



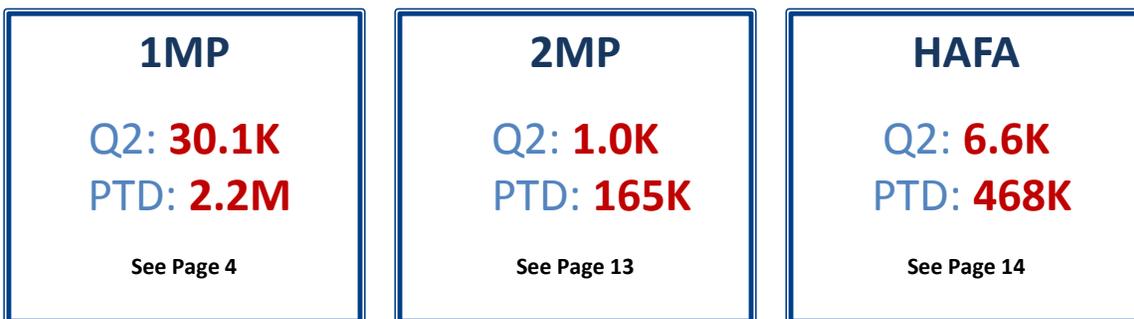

MAKING HOME AFFORDABLE

**PROGRAM PERFORMANCE REPORT
THROUGH THE SECOND QUARTER OF 2017**

MHA AT-A-GLANCE

More than 2.9 Million Homeowner Assistance Actions have taken place under Making Home Affordable (MHA) programs

▶ **QUARTERLY PROGRAM VOLUMES FOR THE SECOND QUARTER OF 2017**
(Months of April, May, and June)



▶ **SECOND QUARTER 2017 SERVICER ASSESSMENT RESULTS**

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

See page 16 for additional information and detailed results for this quarter.

Making Home Affordable

Program Performance Report Second Quarter 2017

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

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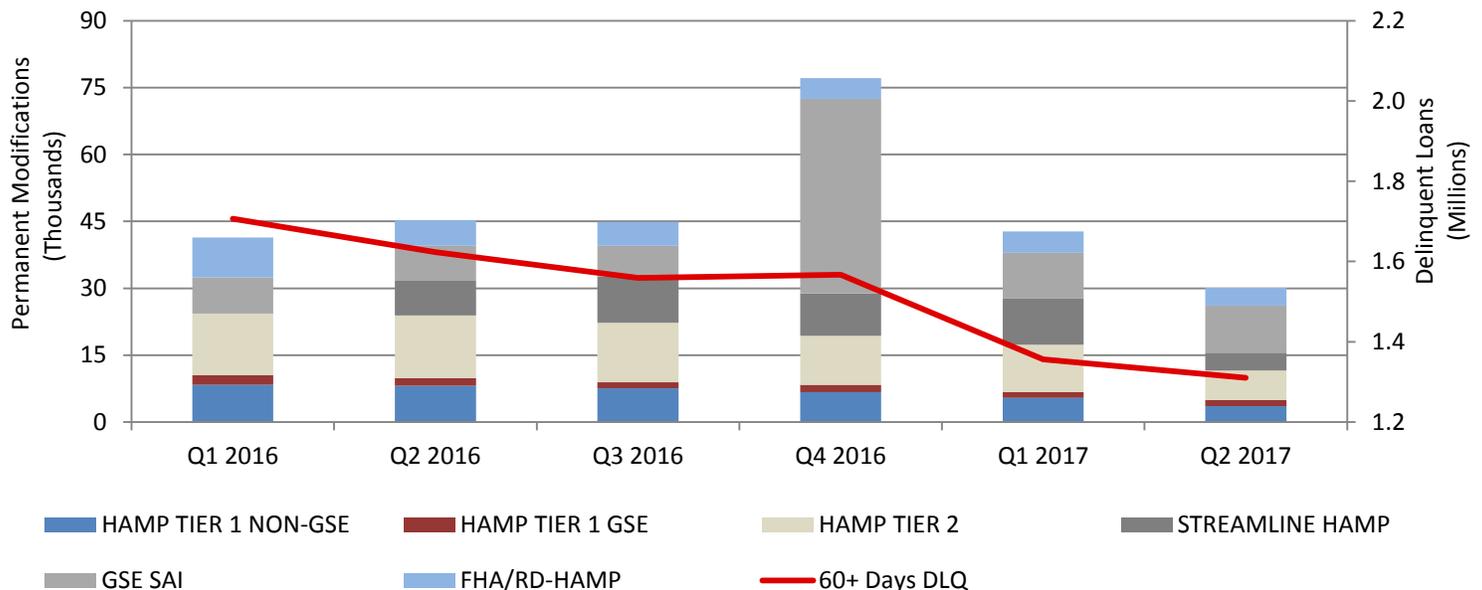
MHA Program Updates

Five servicers met or exceeded Treasury’s benchmark in all compliance areas. The remaining two servicers met or exceeded Treasury’s benchmark in most compliance areas, but still need to improve the accuracy of eligibility determinations, reporting of disqualified modifications and/or reporting of interest rate step-ups. Treasury will continue to monitor servicers’ compliance in these areas and require remedial action as needed. (See Page 16 for more details about the servicer assessments.)

MHA Program Activity^{1,2}

	Program-to-Date	Q2 2017	Q1 2017
MHA First Lien Permanent Modifications Started ³	2,231,528	30,108	42,709
<i>HAMP Tier 1</i>	1,470,176	4,945	6,708
<i>HAMP Tier 2</i>	214,288	6,612	10,647
<i>Streamline HAMP</i>	41,913	4,013	10,340
<i>GSE Standard Modifications (SAI)</i>	364,820	10,554	10,273
<i>Treasury FHA and RD HAMP</i>	140,331	3,984	4,741
2MP Modifications Started	165,173	959	1,074
HAFA Transactions Completed	468,418	6,572	8,244
UP Forbearance Plans Started	46,485	N/A	N/A
Cumulative Activity	2,911,604	37,639	52,027

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



* The GSE SAI modification activity reflects a data correction reported in the fourth quarter 2016.

** BKFS Mortgage Monitor Report.

Making Home Affordable: HAMP Program Results

Program Performance Report Second Quarter 2017

HAMP Summary

Trial Modifications	All Trials Started ³	2,535,608
	Tier 1	2,238,295
	Tier 2	236,205
	Streamline HAMP	61,108
	Active Trials	7,468
	Trial Modifications Cancelled Since Verified Income Requirement*	127,728
Permanent Modifications	All Permanent Modifications Started	1,726,377
	Permanent Modifications Disqualified (Cumulative)**	611,414
	Active Permanent Modifications	937,922

* When Treasury launched HAMP in the spring of 2009, in an effort to provide assistance to struggling homeowners as soon as possible, servicers were not required to verify a homeowner's income prior to commencing a trial modification. This resulted in many trials being cancelled if the homeowner could not ultimately provide the requisite documentation. Beginning in June 2010, servicers were required to verify a homeowner's income prior to offering trial modifications, which substantially reduced the number of trial cancellations. A total of 674,035 trials started before June 2010 have been cancelled. A cumulative 801,763 trials have been cancelled program-to-date.

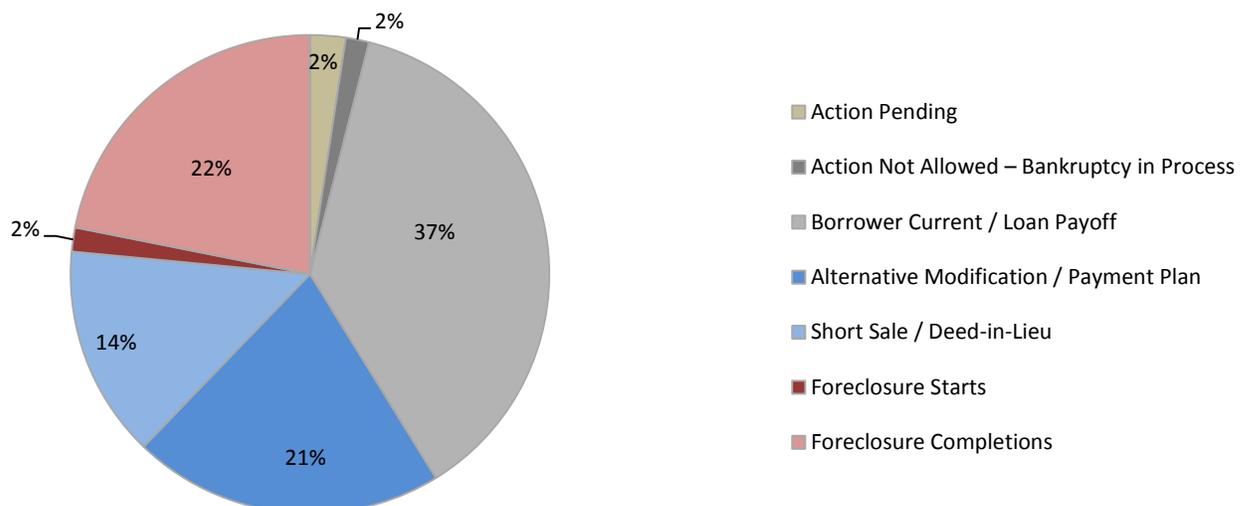
** Does not include 165,318 loans paid off and 11,723 loans withdrawn.

Outcome for Homeowners Who Did Not Receive a HAMP Modification

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

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

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



Source: Survey data from large servicers⁴

Making Home Affordable: HAMP Program Results

Program Performance Report Second Quarter 2017

Select HAMP Modification Characteristics*

Aggregate payment savings to homeowners who received HAMP first lien permanent modifications are estimated at **more than \$51 billion** program-to-date, compared with unmodified mortgage obligations.

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

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

- Under HAMP Tier 1, servicers apply the modification steps in sequence until the homeowner's post-modification front-end debt-to-income (DTI) ratio is 31%. The impact of each modification step can vary to achieve the target of 31%.
- Under HAMP Tier 2, servicers apply the modification steps simultaneously to achieve a post-modification DTI that falls within an allowable range (subject to investor restrictions). HAMP Tier 2 applies to non-GSE mortgages only.
- Under Streamline HAMP, seriously delinquent homeowners who have not been able to complete a HAMP application may be eligible to receive mortgage assistance through a combination of modification steps similar to HAMP Tier 2. Unlike Tier 1 and Tier 2, Streamline HAMP does not require that borrowers document their income.

Modification Steps for Permanent Modifications

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

Modification Step	Tier 1	Tier 2	Streamline	All
Interest Rate Reduction	95.7%	70.4%	82.7%	92.2%
Term Extension	60.4%	88.3%	97.6%	64.8%
Principal Forbearance	31.4%	30.9%	23.8%	31.2%

Select Median Permanent Modification Characteristics

Loan Characteristic	Before Modification	After Modification	Median Decrease
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Front-End Debt-to-Income Ratio

Tier 1	43.7%	31.0%	-13.4 pct pts
Tier 2	28.3%	21.2%	-6.7 pct pts
Combined	42.7%	31.0%	-12.1 pct pts

Back-End Debt-to-Income Ratio

Tier 1	67.0%	50.0%	-13.7 pct pts
Tier 2	44.9%	37.3%	-6.8 pct pts
Combined	64.2%	48.1%	-12.4 pct pts

Monthly Housing Payment**

Tier 1	\$1,378.65	\$811.54	(\$497.71)
Tier 2	\$1,031.60	\$662.43	(\$334.55)
Streamline	\$894.62	\$554.41	(\$314.77)
All	\$1,326.61	\$788.70	(\$466.67)

Homeowner Characteristics

Characteristic	Tier 1	Tier 2	Streamline	All
Median Monthly Gross Income	\$3,913	\$4,992	N/A	\$4,018
Median Credit Score	566	561	582	565
Median Property Value	\$178,362	\$160,000	\$159,000	\$175,000

Additional HAMP Tier 2 Characteristics

Of the HAMP Tier 2 trial modifications started:

- 30% were previously in another HAMP trial or permanent modification.
- 10% were previously evaluated for HAMP and did not meet eligibility requirements.
- 6% were non-owner-occupied properties.

