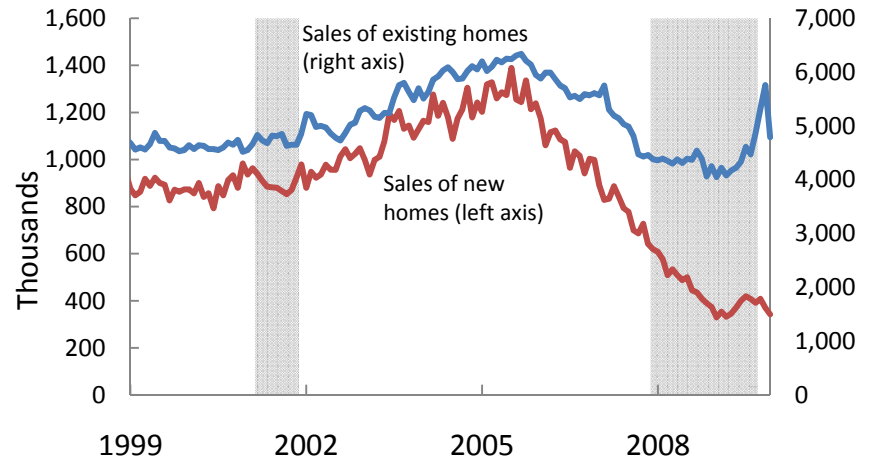
Home Prices

Index: Jan 2000 = 100



Sources: S&P/Case-Shiller Home Price Index; LP/Haver Analytics; FHFA.

New and Existing Home Sales



Source: National Association of Realtors, Census Bureau.

Note: Shaded areas indicate recessions.

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Servicer Performance Report Through January 2010

Home Affordable Modification Program (HAMP) Snapshot through January 2010¹

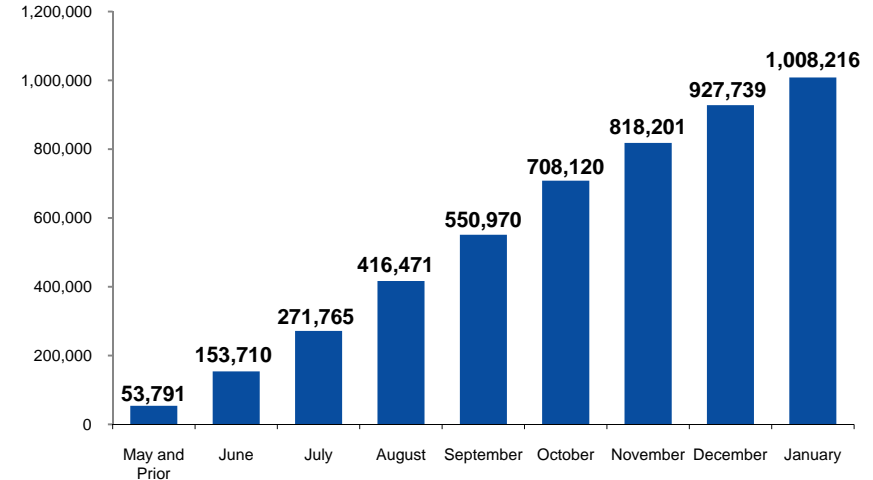
Number of Trial Period Plan Offers Extended to Borrowers (Cumulative) ²	1,269,937
All HAMP Trials Started Since Program Inception	1,008,216
All Active Modifications (Trial and Permanent)	946,735
Active Trial Modifications	830,438
Trial Modifications Canceled	60,476
All Permanent Modifications Started	117,302
Permanent Modifications Canceled	1,005
Active Permanent Modifications	116,297

¹ As reported by the HAMP system of record except where noted.

² Source: Survey data provided by servicers.

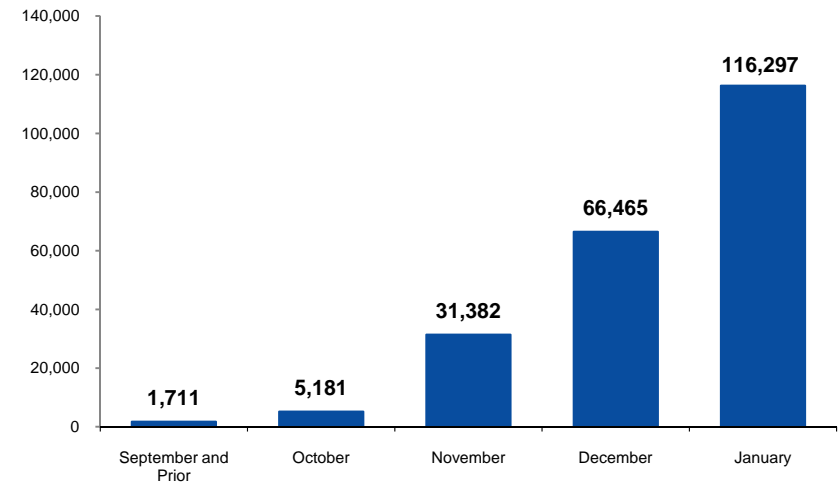
Additional information on HAMP can be found on MakingHomeAffordable.gov or by calling the Homeowner's HOPE Hotline at 1-888-995-HOPE (4673).

HAMP Trials Started (Cumulative, by Month)



Source: All trial modifications started by month first payment posted; based on numbers reported by servicers to the HAMP system of record.

Active Permanent Modifications



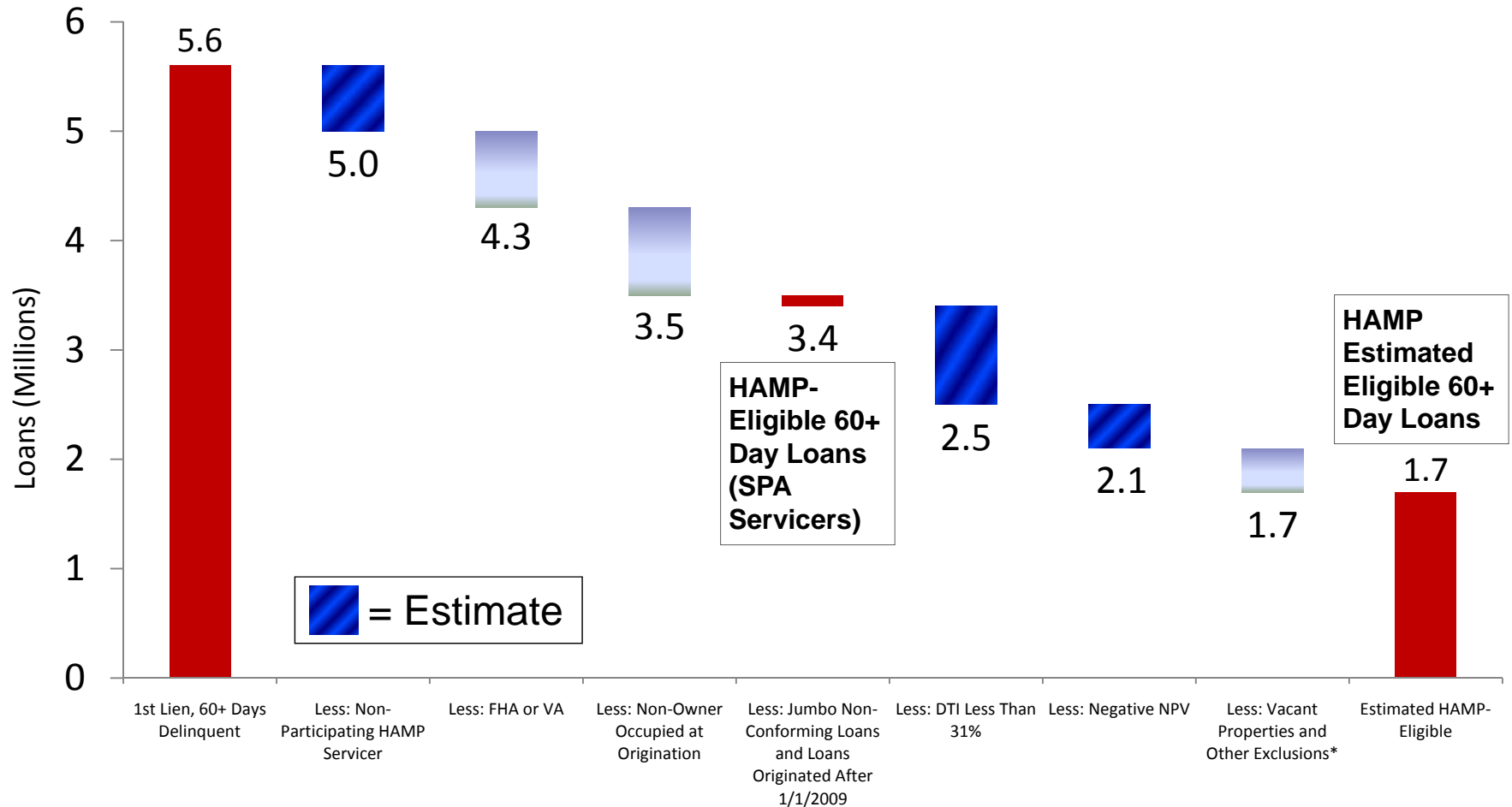
Source: HAMP system of record.