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

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

HAMP Tier 1 Payment Adjustment Summary

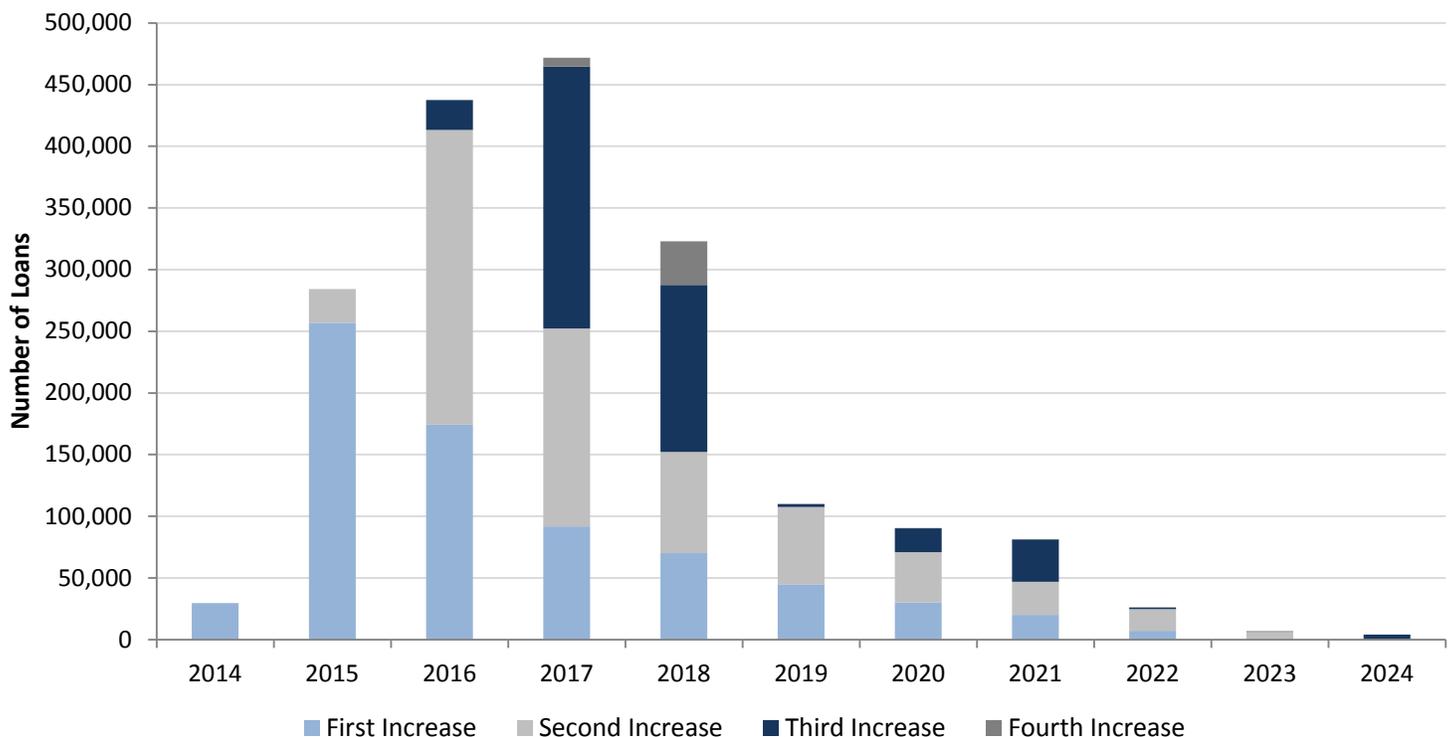
The HAMP Tier 1 modification was designed to reduce a homeowner's monthly mortgage payment to an affordable level, approximately 36% of the median before-modification payment.

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

HAMP Tier 1 Interest Rate Increases

- Approximately 80% of HAMP Tier 1 homeowners will experience an interest rate increase after five years.
 - The majority of HAMP homeowners will experience two to three interest rate increases.
 - The median amount of the first monthly payment increase is \$93, and the median monthly payment increase after the final interest rate increase is \$207.
- Through June 2017, more than 508,000 homeowners have experienced one interest rate step-up, and approximately 352,000 have experienced a second rate step-up.
 - Based on reported data, the rate increase does not appear to have an impact on the performance of these modifications. The percentage of modifications disqualifying in the month following the reset remains consistent with the months leading up to the reset, at less than or equal to 1%.
- To help mitigate the impact of interest rate step-ups, servicers can offer borrowers the opportunity to recast their HAMP modifications upon reaching their sixth-year anniversary. To date, nearly 53,000 loans have been recast, 90% of which experienced an interest rate step-up. Monthly payments for recast loans have been reduced by a median of \$56.

Number of Interest Rate Increases by Year*



* As of June 2017. Assumes no future re-defaults of HAMP Tier 1 modifications.

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

Making Home Affordable: HAMP Program Results

Program Performance Report Second Quarter 2017

Performance of HAMP Permanent Modifications

Performance of HAMP modifications varies across modification types and vintages. The tables below show the performance of HAMP permanent modifications by type at various seasoning points for those modifications that have aged to, or past, the number of months noted. HAMP Tier 2 was introduced after HAMP Tier 1.

	# Months Post Modification	% of Disqualified HAMP Tier 1 Modifications ⁵										
		2009	2010	2011	2012	2013	2014	2015	2016	Q1 2017	Q2 2017	ALL
HAMP Tier 1	3	2.1%	1.7%	1.2%	1.0%	0.8%	1.2%	1.3%	1.3%	1.1%	1.1%	1.3%
	6	6.7%	6.8%	5.3%	4.3%	3.8%	4.7%	5.3%	5.5%	4.1%		5.5%
	12	16.3%	15.6%	12.7%	10.3%	9.5%	10.6%	11.8%	12.6%			13.1%
	18	22.9%	22.7%	18.9%	15.3%	14.0%	15.2%	16.9%	18.7%			19.2%
	24	28.8%	28.1%	23.8%	19.1%	17.3%	18.6%	20.4%				23.9%
	30	33.3%	32.6%	27.3%	22.1%	19.8%	21.6%	23.3%				27.8%
	36	37.6%	36.6%	30.1%	24.6%	22.0%	23.5%					31.1%
	42	41.1%	39.4%	32.5%	26.7%	24.2%	24.4%					33.9%
	48	43.6%	41.7%	34.7%	28.6%	26.3%						36.7%
	54	46.0%	43.6%	36.5%	30.5%	27.8%						39.3%
	60	48.0%	45.6%	38.5%	33.4%							42.2%

	# Months Post Modification	% of Disqualified HAMP Tier 2 Modifications ⁵											
		2009		2010		2012	2013	2014	2015	2016	Q1 2017	Q2 2017	ALL
HAMP Tier 2	3	N/A		N/A		1.3%	1.9%	1.6%	1.8%	1.7%	1.3%	1.1%	1.7%
	6	N/A		N/A		5.4%	7.8%	7.1%	7.9%	7.4%	6.3%		7.5%
	12	N/A		N/A		17.4%	17.3%	16.2%	17.5%	17.5%			17.1%
	18	N/A		N/A		23.2%	24.5%	22.6%	24.7%	23.7%			23.9%
	24	N/A		N/A		28.7%	28.9%	27.5%	29.8%				28.6%
	30	N/A		N/A		32.1%	32.4%	31.5%	32.8%				31.9%
	36	N/A		N/A		34.6%	34.8%	34.3%					34.6%
	42	N/A		N/A		37.7%	37.9%	37.7%					37.9%
	48	N/A		N/A		39.8%	39.9%						39.9%

Making Home Affordable: HAMP Program Results

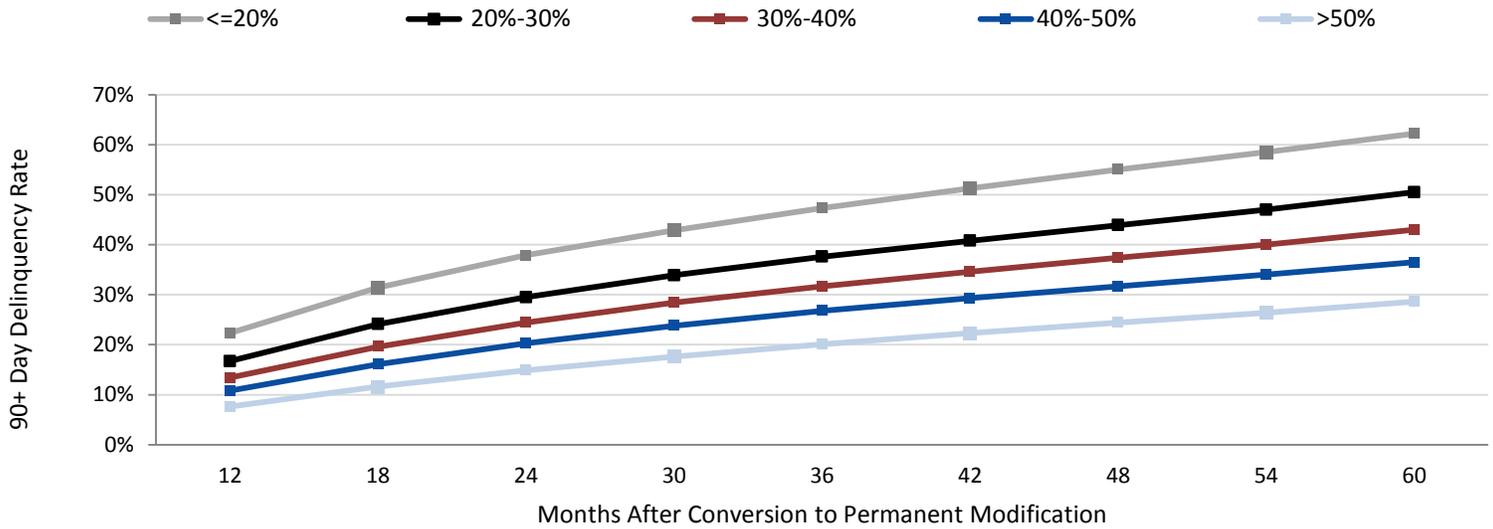
Program Performance Report Second Quarter 2017

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

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

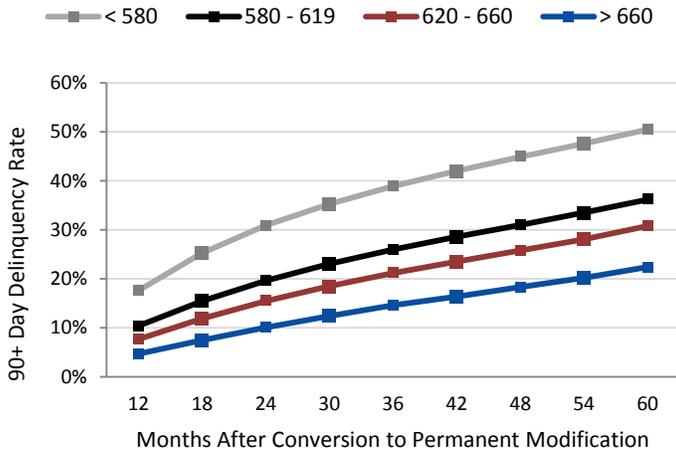
Performance by Monthly Payment Reduction

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



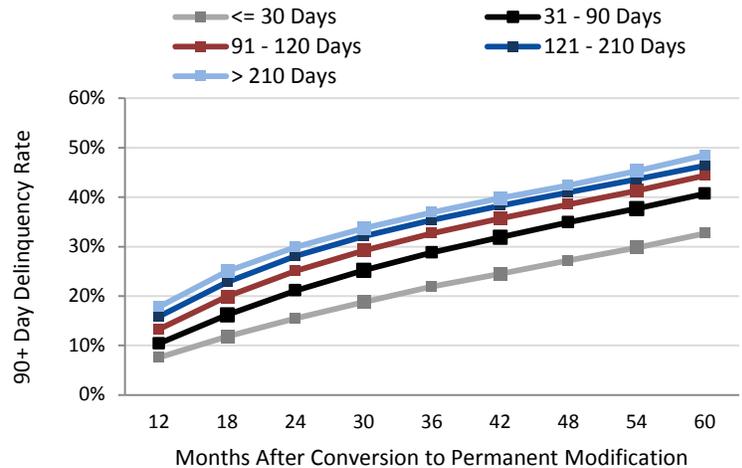
Performance by Credit Score at the Time of Modification

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



Performance by Delinquency at Trial Start

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

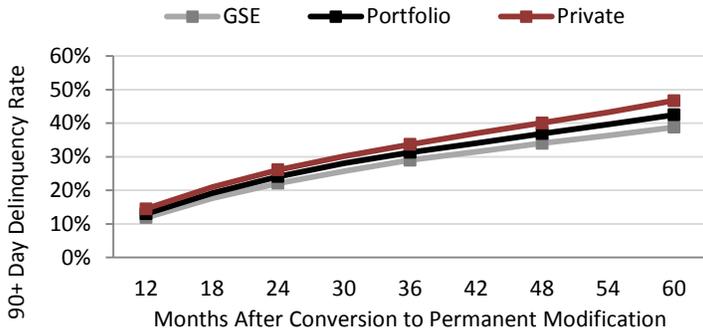


Making Home Affordable: HAMP Program Results

Program Performance Report Second Quarter 2017

HAMP Tier 1 Performance by Investor

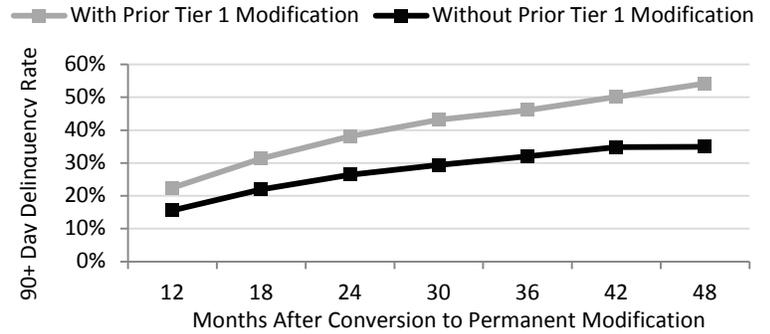
Modifications of private label security loans have the highest delinquency rates.



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

HAMP Tier 2 Performance by Prior Modification History

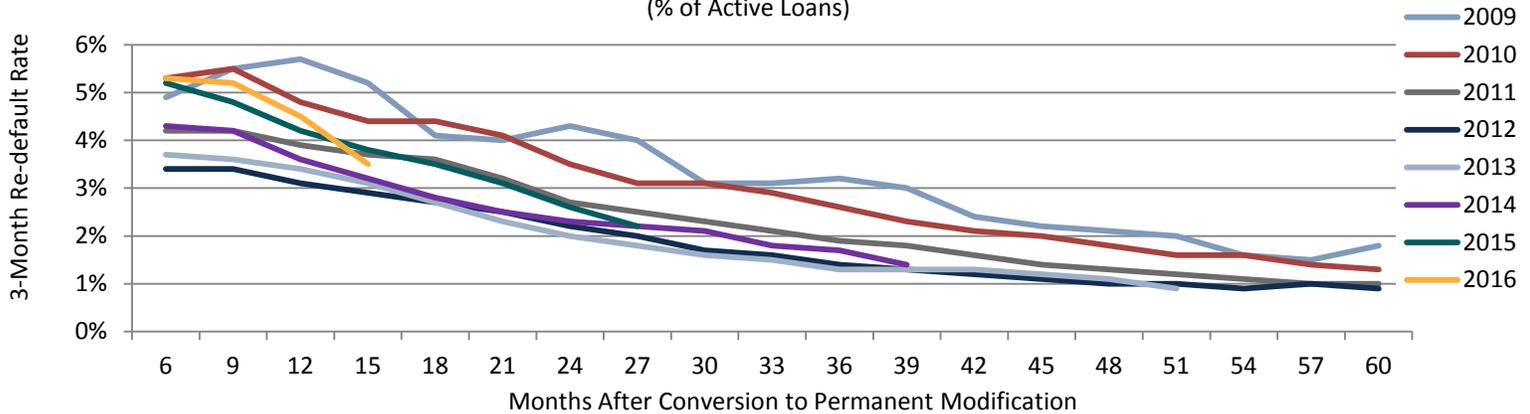
Loans previously modified under HAMP Tier 1 are more likely to disqualify from a Tier 2 modification.



Incremental Performance of HAMP Modifications over Time

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

Conditional Re-default Rate for Tier 1 and Tier 2 Modifications by Modification Year (% of Active Loans)



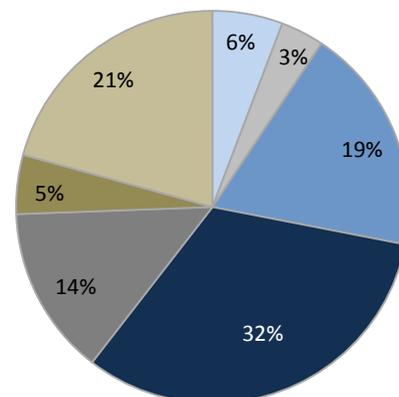
Note: A modification's inclusion in the 3-month re-default rate calculation is conditional on the modification being active at the start of the 3-month period being measured.

Homeowners with Disqualified HAMP Permanent Modifications

The majority of homeowners who disqualify from a HAMP permanent modification receive an alternative to foreclosure or resolve their delinquency. Homeowners can also take advantage of other MHA and/or government sponsored assistance programs. Of the homeowners who have missed three payments, and therefore disqualified from HAMP, approximately 26% have been referred to foreclosure.

Status of Disqualified HAMP Permanent Modifications

- Action Pending
- Action Not Allowed – Bankruptcy in Process
- Borrower Current / Loan Payoff
- Alternative Modification / Payment Plan
- Short Sale / Deed-in-Lieu
- Foreclosure Starts
- Foreclosure Completions



Source: Survey data from large servicers⁴

Making Home Affordable: Other MHA Programs

Program Performance Report Second Quarter 2017

Post-Modification Counseling

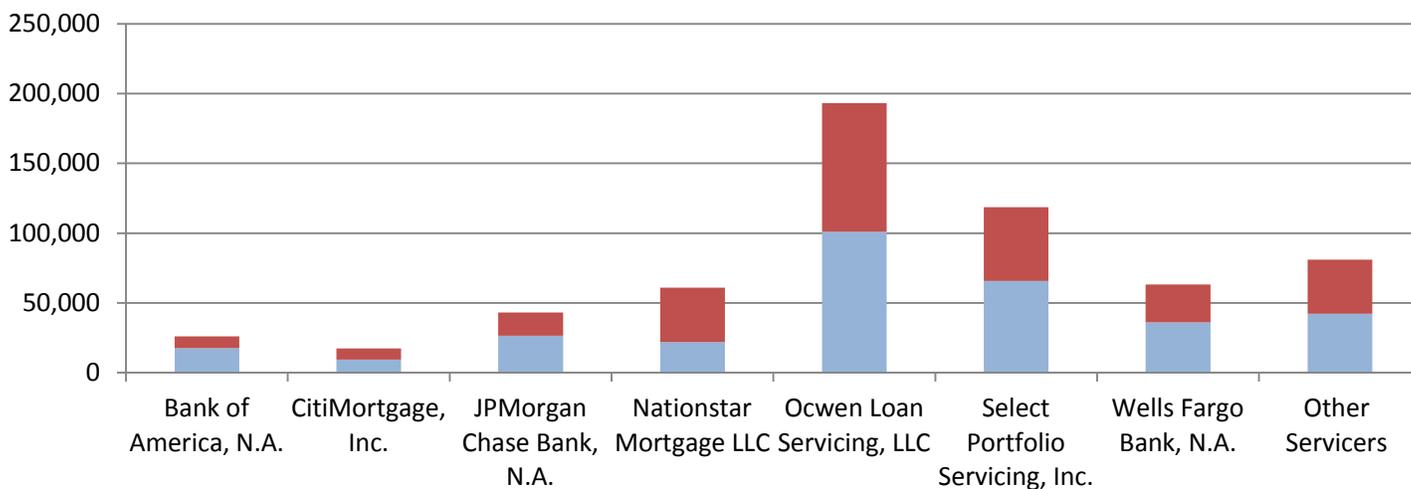
Since March 2014, Treasury has required certain HAMP participating servicers to offer free financial counseling to homeowners with non-GSE loans who are either entering a HAMP trial modification, or are in a permanent HAMP modification and are determined to be at risk of re-default. The counseling is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

Through June 2017, participating servicers have made more than 603,000 referrals to financial counseling. Of these:

- 53% are permanent modifications considered by the servicers to be at risk of disqualifying from HAMP, and 47% are new trial modifications.
- More than 45,000 referrals started financial counseling resulting in an overall take-up rate of 7.5%.

Counseling Referral Activity by Servicer

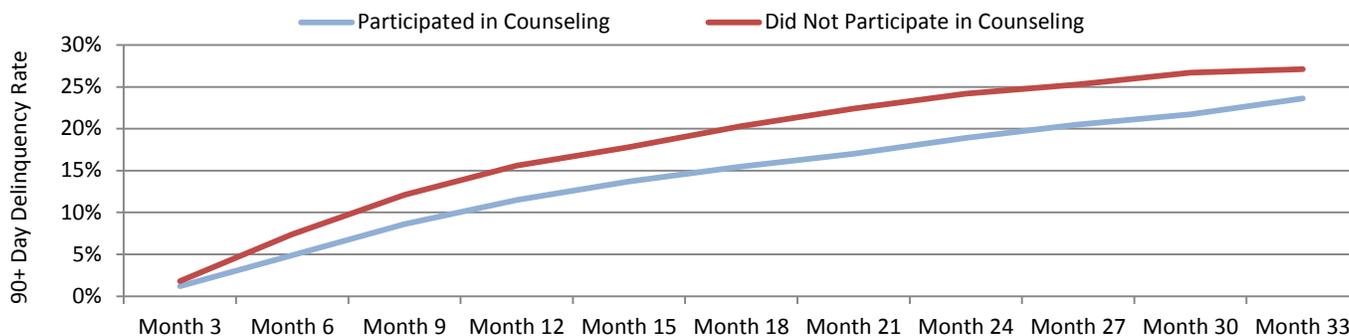
■ At-Risk ■ New Trials



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

Performance of Borrowers Who Participated in Counseling

Borrowers in a new HAMP trial modification who participate in financial counseling at the start of their trial modification perform better following counseling than borrowers who do not participate. For example, 12 months after counseling, fewer than 12% of borrowers who participated in counseling disqualified from their HAMP modification, compared to nearly 16% for those who did not.



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

Making Home Affordable: Other MHA Programs

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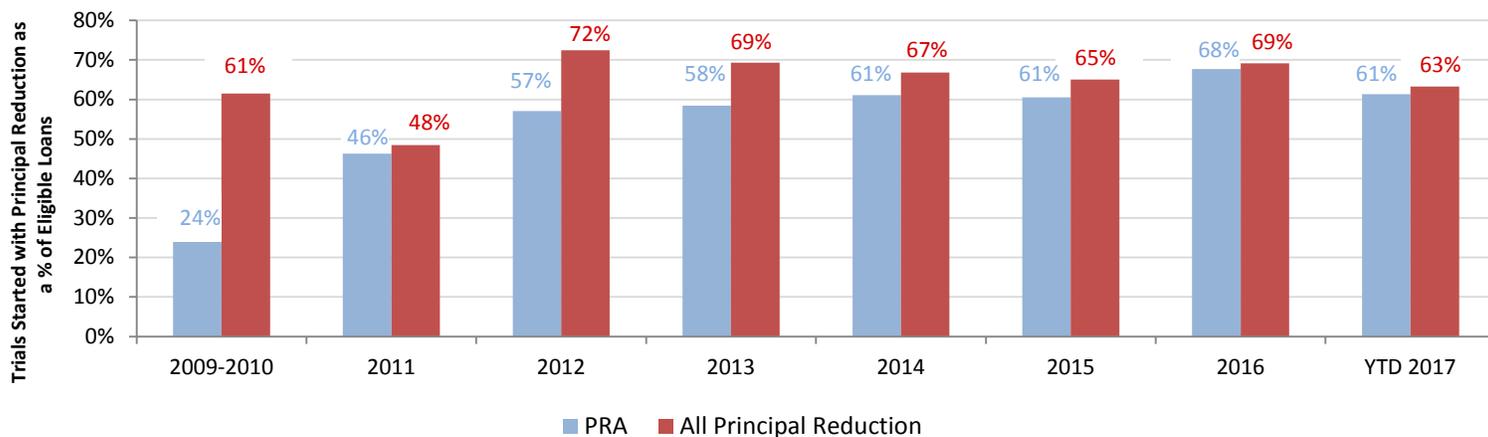
The HAMP Principal Reduction Alternative

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

Under HAMP, servicers provide principal reduction on HAMP modifications in two ways:

- Under HAMP PRA, principal is reduced to lower the LTV, the investor is eligible to receive an incentive on the amount of principal reduced, and the reduction vests over a 3-year period.
- Servicers can also offer principal reduction to homeowners on a HAMP modification outside the requirements of HAMP PRA. If they do, the investor receives no incentive payment for the principal reduction and the principal reduction can be recognized immediately.