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Servicer Performance Report Through January 2010

Waterfall of HAMP-Eligible Borrowers

Not all 60-day delinquent loans are eligible for HAMP. Other characteristics may preclude borrower eligibility. Based on the estimates, of the 5.6 million borrowers who are currently 60 days delinquent, 1.7 million borrowers are eligible for HAMP. As this represents a point-in-time snapshot of the delinquency population and estimated HAMP eligibility, we expect that more borrowers will become eligible for HAMP from now through 2012.



*Other exclusions include: no longer owner-occupied; investor's pooling and servicing agreement precludes modification; and manufactured housing loans with titling/chattel issues that exclude them from HAMP.

Sources: Fannie Mae; monthly survey of participating servicers for December 31, 2009. Total 60+ figure from 3rd quarter MBA delinquency survey, Q3 2009. Excluded loans are as reported by servicers by survey who have signed a servicer participation agreement for HAMP.

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Servicer Performance Report Through January 2010

Modification Characteristics

- Borrowers in active trial and permanent modifications have saved more than \$2.2 billion through HAMP modifications.
- Loss of income is the primary borrower hardship for borrowers in permanent modifications.

Permanent Modifications by Modification Steps:

Interest Rate Reduction	100%
Term Extension	41.7%
Principal Forbearance	27.4%

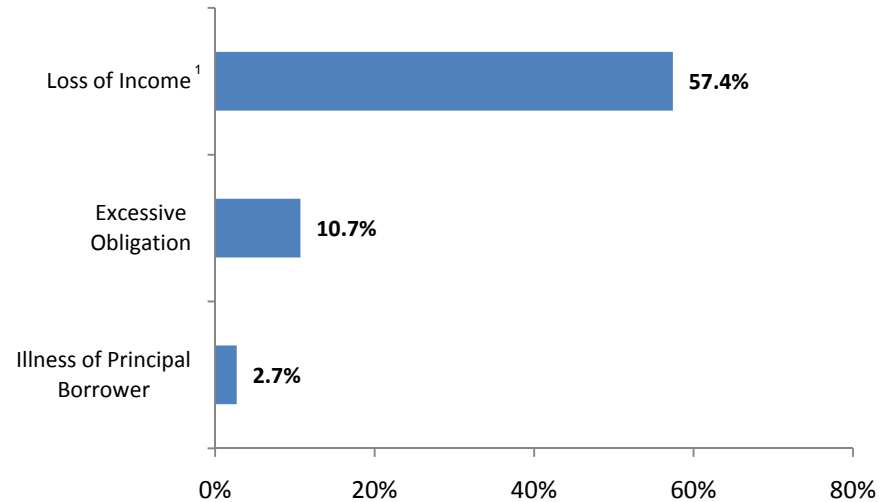
Select Median Characteristics of Permanent Modifications

Loan Characteristic	Before Modification	After Modification	Median Decrease
Front-End Debt-to-Income Ratio ¹	45.1%	31.0%	-14.2 pct pts
Back-End Debt-to-Income Ratio ²	76.1%	59.7%	-14.7 pct pts
Median Monthly Payment	\$1,431.30	\$835.33	-\$521.85

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.

Predominant Hardship Reasons for 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 21.0% of permanent modifications reported as Other.

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Servicer Performance Report Through January 2010

HAMP Modification Activity by Servicer

Servicer	Estimated Eligible 60+ Day Delinquency ¹	Trial Plan Offers Extended ²	All HAMP Trials Started ³	Active Trial Modifications ³	Permanent Modifications ³	Pending Permanent Modifications ⁴	Active Trials + Permanents as Share of Eligible 60+ Day Delinquencies
American Home Mortgage Servicing Inc	127,521	15,137	12,142	11,764	333	2,171	9%
Aurora Loan Services, LLC	77,985	43,666	38,187	21,299	6,554	2,236	36%
Bank of America, NA ⁵	1,066,025	329,745	237,766	221,395	12,761	13,701	22%
Bank United	5,287	1,211	944	816	128	629	18%
Bayview Loan Servicing, LLC	10,413	4,603	3,960	3,564	249	48	37%
Carrington Mortgage Services LLC	18,823	2,781	1,511	693	811	33	8%
CCO Mortgage	5,387	1,169	1,132	1,103	29	311	21%
CitiMortgage, Inc.	246,038	148,200	130,817	111,247	10,929	7,299	50%
Franklin Credit Management Corp.	9,527	76	8	8	0	NA	0%
GMAC Mortgage, Inc.	65,751	45,880	34,486	21,330	11,494	1,352	50%
Green Tree Servicing LLC	11,250	5,604	4,055	3,728	227	389	35%
HomeEq Servicing	41,513	3,250	2,020	1,333	596	16	5%
J.P. Morgan Chase Bank, NA ⁶	432,416	222,192	170,028	150,902	11,581	17,959	38%
Litton Loan Servicing LP	110,795	30,114	22,782	18,454	2,568	942	19%
Nationstar Mortgage LLC	49,556	24,399	17,427	12,953	2,271	696	31%
Ocwen Financial Corporation, Inc.	65,608	18,938	14,217	7,032	6,930	4,836	21%
OneWest Bank	112,200	48,548	30,509	24,741	3,087	5,848	25%
PNC Mortgage ⁷	41,365	20,472	15,523	13,141	77	832	32%
Saxon Mortgage Services, Inc.	71,429	40,375	36,964	28,685	5,312	4,989	48%
Select Portfolio Servicing	62,041	50,149	31,630	17,915	6,761	1,402	40%
US Bank NA	29,393	10,626	7,799	6,673	1,126	2,366	27%
Wachovia Mortgage, FSB ⁸	86,461	11,418	2,834	2,443	330	873	3%
Wells Fargo Bank, NA	357,483	188,749	144,904	119,476	17,652	7,554	38%
Other SPA servicers ⁹	22,981	2,635	1,921	1,131	750	NA	8%
Other GSE Servicers ¹⁰	277,253	NA	44,650	28,612	13,741	NA	15%
Total	3,404,501	1,269,937	1,008,216	830,438	116,297	76,482	28%

¹ Estimated eligible 60+ day delinquent mortgages as reported by servicers as of December 31, 2009 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 prior to January 1, 2009.

Estimated eligible 60+ day delinquent loans excludes:

- 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.

For servicers enrolling after December 1 that did not participate in the 60+ day delinquency survey, the delinquency count is from the servicer registration form.