	HAMP Modifications with Earned Principal Reduction Under PRA ⁶	HAMP Modifications with Upfront Principal Reduction Outside of PRA	Total HAMP Modifications with Principal Reduction
All Permanent Modifications Started	244,097	55,412	299,509
Active Permanent Modifications	161,112	35,405	196,517
Median Principal Amount Reduced for Permanent Modifications Started ⁷	\$62,704	\$51,356	\$60,077
Median Principal Amount Reduced for Permanent Modifications Started (%) ⁸	31.8%	18.0%	30.2%
Total Outstanding Principal Balance Reduced on Permanent Modifications Started ⁷	\$20,926,448,509	\$3,525,287,938	\$24,451,736,448



Modification Characteristics: HAMP vs. HAMP with Principal Reduction

	All HAMP Modifications	Total HAMP Modifications with Principal Reduction
Permanent Modifications – Median LTV ratio:		
- Before Modification	113.9%	138.9%
- After Modification	113.9%	105.0%
Permanent Modifications – Median Before Modification Debt-to-Income (DTI) ratio:		
- Front-End DTI	42.7%	41.8%
- Back-End DTI	64.2%	53.6%

The Second Lien Modification Program

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

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

All Second Lien Modifications Started (Cumulative)*	165,173
Second Lien Modifications Involving Full Lien Extinguishments	48,792
Active Second Lien Modifications**	76,610
Active Second Lien Modifications Involving Partial Lien Extinguishments	10,172

* Includes 9,375 loans that have a qualifying first lien GSE Standard Modification.

** Includes 9,360 Loans in active non-payment status whereby the 1MP modification has disqualified from HAMP. As a result, the servicer is no longer required to report payment activity on the 2MP modification.

2MP Modification Characteristics

Median Monthly Payment Reduction:

Second lien official modifications

Reduction on second lien only	\$153
Combined first and second lien reduction	\$776
% of total monthly payment	42%

Second lien full extinguishments

Combined first and second lien reduction	\$962
% of total monthly payment	51%

Debt Extinguishment:

HAMP homeowners receiving partial or full extinguishment

Total Outstanding Principal Balance Extinguished	\$3.6B
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Top Three States by Activity:

Percent of total 2MP modifications started

California	33%
Florida	10%
New York	7%

Estimated Eligible 2nd Liens⁹

2MP Participating Servicer Name	2MP Modifications Started	Current Estimated Eligible 2nd Liens
Bank of America, N.A.	39,069	707
CitiMortgage, Inc.	20,690	1,775
JPMorgan Chase Bank, N.A.	45,190	599
Nationstar Mortgage LLC	9,762	998
Wells Fargo Bank, N.A.	25,284	2,984
Other Servicers	25,178	3,361
Total	165,173	10,424

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

Making Home Affordable: Other MHA Programs

Program Performance Report Second Quarter 2017

The Home Affordable Foreclosure Alternatives Program

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

- Follow a streamlined process for short sales and DIL transactions that requires no verification of income (unless required by investors) and allows for pre-approved short sale terms;
- Receive a waiver of deficiency once the transaction is completed that releases the homeowner from remaining mortgage debt; and
- Receive \$10,000* in relocation assistance at closing.

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

HAFA Activity by Investor Type

Participating servicers must consider all homeowners denied for HAMP for a short sale or deed-in-lieu of foreclosure through the HAFA program. However, individual investors can impose additional eligibility requirements.

	Private	Portfolio	GSE	Total
Short Sale	160,458	56,423	184,018	400,899
Deed-in-Lieu	12,155	5,204	50,160	67,519
Total Transactions Completed	172,613	61,627	234,178	468,418

Characteristics of Non-GSE HAFA Activity

Non-GSE HAFA Debt Relief & Release of Subordinate Liens

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

Median Unpaid Principal Balance Before HAFA	\$270,482
Median Sales Price	\$167,000
Median Debt Relief	\$113,578
Median Debt Relief as % of UPB	44%
Total Debt Relief (cumulative)	\$30.2B

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

% of HAFA transactions completed that included release of a homeowner's subordinate liens	39%
Total subordinate liens released (cumulative)	\$626.1M

In 14% of HAFA transactions completed, the homeowner began a HAMP Tier 1 or Tier 2 trial modification but later requested a HAFA agreement or was disqualified from HAMP.

Non-GSE HAFA Activity by State

Top Three States by HAFA Activity:	% of HAFA Transactions Completed
California	33%
Florida	16%
Nevada	5%

Making Home Affordable: Results by Servicer

Program Performance Report Second Quarter 2017

Making Home Affordable Program Activity by Servicer

As of June 2017, there were 139 servicers that participate in Treasury's MHA programs, but seven servicers make up more than three quarters of non-GSE HAMP modifications. Program activity for these servicers is provided below.

Servicer	HAMP Tier 1 Permanent Modifications	HAMP Tier 2 Permanent Modifications	Streamline HAMP Permanent Modifications	PRA ¹⁰ Permanent Modifications	2MP Modifications	HAF ¹¹ non-GSE Transactions Completed
Bank of America, N.A.	99,914	8,359	N/A*	5,105	39,069	49,928
CitiMortgage, Inc.	31,573	3,963	641	3,066	20,690	2,512
JPMorgan Chase Bank, N.A.	159,868	6,513	2,616	25,200	45,190	38,419
Nationstar Mortgage LLC	185,970	27,568	4,525	11,517	9,762	11,923
Ocwen Loan Servicing, LLC	245,703	85,520	18,605	119,573	N/A*	29,920
Select Portfolio Servicing, Inc.	119,915	30,412	10,827	23,557	N/A*	23,464
Wells Fargo Bank, N.A.	199,089	13,148	182	30,080	25,284	45,643
Other Servicers	428,144	38,805	4,517	25,999	25,178	32,431
Total	1,470,176	214,288	41,913	244,097	165,173	234,240

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

HAMP Permanent Modifications by Investor

Servicer	All HAMP Permanent Modifications			
	GSE	Private	Portfolio	Total
Bank of America, N.A.	39,190	50,697	18,386	108,273
CitiMortgage, Inc.	14,814	9,121	12,242	36,177
JPMorgan Chase Bank, N.A.	68,320	54,874	45,803	168,997
Nationstar Mortgage LLC	120,367	88,560	9,136	218,063
Ocwen Loan Servicing, LLC	22,793	305,065	21,970	349,828
Select Portfolio Servicing, Inc.	15,387	121,642	24,125	161,154
Wells Fargo Bank, N.A.	80,112	41,288	91,019	212,419
Other Servicers	298,586	102,477	70,403	471,466
Total	659,569	773,724	293,084	1,726,377

Making Home Affordable Servicer Assessments

Background

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

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

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

MHA Servicer Assessments

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

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

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

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

Making Home Affordable: Results by Servicer

Program Performance Report Second Quarter 2017

Second Quarter 2017 Servicer Assessment Summary Results

Improvement Needed	Servicer Name
Minor	Bank of America, N.A. JPMorgan Chase Bank, N.A. Nationstar Mortgage LLC Ocwen Loan Servicing, LLC Select Portfolio Servicing, Inc.
Moderate	CitiMortgage, Inc. Wells Fargo Bank, N.A.
Substantial	None

The table above summarizes the results of the MHA Servicer Assessments for the second quarter of 2017. The compliance and program results for the individual servicers can be found on the following pages.

Making Home Affordable: Results by Servicer

Program Performance Report Second Quarter 2017

Compliance Metrics Overview

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

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

Making Home Affordable: Results by Servicer

Program Performance Report Second Quarter 2017

Second Quarter 2017 Compliance Results

Servicer		Single Point of Contact Assignment % Non-compliance	Second Look % Non-compliance	Income Calculation Error %	Timely HAMP Evaluation % Non-compliance	Incentive Payment Data Errors	Disqualified Modification % Non-compliance	Interest Rate Step-Up Changes % Non-compliance	Interest Rate Step-Up Notices % Non-compliance ^h
BENCHMARK		2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	5.0%	5.0%
Bank of America, N.A.	Servicer Results	0.0%	0.0%	1.0%	1.4%	0.1%	0.0%	0.0%	0.0%
	Rating	***	***	***	***	***	***	***	***
CitiMortgage, Inc.	Servicer Results	0.0%	0.0%	1.2%	0.0%	0.4%	15.0%	9.0%	4.0%
	Rating	***	***	***	***	***	*	*	***
JPMorgan Chase Bank, N.A.	Servicer Results	0.0%	0.0%	0.0%	0.7%	0.0%	1.0%	0.0%	0.5%
	Rating	***	***	***	***	***	***	***	***
Nationstar Mortgage LLC	Servicer Results	0.0%	0.0%	1.0%	0.7%	1.5%	0.0%	1.0%	2.4%
	Rating	***	***	***	***	***	***	***	***
Ocwen Loan Servicing, LLC	Servicer Results	0.0%	0.0%	1.0%	0.0%	0.6%	0.8%	0.0%	0.8%
	Rating	***	***	***	***	***	***	***	***
Select Portfolio Servicing, Inc.	Servicer Results	0.0%	0.0%	0.0%	0.0%	0.9%	1.5%	0.0%	0.0%
	Rating	***	***	***	***	***	***	***	***
Wells Fargo Bank, N.A.	Servicer Results	0.0%	4.2%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%
	Rating	***	**	***	***	***	***	***	***

Rating Legend

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

Making Home Affordable: Results by Servicer

Program Performance Report Second Quarter 2017

Compliance Results Trending

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

Servicer	2015 Q2	2015 Q3	2015 Q4	2016 Q1	2016 Q2	2016 Q3	2016 Q4	2017 Q1	2017 Q2
Single Point of Contact Assignment % Noncompliance									
Bank of America, N.A.	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%
CitiMortgage, Inc.	0.0%	0.0%	0.0%	0.0%	0.0%	1.8%	0.0%	0.0%	0.0%
JPMorgan Chase Bank, N.A.	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Nationstar Mortgage LLC	0.0%	0.0%	0.0%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%
Ocwen Loan Servicing, LLC	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Select Portfolio Servicing, Inc.	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Wells Fargo Bank, N.A.	3.0%	4.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Second Look % Noncompliance (Combined)*									
Bank of America, N.A.	0.5%	2.3%	0.5%	0.4%	1.7%	0.0%	1.2%	0.0%	0.0%
CitiMortgage, Inc.	2.5%	0.5%	1.8%	0.9%	0.0%	0.0%	0.0%	0.0%	0.0%
JPMorgan Chase Bank, N.A.	0.5%	0.0%	0.9%	1.7%	0.9%	0.4%	0.4%	0.0%	0.0%
Nationstar Mortgage LLC	9.5%	6.4%	4.7%	0.4%	1.6%	1.2%	0.4%	0.0%	0.0%
Ocwen Loan Servicing, LLC	2.0%	2.4%	3.1%	0.0%	0.0%	0.0%	0.4%	1.2%	0.0%
Select Portfolio Servicing, Inc.	0.5%	0.5%	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Wells Fargo Bank, N.A.	3.4%	2.3%	1.8%	1.3%	0.8%	0.4%	0.0%	0.0%	4.2%
Income Calculation Error %									
Bank of America, N.A.	6.0%	16.0%	11.0%	13.0%	9.0%	0.0%	2.0%	0.0%	1.0%
CitiMortgage, Inc.	2.0%	2.0%	2.0%	1.0%	0.0%	1.0%	1.0%	2.0%	1.2%
JPMorgan Chase Bank, N.A.	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Nationstar Mortgage LLC	1.0%	0.0%	3.0%	3.0%	1.0%	3.0%	4.0%	0.0%	1.0%
Ocwen Loan Servicing, LLC	1.0%	1.0%	1.0%	2.0%	1.0%	1.0%	0.0%	0.0%	1.0%
Select Portfolio Servicing, Inc.	3.0%	2.0%	2.0%	1.0%	1.0%	0.0%	0.0%	0.0%	0.0%
Wells Fargo Bank, N.A.	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Incentive Payment Data Errors **									
Bank of America, N.A.	2.5%	2.6%	1.1%	2.6%	4.2%	0.0%	0.5%	0.1%	0.1%
CitiMortgage, Inc.	1.0%	1.3%	0.3%	0.4%	0.2%	0.4%	0.0%	0.0%	0.4%
JPMorgan Chase Bank, N.A.	0.1%	0.8%	0.1%	0.0%	0.0%	0.3%	0.0%	0.1%	0.0%
Nationstar Mortgage LLC	1.5%	0.7%	3.3%	3.0%	1.3%	0.5%	2.1%	0.4%	1.5%
Ocwen Loan Servicing, LLC	0.2%	0.0%	0.6%	0.2%	0.1%	0.8%	0.9%	1.0%	0.6%
Select Portfolio Servicing, Inc.	1.6%	0.8%	0.7%	0.1%	0.2%	0.3%	0.4%	0.2%	0.9%
Wells Fargo Bank, N.A.	0.9%	0.3%	0.4%	0.7%	0.7%	0.1%	0.1%	0.6%	0.2%
Disqualified Modification % Noncompliance									
Bank of America, N.A.	2.3%	5.0%	2.0%	2.3%	0.0%	0.0%	0.0%	2.0%	0.0%
CitiMortgage, Inc.	3.8%	6.0%	4.0%	1.5%	14.5%	0.8%	3.0%	3.5%	15.0%
JPMorgan Chase Bank, N.A.	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.8%	1.5%	1.0%
Nationstar Mortgage LLC	0.8%	3.0%	0.0%	13.0%	5.3%	12.8%	1.3%	4.5%	0.0%
Ocwen Loan Servicing, LLC	7.3%	3.8%	3.8%	2.3%	2.0%	2.5%	1.8%	0.0%	0.8%
Select Portfolio Servicing, Inc.	0.0%	0.0%	0.0%	0.0%	1.5%	0.5%	0.5%	0.8%	1.5%
Wells Fargo Bank, N.A.	2.8%	1.8%	0.8%	1.0%	0.8%	0.0%	0.0%	0.0%	0.0%

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

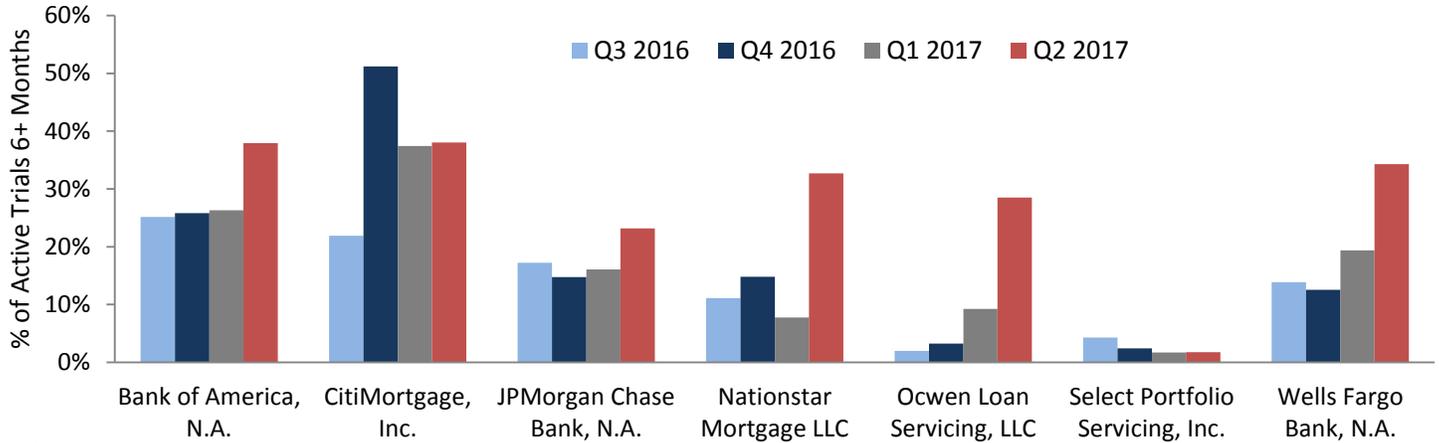
** Beginning with the Q2 2015 Assessment, the Incentive Payment Data Errors metric includes PRA testing.

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

HAMP Program Results

HAMP Tier 1 and Tier 2 Trials Aged 6+ Months (% of Active Trials)¹²

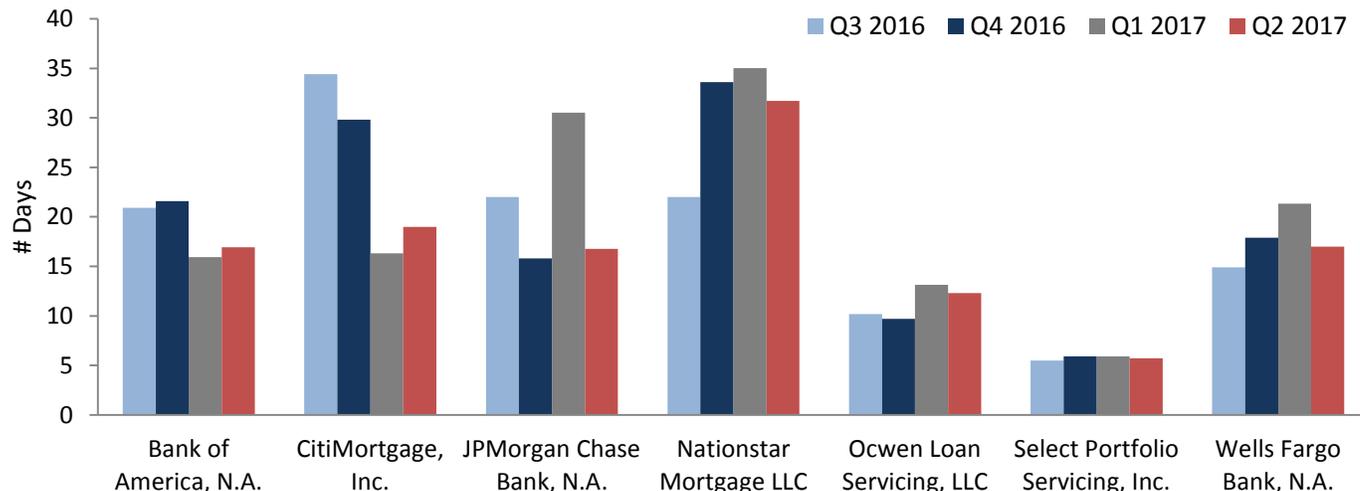
This quarterly metric measures trials lasting six months or longer as a share of all active trials. These figures include trial modifications that have been cancelled or converted to permanent modifications by the servicer and are pending reporting to the program system of record. Additionally, servicers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



Average # Aged Trials	Q3'16	Q4'16	Q1'17	Q2'17
Bank of America, N.A.	158	138	115	89
CitiMortgage, Inc.	74	221	111	94
JPMorgan Chase Bank, N.A.	252	186	176	196
Nationstar Mortgage LLC	402	463	142	210
Ocwen Loan Servicing, LLC	143	200	396	218
Select Portfolio Servicing, Inc.	97	48	34	25
Wells Fargo Bank, N.A.	387	278	277	183

Average Calendar Days to Resolve All Escalated Cases

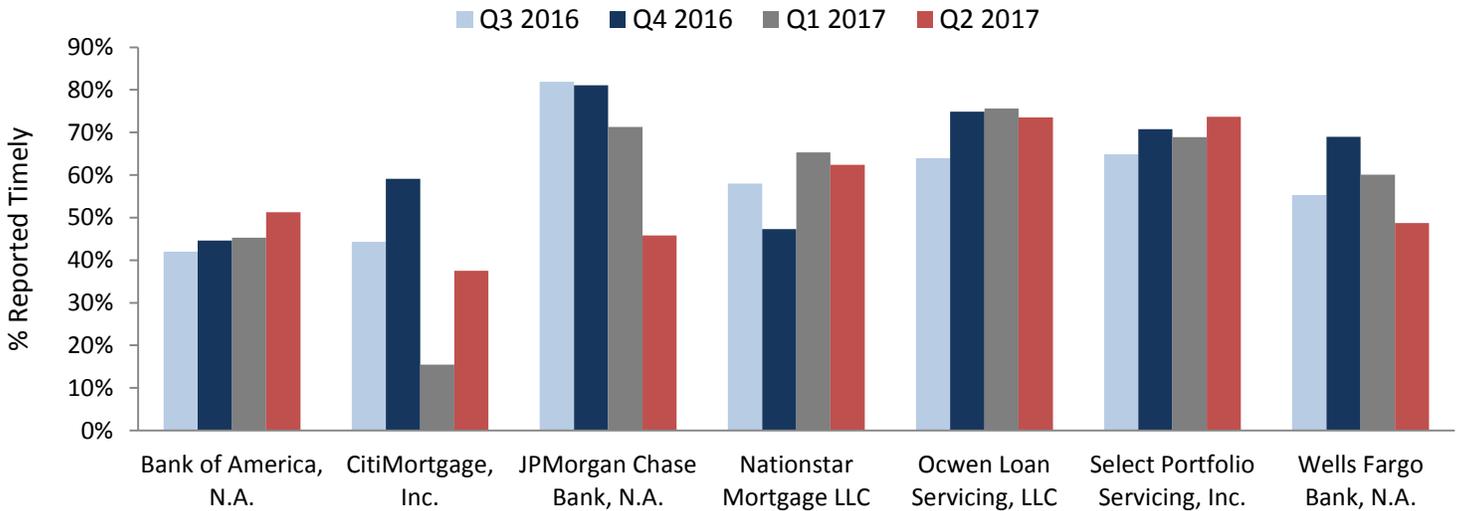
This quarterly metric measures servicer response time for homeowner inquiries escalated to MHA Support Centers. Effective February 1, 2011, a target of 30 calendar days was established for non-GSE escalation cases, including an estimated 5 days processing by the MHA Support Centers. As the MHA program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



HAMP Program Results

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

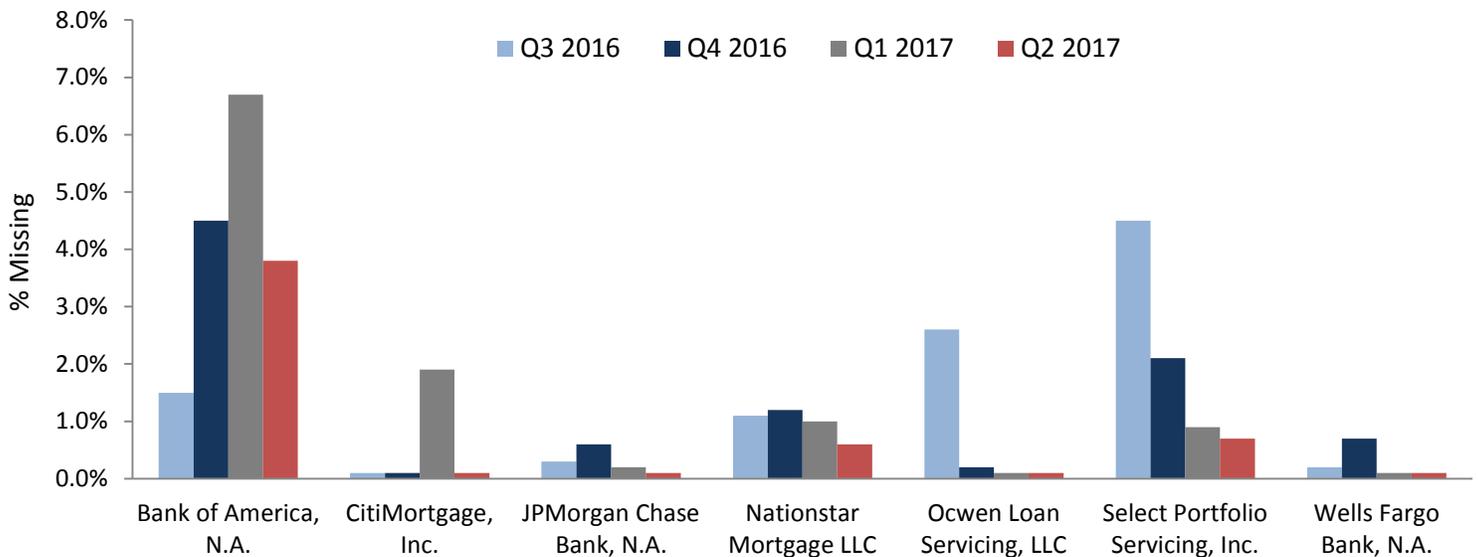
This quarterly metric measures the servicer's ability to promptly report the conversion from a trial to a permanent modification. Untimely reporting of permanent modification conversions impacts incentive compensation, including the possible delay of homeowner incentives. In addition, it hinders the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



Missing Permanent Modification Status Reports (%)

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

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



Appendix 1: Program and Servicer Assessment Notes

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

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

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

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

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

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

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

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

General MHA Program Notes:

MHA Program Effective Dates:

HAMP First Lien: April 6, 2009

PRA: October 1, 2010

2MP: August 13, 2009

HAFA: April 5, 2010

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

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

MHA First Lien Program Notes:

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

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

Treasury FHA-HAMP Program Notes:

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

Appendix 1: Program and Servicer Assessment Notes

2MP Program Notes:

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

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

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

HAFA Program Notes:

Unless otherwise noted, HAFA Transactions Completed includes GSE activity under the MHA program in addition to the GSE Standard HAFA program implemented in November 2012. GSE Standard HAFA data provided by Fannie Mae and Freddie Mac as of June 2016. It does not include other GSE short sale and DIL activity outside the HAFA program. Please refer to the latest Federal Housing Finance Agency's Foreclosure Prevention Report for the total number of short sales and DIL of foreclosure actions the GSEs have completed since 4Q 2008. Please visit www.FHFA.gov for the complete FHFA report.