² As reported in the weekly servicer survey through January 28, 2010.

³ Active trial and permanent modifications as reported into the HAMP system of record by servicers.

⁴ As reported by servicers. Pending permanent modifications have been approved by the servicer but have not yet been accepted by the borrower. While pending, modifications are reflected in the count of active trials.

⁵ Bank of America, NA includes Bank of America, NA, BAC Home Loans Servicing LP, Home Loan Services and Wilshire Credit Corporation.

⁶ J.P. Morgan Chase Bank, NA includes EMC Mortgage Corporation.

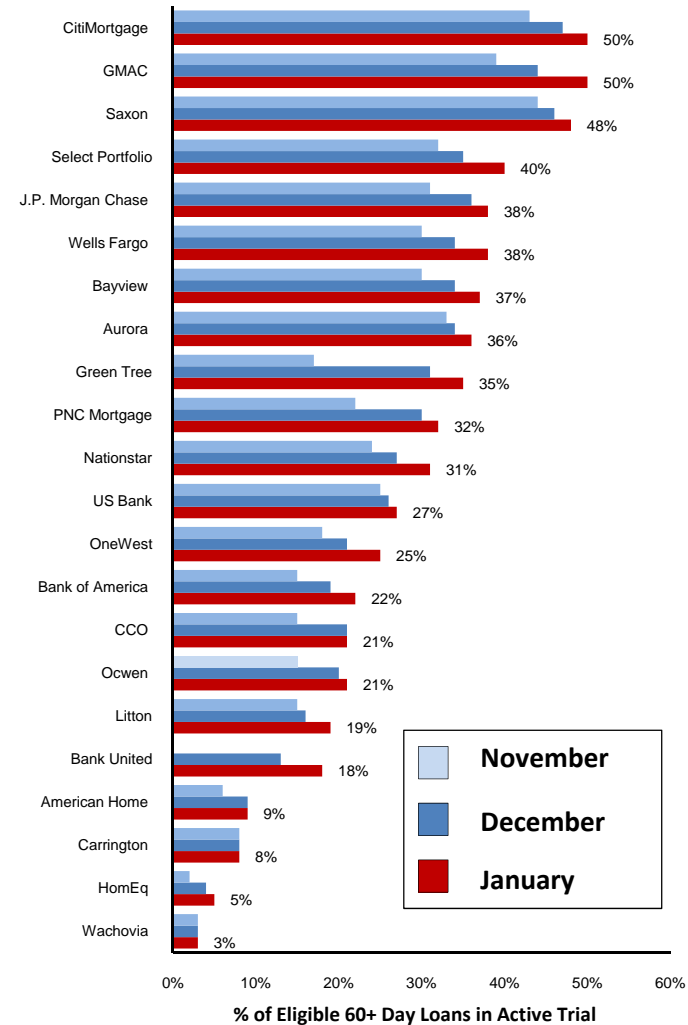
⁷ Formerly National City Bank.

⁸ Wachovia Mortgage FSB includes Wachovia Bank NA.

⁹ Other SPA servicers are entities with less than 5,000 estimated eligible 60+ day delinquencies that have signed participation agreements with Treasury and Fannie Mae. A full list of participating servicers is in the Appendix.

¹⁰ Includes servicers of loans owned or guaranteed by Fannie Mae and Freddie Mac.

Active Modifications as a Share of Estimated Eligible 60+ Day Delinquencies



% of Eligible 60+ Day Loans in Active Trial

Note: Includes active trial and permanent modifications. Servicer combinations are the same as the table at left.

November trials as a share of 60+ day delinquencies on October 31, 2009.

December trials as a share of 60+ day delinquencies on November 30, 2009.

January trials as a share of 60+ day delinquencies on December 31, 2009.