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

The debt relief represents the obligation relieved by the short sale or deed-in-lieu transaction and is calculated as the unpaid principal balance and allowable transactions costs less the property sales price. The allowable transaction costs may include release of any subordinate lien, homeowner relocation assistance, sales commission, and closing costs for taxes, title, and attorney fees.

PRA Program Notes:

Eligible loans include those receiving evaluation under HAMP PRA guidelines plus loans that did not require an evaluation but received principal reduction on their modification.

Servicer Assessment Notes:

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

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

Appendix 1: Program and Servicer Assessment Notes

Compliance Metrics

Single Point of Contact Assignment % Noncompliance:

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

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

Second Look % Noncompliance:

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

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

Income Calculation Error %:

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

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

Timely HAMP Evaluation % Noncompliance:

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

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

Appendix 1: Program and Servicer Assessment Notes

Incentive Payment Data Errors:

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

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

Disqualified Modification % Noncompliance:

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

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

Interest Rate Step-up Changes:

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

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

Interest Rate Step-up Notices:

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

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

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

Appendix 2: Compliance Criteria Tested

Identifying and Contacting Homeowners

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

Homeowner Evaluation and Assistance

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

Appendix 2: Compliance Criteria Tested

Homeowner Evaluation and Assistance

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

Appendix 2: Compliance Criteria Tested

Program Management and Reporting

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

Appendix 3: Terms and Methodologies

Average Delinquency at Trial Start:

For all permanent modifications started, the average number of days delinquent as of the trial plan start date. Delinquency is calculated as the number of days between the homeowner's last paid installment before the trial plan and the first payment due date of the trial plan.

Back-End Debt-to-Income Ratio:

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

Disqualification:

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

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

Eligible Loans:

Homeowners with HAMP eligible loans, which include conventional loans that were originated on or before January 1, 2009; excludes loans with current unpaid principal balances greater than current conforming loan limits-current unpaid principal balance must be no greater than: \$729,750 for a single-unit property, 2 units: \$934,200, 3 Units: \$1,129,250, 4 Units: \$1,403,400; FHA and VA loans; loans where investor pooling and servicing agreements preclude modification; and manufactured housing loans with title/chattel issues that exclude them from HAMP.

Front-End Debt-to-Income Ratio:

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

Monthly Housing Payment:

Principal and interest payment.

Appendix 4: End Notes

Note #	Section	End Notes
1	MHA Program Updates (page 4)	MHA Program Activity includes HAMP Tier 1, HAMP Tier 2, and Streamline HAMP, except where specified.
2	MHA Program Updates (page 4)	MHA First Lien Permanent Modifications Started includes GSE Standard Modifications (GSE SAI) but not GSE Streamlined Modifications. For details on all GSE programs, visit http://www.FHFA.gov/ .
3	HAMP Program Results (page 5)	As reported into the HAMP system of record by servicers. Excludes Treasury FHA-HAMP modifications. Totals reflect impact of servicing transfers. Servicers may enter new trial modifications into the HAMP system of record at any time.
4	HAMP Program Results (page 5 and page 10)	Data is as reported by servicers for actions completed through the end of the quarter and reflects the status of homeowners as of that date; a homeowner's status may change over time. Survey data is not subject to the same data quality checks as data uploaded into the HAMP system of record. Excludes cancellations and disqualifications pending data corrections and loans otherwise removed from servicing portfolios.
5	HAMP Program Results (page 8)	Servicers did not submit 1.2% of the total required OMRs for loans aged up to 60 months in the current reporting period. In addition, reported loan counts may shift from prior reports due to servicer data corrections. If it was assumed that all unreported OMRs reflect either a current payment status or the maximum number of missed payments based on the most recently submitted OMR, the re-default rate for Tier 1 permanent modifications that have aged 60 months may range between 41.8% and 41.9%.
6	Other MHA Programs (page 12)	Includes some modifications with additional principal reduction outside of HAMP PRA.
7	Other MHA Programs (page 12)	Under HAMP PRA, principal reduction vests over a 3-year period. The amounts noted reflect the entire amount that may be forgiven.
8	Other MHA Programs (page 12)	Principal amount reduced as a percentage of before-modification UPB, excluding capitalization.
9	Other MHA Programs (page 13)	Survey data indicates that program to date, 401,913 qualifying first lien modifications have been matched with a second lien. Of these matched second liens, approximately 56% are found to be ineligible for a 2MP modification. The most common reasons for ineligibility are: cancellation or failure of a trial or permanent first lien HAMP modification; extinguishment of the second lien prior to evaluation for 2MP; failure of a 2MP trial modification; and some homeowners with eligible second liens decline to participate in 2MP.
10	Results by Servicer (page 14)	While both GSE and non-GSE loans are eligible for HAMP, at the present time due to GSE policy, servicers can only offer PRA on non-GSE modifications under HAMP. Servicer volume can vary based on the investor composition of the servicer's portfolio and respective policy with regards to PRA.
11	Results by Servicer (page 14)	Includes non-GSE activity under the MHA program only. Servicer GSE program data not available.
12	Results by Servicer (page 21)	These figures include trial modifications that have been converted to permanent modifications, but not reported as such in the HAMP system of record. Additionally, servicers may process cancellations of permanent modifications for reasons, including but not limited to, data corrections, loan repurchase agreements, etc. This process requires reverting the impacted permanent modifications to trials in the HAMP system of record with re-boarding of some of these permanent modifications in subsequent reporting periods. Prior to being re-boarded as permanent modifications, these modifications are reported as Active Trials. These modifications may be 6 months or more beyond their first trial payment due date resulting in their classification as Aged Trials. As a result, fluctuations are expected in this population.

Appendix 5: All HAMP Activity by State

State	Trial Modifications Started	Permanent Modifications Started	Median Monthly Payment Reduction	Median Monthly Payment Reduction % of Pre-Modification Payment
AK	1,381	839	\$470.08	32%
AL	18,883	12,099	\$262.89	33%
AR	7,403	4,611	\$245.28	33%
AZ	94,220	57,956	\$433.60	37%
CA	522,528	374,698	\$696.92	36%
CO	33,232	22,089	\$403.20	33%
CT	36,176	25,895	\$511.71	37%
DC	4,700	3,200	\$525.06	31%
DE	8,791	6,135	\$397.07	32%
FL	308,181	208,357	\$454.99	39%
GA	96,373	62,814	\$350.19	36%
HI	9,417	6,604	\$767.84	33%
IA	7,929	4,888	\$248.58	34%
ID	9,243	5,946	\$364.75	33%
IL	131,110	90,679	\$485.63	40%
IN	29,289	19,284	\$260.14	34%
KS	7,659	4,771	\$282.88	33%
KY	12,187	7,967	\$261.46	34%
LA	19,037	12,691	\$276.94	34%
MA	58,344	41,561	\$561.47	35%
MD	84,145	58,988	\$550.40	34%
ME	7,612	5,434	\$374.57	35%
MI	74,197	47,644	\$338.58	38%
MN	38,467	24,846	\$414.17	35%
MO	30,195	19,209	\$289.98	35%
MS	11,811	7,807	\$247.05	34%
MT	2,995	1,831	\$388.31	32%
NC	53,969	35,281	\$296.06	34%
ND	533	296	\$274.71	32%
NE	4,274	2,776	\$259.98	34%
NH	11,068	7,734	\$459.43	34%
NJ	93,292	66,290	\$605.61	37%
NM	9,366	6,199	\$339.05	33%
NV	55,713	35,510	\$517.66	38%
NY	134,268	96,819	\$737.87	37%
OH	65,416	41,474	\$288.92	37%
OK	8,724	5,380	\$244.95	34%
OR	27,593	18,445	\$443.36	34%
PA	67,556	46,554	\$329.17	34%
RI	12,240	8,864	\$520.29	39%
SC	28,443	18,450	\$287.57	34%
SD	1,122	647	\$261.46	30%
TN	32,643	21,704	\$281.66	35%
TX	91,267	57,011	\$277.05	34%
UT	19,923	13,258	\$420.10	32%
VA	60,649	40,843	\$470.57	32%
VT	2,313	1,712	\$362.99	34%
WA	51,341	35,639	\$491.26	33%
WI	26,146	17,727	\$338.90	36%
WV	4,042	2,529	\$296.88	30%
WY	1,326	852	\$357.68	30%
PR	6,817	5,498	\$278.42	36%
Nationwide*	2,535,608	1,726,377	\$466.67	35%