Making Home Affordable Program

Servicer Performance Report Through January 2010

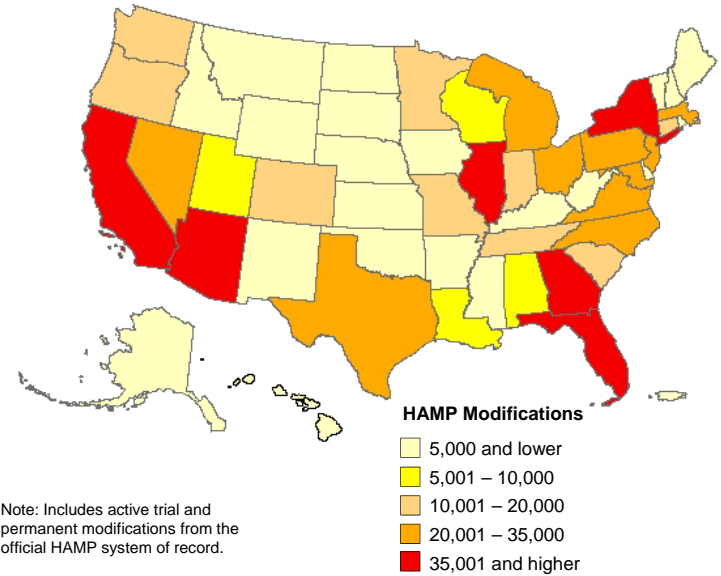
HAMP Activity by State

State	Active Trials	Permanent Modifications	Total
AK	483	56	539
AL	5,907	723	6,630
AR	2,355	337	2,692
AZ	40,438	7,000	47,438
CA	167,399	24,242	191,641
CO	11,708	1,797	13,505
CT	10,655	1,465	12,120
DC	1,538	191	1,729
DE	2,667	428	3,095
FL	101,971	14,598	116,569
GA	33,059	4,508	37,567
HI	2,891	436	3,327
IA	2,743	322	3,065
ID	3,335	508	3,843
IL	44,281	5,592	49,873
IN	9,255	1,216	10,471
KS	2,599	325	2,924
KY	3,647	453	4,100
LA	5,309	516	5,825
MA	18,647	2,788	21,435
MD	27,183	4,003	31,186
ME	2,201	337	2,538
MI	28,062	3,938	32,000
MN	15,359	2,584	17,943
MO	10,573	1,234	11,807
MS	3,413	474	3,887

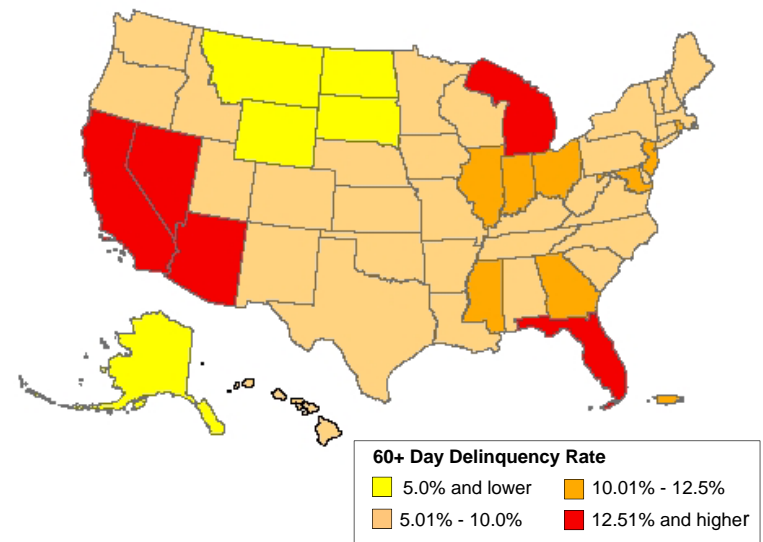
State	Active Trials	Permanent Modifications	Total
MT	1,140	138	1,278
NC	17,531	2,510	20,041
ND	215	22	237
NE	1,367	186	1,553
NH	3,620	612	4,232
NJ	27,905	3,710	31,615
NM	3,012	390	3,402
NV	21,568	3,484	25,052
NY	38,706	3,777	42,483
OH	18,451	2,529	20,980
OK	2,713	298	3,011
OR	9,416	1,469	10,885
PA	19,494	2,416	21,910
RI	3,845	599	4,444
SC	9,178	1,209	10,387
SD	405	43	448
TN	9,452	1,338	10,790
TX	29,351	2,481	31,832
UT	7,029	1,105	8,134
VA	20,542	3,377	23,919
VT	598	93	691
WA	16,255	2,580	18,835
WI	8,344	1,243	9,587
WV	1,466	199	1,665
WY	440	73	513
Other*	717	345	1,062