* Includes U.S. Territories

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

State	<i>Median Values</i>								
	Before Mod DTI	Pre-Mod Interest Rate	Pre-Mod Monthly P&I	Monthly Income at Time of Mod	After Mod UPB	After Mod Monthly P&I	Monthly P&I Payment Increase at First Interest Rate Increase	Total Monthly P&I Payment Increase after All Increases	Final Monthly P&I Payment Reduction from Pre-Mod P&I
AK	44.86%	6.8%	\$1,455.28	\$4,163.13	\$215,911.61	\$839.70	\$93.67	\$172.89	-\$405.17
AL	46.74%	6.8%	\$872.53	\$2,263.55	\$118,514.83	\$494.50	\$47.44	\$96.87	-\$241.85
AR	45.77%	6.6%	\$799.52	\$2,126.04	\$114,738.26	\$457.91	\$48.69	\$100.19	-\$211.50
AZ	49.54%	6.4%	\$1,190.07	\$2,799.90	\$177,967.38	\$652.26	\$77.98	\$188.95	-\$309.46
CA	48.80%	6.1%	\$1,940.50	\$4,667.72	\$306,749.30	\$1,058.77	\$134.96	\$309.38	-\$480.32
CO	46.58%	6.5%	\$1,235.89	\$3,176.59	\$188,992.68	\$730.44	\$80.48	\$180.64	-\$301.11
CT	45.55%	6.5%	\$1,455.37	\$4,333.33	\$210,065.50	\$777.14	\$90.66	\$197.47	-\$413.51
DC	47.57%	6.4%	\$1,692.37	\$4,094.92	\$272,648.96	\$960.35	\$119.13	\$263.59	-\$383.94
DE	47.07%	6.5%	\$1,280.99	\$3,121.50	\$197,063.08	\$750.70	\$84.01	\$176.28	-\$310.57
FL	47.55%	6.5%	\$1,191.90	\$3,276.72	\$171,141.60	\$614.69	\$75.05	\$168.44	-\$350.05
GA	47.53%	6.5%	\$1,003.34	\$2,631.00	\$143,144.40	\$553.38	\$61.54	\$137.43	-\$281.97
HI	49.04%	6.3%	\$2,433.83	\$5,387.76	\$394,661.23	\$1,368.39	\$175.50	\$377.17	-\$528.04
IA	44.38%	6.6%	\$775.81	\$2,289.00	\$106,945.21	\$429.88	\$43.92	\$92.87	-\$208.44
ID	48.65%	6.5%	\$1,149.90	\$2,727.68	\$170,693.80	\$654.36	\$73.90	\$165.14	-\$290.56
IL	47.10%	6.5%	\$1,277.93	\$3,700.00	\$178,373.84	\$641.11	\$78.09	\$177.15	-\$394.89
IN	46.16%	6.8%	\$810.52	\$2,148.00	\$109,064.80	\$448.26	\$44.45	\$93.36	-\$224.45
KS	44.59%	6.6%	\$894.55	\$2,699.84	\$125,808.79	\$498.36	\$51.27	\$110.29	-\$243.47
KY	45.94%	6.8%	\$812.43	\$2,205.60	\$111,681.43	\$457.57	\$45.82	\$95.98	-\$225.48
LA	45.49%	6.9%	\$889.55	\$2,563.16	\$123,317.89	\$494.65	\$51.34	\$100.71	-\$253.69
MA	47.09%	6.4%	\$1,656.31	\$4,334.00	\$250,037.65	\$909.71	\$107.96	\$238.31	-\$428.09
MD	46.85%	6.4%	\$1,671.38	\$4,333.33	\$259,776.28	\$937.03	\$113.53	\$250.55	-\$413.49
ME	46.69%	6.6%	\$1,133.59	\$3,000.00	\$162,863.83	\$612.79	\$69.65	\$142.87	-\$303.90
MI	46.95%	6.5%	\$955.35	\$2,666.67	\$129,727.02	\$503.72	\$54.18	\$123.85	-\$277.45
MN	46.16%	6.3%	\$1,200.95	\$3,294.40	\$178,043.82	\$674.67	\$76.43	\$175.21	-\$309.17
MO	46.16%	6.6%	\$881.71	\$2,474.95	\$122,944.53	\$481.45	\$50.90	\$109.42	-\$251.52
MS	46.60%	6.9%	\$810.13	\$2,224.13	\$111,113.15	\$446.96	\$45.05	\$89.85	-\$236.56
MT	47.02%	6.4%	\$1,270.12	\$3,251.50	\$195,314.90	\$731.70	\$81.54	\$173.73	-\$311.86
NC	46.53%	6.6%	\$941.58	\$2,481.68	\$133,088.55	\$534.72	\$55.83	\$116.16	-\$252.01
ND	42.40%	6.5%	\$876.08	\$2,704.07	\$128,069.97	\$509.87	\$54.44	\$119.89	-\$213.81
NE	43.69%	6.8%	\$769.34	\$2,462.88	\$108,241.19	\$442.44	\$44.64	\$90.45	-\$210.65
NH	44.05%	6.4%	\$1,342.22	\$4,160.64	\$197,750.83	\$763.49	\$84.59	\$180.45	-\$347.39

Making Home Affordable: Appendix

Program Performance Report Second Quarter 2017

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

<i>Median Values</i>									
State	Before Mod DTI	Pre-Mod Interest Rate	Pre-Mod Monthly P&I	Monthly Income at Time of Mod	After Mod UPB	After Mod Monthly P&I	Monthly P&I Payment Increase at First Interest Rate Increase	Total Monthly P&I Payment Increase after All Increases	Final Monthly P&I Payment Reduction from Pre-Mod P&I
NJ	45.21%	6.4%	\$1,701.99	\$5,250.05	\$250,000.00	\$885.93	\$110.01	\$235.94	-\$471.86
NM	47.31%	6.5%	\$1,058.80	\$2,742.81	\$155,642.40	\$611.52	\$67.34	\$142.51	-\$284.56
NV	50.14%	6.3%	\$1,369.19	\$3,128.03	\$207,970.03	\$738.26	\$91.45	\$216.31	-\$363.89
NY	47.01%	6.4%	\$2,082.46	\$5,720.00	\$313,168.12	\$1,086.12	\$137.66	\$295.67	-\$579.65
OH	45.44%	6.6%	\$816.71	\$2,381.77	\$109,984.21	\$442.95	\$45.25	\$98.47	-\$235.44
OK	44.85%	6.9%	\$773.37	\$2,338.50	\$104,779.77	\$436.37	\$42.69	\$85.85	-\$224.91
OR	46.69%	6.4%	\$1,321.87	\$3,443.84	\$206,711.45	\$767.83	\$91.05	\$198.63	-\$321.93
PA	45.25%	6.6%	\$1,076.08	\$3,166.80	\$150,667.43	\$580.87	\$63.16	\$128.45	-\$296.33
RI	47.44%	6.4%	\$1,358.49	\$3,640.00	\$195,962.97	\$702.25	\$84.83	\$189.77	-\$398.54
SC	46.77%	6.6%	\$956.59	\$2,472.88	\$136,276.87	\$543.96	\$57.52	\$120.49	-\$251.28
SD	44.07%	6.5%	\$940.72	\$2,750.77	\$137,917.43	\$533.81	\$57.12	\$126.07	-\$214.85
TN	47.05%	6.9%	\$870.47	\$2,292.61	\$117,550.62	\$479.85	\$47.68	\$99.05	-\$258.75
TX	43.17%	7.0%	\$851.37	\$2,929.00	\$117,218.18	\$481.53	\$47.92	\$97.83	-\$247.62
UT	47.68%	6.5%	\$1,367.73	\$3,267.00	\$211,085.46	\$801.60	\$92.78	\$209.80	-\$321.11
VA	46.71%	6.4%	\$1,592.49	\$4,055.94	\$248,588.97	\$904.03	\$107.35	\$237.80	-\$360.05
VT	46.08%	6.7%	\$1,145.64	\$3,120.00	\$167,545.10	\$625.43	\$70.72	\$154.50	-\$304.35
WA	46.41%	6.4%	\$1,510.83	\$3,969.33	\$241,010.39	\$871.79	\$106.44	\$230.71	-\$350.31
WI	45.10%	6.5%	\$983.37	\$2,978.12	\$137,613.10	\$529.58	\$58.58	\$125.29	-\$275.72
WV	46.70%	6.6%	\$1,092.82	\$2,682.73	\$155,023.28	\$628.01	\$64.59	\$127.72	-\$263.51
WY	46.41%	6.5%	\$1,299.00	\$3,220.99	\$188,645.47	\$791.25	\$79.86	\$162.93	-\$308.61
PR	51.26%	6.3%	\$758.49	\$1,616.50	\$102,716.30	\$433.23	\$44.05	\$92.67	-\$216.71
Nationwide*	47.35%	6.4%	\$1,442.82	\$3,795.14	\$214,286.48	\$778.42	\$92.79	\$206.75	-\$370.92

* Includes U.S. Territories

Making Home Affordable: Appendix

Program Performance Report Second Quarter 2017

Appendix 7: Performance of HAMP Modifications by Vintage

HAMP Tier 1										
Mod. Effective in:	Delinquency: Months After Conversion to Permanent Modification									
	3		6		12		18		24	
	#	90+ Days	#	90+ Days	#	90+ Days	#	90+ Days	#	90+ Days
2009Q3	3,566	4.5%	4,387	10.6%	4,586	21.2%	4,920	28.9%	5,021	33.5%
2009Q4	43,347	1.9%	47,148	6.3%	50,997	15.9%	54,172	22.4%	55,118	28.4%
2010Q1	123,505	1.5%	149,718	6.1%	160,509	16.1%	165,520	22.5%	167,343	28.8%
2010Q2	147,060	1.8%	156,667	7.5%	172,967	16.1%	170,196	24.1%	178,328	28.7%
2010Q3	85,933	1.9%	95,587	7.1%	103,859	14.5%	105,826	21.9%	105,870	26.8%
2010Q4	57,826	1.8%	62,279	5.7%	64,904	14.5%	66,437	21.1%	66,203	26.5%
2011Q1	70,579	1.0%	75,543	5.1%	79,259	13.6%	80,845	19.2%	80,516	24.9%
2011Q2	79,595	1.3%	88,850	5.8%	92,356	13.2%	91,655	20.1%	91,260	25.1%
2011Q3	80,631	1.3%	85,690	5.6%	86,679	12.3%	86,441	18.9%	84,923	23.4%
2011Q4	64,724	1.2%	67,236	4.4%	67,590	11.4%	67,753	16.8%	67,468	21.0%
2012Q1	49,174	0.8%	50,608	4.1%	50,640	10.9%	50,032	15.8%	50,540	20.0%
2012Q2	43,826	1.0%	44,804	4.6%	45,077	10.9%	44,575	16.1%	44,781	20.0%
2012Q3	47,139	1.0%	48,828	4.6%	49,550	10.0%	50,049	15.1%	50,301	18.5%
2012Q4	39,177	1.0%	41,098	3.9%	42,308	9.4%	42,556	14.0%	42,683	17.6%
2013Q1	39,144	0.7%	40,799	3.5%	41,923	9.6%	42,290	13.9%	42,072	17.7%
2013Q2	31,449	0.8%	32,926	3.9%	33,632	9.4%	33,918	14.1%	34,057	17.4%
2013Q3	31,827	0.9%	33,301	4.2%	34,700	9.3%	34,508	14.1%	34,632	17.0%
2013Q4	27,219	1.0%	28,538	3.9%	29,819	9.5%	29,814	13.9%	29,798	17.1%
2014Q1	23,619	0.9%	25,517	3.9%	26,366	10.4%	26,294	14.4%	26,375	17.8%
2014Q2	18,979	1.1%	19,784	5.1%	20,408	10.8%	20,347	15.2%	20,450	18.4%
2014Q3	16,950	1.3%	17,793	5.5%	18,364	10.7%	18,397	15.8%	18,326	19.2%
2014Q4	15,077	1.5%	16,842	4.5%	17,274	10.8%	17,452	15.6%	17,228	19.5%
2015Q1	14,769	1.0%	15,744	4.4%	16,156	11.1%	16,116	15.8%	16,138	19.9%
2015Q2	14,236	1.4%	14,784	5.6%	15,075	12.0%	15,049	16.7%	15,109	20.3%
2015Q3	12,609	1.4%	13,046	5.5%	13,312	11.7%	13,251	17.7%	4,364	22.4%
2015Q4	10,447	1.6%	10,907	5.7%	11,147	12.5%	11,109	17.8%		
2016Q1	9,614	1.0%	10,002	5.0%	10,191	12.3%	3,502	18.7%		
2016Q2	8,737	1.6%	9,205	5.8%	9,426	12.7%				
2016Q3	7,969	1.4%	8,398	6.0%	3,022	13.4%				
2016Q4	6,605	1.3%	7,005	5.4%						
2017Q1	5,778	1.1%	1,954	4.1%						
2017Q2	1,756	1.1%								
All	1,232,866	1.3%	1,324,988	5.5%	1,372,096	13.1%	1,363,024	19.2%	1,348,904	23.9%

Loan payment status is not reported by servicers after program disqualification (90+ days delinquent). Therefore, 90+ days delinquent loans are included in each of the 60+ and 90+ days delinquent metrics for all future reporting periods, even though some loans may have cured or paid off following program disqualification. In addition, once a loan is reported as paid off it is no longer reflected in future periods.