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

HAMP Activity by State



Mortgage Delinquency Rates by State



Source: Mortgage Bankers Association. Data is latest available and is as of 3rd Quarter 2009.

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Servicer Performance Report Through January 2010

15 Metropolitan Areas With Highest HAMP Activity

Metropolitan Statistical Area	Active Trials	Permanent Modifications	Total HAMP Activity	% of All HAMP Activity
New York-Northern New Jersey-Long Island, NY-NJ-PA	51,613	5,743	57,356	6.1%
Los Angeles-Long Beach-Santa Ana, CA	48,778	6,383	55,161	5.8%
Chicago-Naperville-Joliet, IL-IN-WI	42,683	5,381	48,064	5.1%
Miami-Fort Lauderdale-Pompano Beach, FL	39,356	5,143	44,499	4.7%
Riverside-San Bernardino-Ontario, CA	38,040	6,139	44,179	4.7%
Phoenix-Mesa-Scottsdale, AZ	33,157	5,834	38,991	4.1%
Washington-Arlington-Alexandria, DC-VA-MD-WV	28,520	4,330	32,850	3.5%
Atlanta-Sandy Springs-Marietta, GA	26,593	3,692	30,285	3.2%
Las Vegas-Paradise, NV	18,000	2,757	20,757	2.2%
Detroit-Warren-Livonia, MI	17,580	2,274	19,854	2.1%
Orlando-Kissimmee, FL	16,265	2,468	18,733	2.0%
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	14,807	1,961	16,768	1.8%
Boston-Cambridge-Quincy, MA-NH	13,147	2,014	15,161	1.6%
Tampa-St. Petersburg-Clearwater, FL	12,752	1,943	14,695	1.6%
Minneapolis-St. Paul-Bloomington, MN-WI	12,517	2,123	14,640	1.5%

A complete list of HAMP activity for all MSAs is available at <http://www.financialstability.gov/docs/MSA%20Data%20Jan%202010.pdf>

HAMP Modifications by Investor Type (20 Largest Servicers)

Servicer	GSE	Private	Portfolio	Total
Bank of America, NA ¹	149,464	73,282	11,410	234,156
JP Morgan Chase NA ²	74,390	65,579	22,514	162,483
Wells Fargo Bank, NA	100,361	31,497	5,270	137,128
CitiMortgage, Inc.	80,917	7,967	33,292	122,176
Saxon Mortgage Services Inc.	1,264	32,403	330	33,997
GMAC Mortgage, Inc.	18,085	14,739	0	32,824
Aurora Loan Services, LLC	16,087	11,437	329	27,853
OneWest Bank	15,580	10,514	1,734	27,828
Select Portfolio Servicing	567	21,219	2,890	24,676
Litton Loan Servicing LP	2,369	18,653	0	21,022
Nationstar Mortgage LLC	10,248	4,870	106	15,224
Ocwen Financial Corporation, Inc.	3,066	10,857	39	13,962
PNC Mortgage ³	11,765	19	1,434	13,218
American Home Mortgage Servicing Inc	816	11,281	0	12,097
US Bank NA	6,107	9	1,683	7,799
Green Tree Servicing LLC	3,756	190	9	3,955
Bayview Loan Servicing, LLC	1	3,772	40	3,813
Wachovia Mortgage, FSB ⁴	1,500	132	1,141	2,773
HomeEq	0	1,898	31	1,929
Carrington Mortgage Services LLC	0	1,504	0	1,504
Remainder of HAMP Servicers	44,040	29	2,249	46,318
Total	540,383	321,851	84,501	946,735

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

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

³ Formerly National City Bank.

⁴ Wachovia Mortgage FSB includes Wachovia Bank NA.

Note: Figures reflect active trials and permanent modifications.

Making Home Affordable Program

Servicer Performance Report Through January 2010

Appendix: Non-GSE Participants in HAMP

Allstate Mortgage Loans & Investments, Inc.	Grafton Suburban Credit Union	PennyMac Loan Services, LLC
American Eagle Federal Credit Union	Great Lakes Credit Union	PNC Bank, National Association
American Home Mortgage Servicing, Inc	Greater Nevada Mortgage Services	Purdue Employees Federal Credit Union
AMS Servicing, LLC	Green Tree Servicing LLC	QLending, Inc.
Aurora Loan Services, LLC	Harleysville National Bank & Trust Company	Quantum Servicing Corporation
Bank of America, N.A. ¹	Hartford Savings Bank	Residential Credit Solutions
Bank United	Hillsdale County National Bank	RG Mortgage Corporation
Bay Federal Credit Union	Home Financing Center, Inc	Roebbling Bank
Bay Gulf Credit Union	HomEq Servicing	RoundPoint Mortgage Servicing Corporation
Bayview Loan Servicing, LLC	HomeStar Bank & Financial Services	Saxon Mortgage Services, Inc.
Carrington Mortgage Services, LLC	Horicon Bank	Schools Financial Credit Union
CCO Mortgage	Horizon Bank, NA	SEFCU
Central Florida Educators Federal Credit Union	Iberiabank	Select Portfolio Servicing
Central Jersey Federal Credit Union	IBM Southeast Employees' Federal Credit Union	Servis One Inc., dba BSI Financial Services, Inc.
Chase Home Finance, LLC	IC Federal Credit Union	ShoreBank
CitiMortgage, Inc.	Idaho Housing and Finance Association	Silver State Schools Credit Union
Citizens 1st National Bank	iServe Residential Lending LLC	Sound Community Bank
Citizens First Wholesale Mortgage Company	J.P.Morgan Chase Bank, NA ²	Specialized Loan Servicing, LLC
Community Bank & Trust Company	Lake City Bank	Spirit of Alaska Federal Credit Union
CUC Mortgage Corporation	Lake National Bank	Stanford Federal Credit Union
Digital Federal Credit Union	Litton Loan Servicing	Sterling Savings Bank
DuPage Credit Union	Los Alamos National Bank	Technology Credit Union
Eaton National Bank & Trust Co	Marix Servicing, LLC	Tempe Schools Credit Union
Farmers State Bank	Members Mortgage Company, Inc	The Bryn Mawr Trust Co.
Fidelity Homestead Savings Bank	Metropolitan National Bank	The Golden 1 Credit Union
First Bank	Mission Federal Credit Union	U.S. Bank National Association
First Federal Savings and Loan	MorEquity, Inc.	United Bank of Georgia
First Federal Savings and Loan Assn. of Lakewood	Mortgage Center, LLC	United Bank Mortgage Corporation
First Keystone Bank	Mortgage Clearing Corporation	Vantium Capital, Inc.
First National Bank of Grant Park	National City Bank	Verity Credit Union
Franklin Credit Management Corporation	Nationstar Mortgage LLC	Wachovia Mortgage, FSB ³
Fresno County Federal Credit Union	Oakland Municipal Credit Union	Wells Fargo Bank, NA
Glass City Federal Credit Union	Ocwen Financial Corporation, Inc.	Wescom Central Credit Union
Glenview State Bank	OneWest Bank	Yadkin Valley Bank
GMAC Mortgage, Inc.	ORNL Federal Credit Union	
Golden Plains Credit Union	Park View Federal Savings Bank	

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 Wachovia Mortgage FSB includes Wachovia Bank NA.