Appendix 7: Performance of HAMP Modifications by Vintage

HAMP Tier 1										
Mod. Effective in:	Delinquency: Months After Conversion to Permanent Modification									
	36		48		60		72		84	
	#	90+ Days	#	90+ Days	#	90+ Days	#	90+ Days	#	90+ Days
2009Q3	5,122	41.7%	5,029	48.3%	5,010	52.4%	4,760	58.6%	4,437	65.6%
2009Q4	55,930	37.2%	55,672	43.1%	54,920	47.5%	52,749	52.8%	49,240	59.5%
2010Q1	165,644	37.5%	165,350	43.0%	162,800	47.2%	156,934	52.2%	146,142	58.8%
2010Q2	174,613	37.5%	173,753	42.6%	172,513	46.2%	165,303	51.3%	154,179	57.7%
2010Q3	104,159	35.3%	104,709	39.8%	102,427	43.9%	98,083	48.9%	36,833	54.8%
2010Q4	65,691	34.3%	65,684	38.8%	64,605	42.6%	62,268	47.1%		
2011Q1	80,643	31.9%	80,107	36.6%	78,330	40.4%	74,398	45.4%		
2011Q2	91,266	31.6%	90,757	36.1%	88,367	39.8%	83,723	44.9%		
2011Q3	86,623	29.3%	84,762	34.2%	81,848	38.2%	28,021	43.9%		
2011Q4	67,550	26.8%	66,471	30.9%	64,670	34.6%				
2012Q1	50,082	26.0%	49,485	30.1%	47,944	33.8%				
2012Q2	44,701	25.5%	43,679	29.5%	42,169	33.3%				
2012Q3	49,586	24.1%	48,350	28.1%	15,851	32.1%				
2012Q4	42,066	22.7%	40,923	26.6%						
2013Q1	41,562	22.4%	40,320	26.5%						
2013Q2	33,905	22.0%	32,959	26.1%						
2013Q3	34,209	21.8%	10,750	26.6%						
2013Q4	29,449	21.9%								
2014Q1	26,050	23.3%								
2014Q2	20,292	23.7%								
2014Q3	6,149	23.8%								
2014Q4										
2015Q1										
2015Q2										
2015Q3										
2015Q4										
2016Q1										
2016Q2										
2016Q3										
2016Q4										
2017Q1										
2017Q2										
All	1,275,292	31.1%	1,158,760	36.7%	981,454	42.2%	726,239	49.3%	390,831	58.2%

Loan payment status is not reported by servicers after program disqualification (90+ days delinquent). Therefore, 90+ days delinquent loans are included in each of the 60+ and 90+ days delinquent metrics for all future reporting periods, even though some loans may have cured or paid off following program disqualification. In addition, once a loan is reported as paid off it is no longer reflected in future periods.

Making Home Affordable: Appendix

Program Performance Report Second Quarter 2017

Appendix 7: Performance of HAMP Modifications by Vintage

HAMP Tier 2								
Mod. Effective in:	Delinquency: Months After Conversion to Permanent Modification							
	3		6		12		18	
	#	90+ Days	#	90+ Days	#	90+ Days	#	90+ Days
2012Q3	0	0.0%	0	0.0%	0	0.0%	1	100.0%
2012Q4	946	1.3%	1,116	5.4%	1,187	17.4%	1,244	23.2%
2013Q1	2,476	1.4%	2,710	7.2%	2,871	19.5%	2,975	26.8%
2013Q2	4,100	1.6%	4,450	8.0%	5,052	17.6%	5,155	24.8%
2013Q3	11,197	2.2%	13,193	8.3%	13,618	16.9%	13,524	25.0%
2013Q4	11,202	1.9%	11,785	7.3%	12,597	17.1%	12,495	23.4%
2014Q1	10,498	1.4%	11,604	6.7%	12,012	17.0%	11,788	23.0%
2014Q2	10,874	1.4%	11,183	7.4%	11,289	15.8%	11,192	22.3%
2014Q3	9,164	2.0%	9,469	8.1%	9,941	15.5%	9,827	22.4%
2014Q4	11,048	1.8%	12,685	6.4%	12,902	16.3%	13,247	22.7%
2015Q1	13,068	1.2%	14,047	6.5%	14,217	17.0%	14,133	23.3%
2015Q2	13,945	1.6%	14,248	8.6%	14,312	17.9%	14,348	25.1%
2015Q3	14,268	2.1%	14,695	8.9%	14,939	17.8%	14,811	25.7%
2015Q4	11,817	2.1%	12,068	7.5%	12,514	17.5%	12,525	24.5%
2016Q1	12,583	1.3%	13,088	6.6%	13,298	17.4%	4,209	23.7%
2016Q2	12,793	1.6%	13,242	7.9%	13,562	17.6%		
2016Q3	12,456	2.0%	12,966	8.3%	4,398	17.6%		
2016Q4	10,154	1.9%	10,768	6.9%				
2017Q1	8,965	1.3%	3,004	6.3%				
2017Q2	2,759	1.1%						
All	184,313	1.7%	186,321	7.5%	168,709	17.1%	141,474	23.9%

Mod. Effective in:	Delinquency: Months After Conversion to Permanent Modification							
	24		36		48		60	
	#	90+ Days	#	90+ Days	#	90+ Days	#	90+ Days
2012Q3	1	100.0%	1	100.0%	1	100.0%		
2012Q4	1,257	28.6%	1,283	34.5%	1,250	39.8%		
2013Q1	3,008	32.3%	3,230	36.9%	3,130	41.6%		
2013Q2	5,193	29.3%	5,256	34.8%	5,112	40.5%		
2013Q3	13,825	28.9%	14,001	34.8%	3,716	37.7%		
2013Q4	12,633	28.1%	12,695	34.4%				
2014Q1	12,002	27.5%	11,868	34.5%				
2014Q2	10,981	27.7%	11,164	34.2%				
2014Q3	9,823	27.1%	3,501	34.1%				
2014Q4	13,136	27.7%						
2015Q1	14,188	29.2%						
2015Q2	14,425	30.1%						
2015Q3	4,876	30.7%						
2015Q4								
2016Q1								
2016Q2								
2016Q3								
2016Q4								
2017Q1								
2017Q2								
All	115,348	28.6%	62,999	34.6%	13,209	39.9%		

Loan payment status is not reported by servicers after program disqualification (90+ days delinquent). Therefore, 90+ days delinquent loans are included in each of the 60+ and 90+ days delinquent metrics for all future reporting periods, even though some loans may have cured or paid off following program disqualification. In addition, once a loan is reported as paid off it is no longer reflected in future periods.

Appendix 8: All HAMP Activity by MSA

Metropolitan Statistical Area	Permanent Modifications Started	Median Monthly Payment Reduction	Median Monthly Payment Reduction % of Pre-Modification Payment
Abilene, TX Metropolitan Statistical Area	87	\$196.03	34%
Aguadilla-Isabela, PR Metropolitan Statistical Area	247	\$241.49	35%
Akron, OH Metropolitan Statistical Area	3,185	\$297.75	37%
Albany, GA Metropolitan Statistical Area	433	\$245.30	34%
Albany, OR Metropolitan Statistical Area	406	\$317.49	31%
Albany-Schenectady-Troy, NY Metropolitan Statistical Area	2,306	\$344.72	34%
Albuquerque, NM Metropolitan Statistical Area	4,005	\$329.83	33%
Alexandria, LA Metropolitan Statistical Area	231	\$252.31	34%
Allentown-Bethlehem-Easton, PA-NJ Metropolitan Statistical Area	5,102	\$392.50	34%
Altoona, PA Metropolitan Statistical Area	207	\$224.78	35%
Amarillo, TX Metropolitan Statistical Area	186	\$260.87	38%
Ames, IA Metropolitan Statistical Area	79	\$292.89	34%
Anchorage, AK Metropolitan Statistical Area	643	\$489.85	32%
Ann Arbor, MI Metropolitan Statistical Area	1,346	\$419.97	36%
Anniston-Oxford-Jacksonville, AL Metropolitan Statistical Area	225	\$221.79	32%
Appleton, WI Metropolitan Statistical Area	429	\$310.29	35%
Arecibo, PR Metropolitan Statistical Area	233	\$262.06	37%
Asheville, NC Metropolitan Statistical Area	1,528	\$344.48	34%
Athens-Clarke County, GA Metropolitan Statistical Area	642	\$304.52	34%
Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area	49,362	\$370.14	37%
Atlantic City-Hammonton, NJ Metropolitan Statistical Area	3,037	\$476.19	38%
Auburn-Opelika, AL Metropolitan Statistical Area	318	\$271.87	29%
Augusta-Richmond County, GA-SC Metropolitan Statistical Area	1,299	\$264.95	36%
Austin-Round Rock, TX Metropolitan Statistical Area	3,283	\$322.93	33%
Bakersfield, CA Metropolitan Statistical Area	9,029	\$464.79	37%
Baltimore-Columbia-Towson, MD Metropolitan Statistical Area	20,092	\$462.01	33%
Bangor, ME Metropolitan Statistical Area	460	\$297.24	34%
Barnstable Town, MA Metropolitan Statistical Area	2,093	\$601.45	36%
Baton Rouge, LA Metropolitan Statistical Area	3,048	\$260.99	32%
Battle Creek, MI Metropolitan Statistical Area	505	\$253.31	37%
Bay City, MI Metropolitan Statistical Area	326	\$228.22	35%
Beaumont-Port Arthur, TX Metropolitan Statistical Area	465	\$224.09	35%
Beckley, WV Metropolitan Statistical Area	114	\$190.34	31%
Bellingham, WA Metropolitan Statistical Area	708	\$476.84	34%
Bend-Redmond, OR Metropolitan Statistical Area	1,343	\$519.70	36%
Billings, MT Metropolitan Statistical Area	187	\$305.81	29%
Binghamton, NY Metropolitan Statistical Area	386	\$234.38	36%
Birmingham-Hoover, AL Metropolitan Statistical Area	4,462	\$281.30	34%
Bismarck, ND Metropolitan Statistical Area	62	\$341.11	34%
Blacksburg-Christiansburg-Radford, VA Metropolitan Statistical Area	229	\$301.30	33%
Bloomington, IL Metropolitan Statistical Area	273	\$282.11	35%
Bloomington, IN Metropolitan Statistical Area	265	\$237.69	29%
Bloomsburg-Berwick, PA Metropolitan Statistical Area	117	\$255.88	37%
Boise City, ID Metropolitan Statistical Area	3,291	\$379.73	34%
Boston-Cambridge-Newton, MA-NH Metropolitan Statistical Area	28,631	\$607.77	35%
Boulder, CO Metropolitan Statistical Area	735	\$484.83	34%
Bowling Green, KY Metropolitan Statistical Area	225	\$243.77	34%
Bremerton-Silverdale, WA Metropolitan Statistical Area	1,147	\$459.92	31%
Bridgeport-Stamford-Norwalk, CT Metropolitan Statistical Area	8,008	\$684.80	39%

Appendix 8: All HAMP Activity by MSA

Metropolitan Statistical Area	Permanent Modifications Started	Median Monthly Payment Reduction	Median Monthly Payment Reduction % of Pre-Modification Payment
Brownsville-Harlingen, TX Metropolitan Statistical Area	779	\$230.79	35%
Brunswick, GA Metropolitan Statistical Area	315	\$324.81	34%
Buffalo-Cheektowaga-Niagara Falls, NY Metropolitan Statistical Area	2,094	\$256.69	36%
Burlington, NC Metropolitan Statistical Area	511	\$268.29	33%
Burlington-South Burlington, VT Metropolitan Statistical Area	515	\$419.47	35%
California-Lexington Park, MD Metropolitan Statistical Area	665	\$495.63	30%
Canton-Massillon, OH Metropolitan Statistical Area	1,550	\$266.22	36%
Cape Coral-Fort Myers, FL Metropolitan Statistical Area	5,640	\$462.69	40%
Cape Girardeau, MO-IL Metropolitan Statistical Area	126	\$236.67	33%
Carbondale-Marion, IL Metropolitan Statistical Area	100	\$250.10	41%
Carson City, NV Metropolitan Statistical Area	437	\$520.56	37%
Casper, WY Metropolitan Statistical Area	152	\$340.47	31%
Cedar Rapids, IA Metropolitan Statistical Area	420	\$252.96	33%
Chambersburg-Waynesboro, PA Metropolitan Statistical Area	490	\$346.28	31%
Champaign-Urbana, IL Metropolitan Statistical Area	262	\$243.01	32%
Charleston, WV Metropolitan Statistical Area	181	\$219.20	34%
Charleston-North Charleston, SC Metropolitan Statistical Area	3,703	\$343.08	34%
Charlotte-Concord-Gastonia, NC-SC Metropolitan Statistical Area	12,288	\$305.52	33%
Charlottesville, VA Metropolitan Statistical Area	751	\$384.33	31%
Chattanooga, TN-GA Metropolitan Statistical Area	1,725	\$276.03	35%
Cheyenne, WY Metropolitan Statistical Area	172	\$278.93	27%
Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area	87,144	\$498.68	40%
Chico, CA Metropolitan Statistical Area	1,285	\$452.07	34%
Cincinnati, OH-KY-IN Metropolitan Statistical Area	7,496	\$308.42	36%
Clarksville, TN-KY Metropolitan Statistical Area	325	\$222.24	32%
Cleveland, TN Metropolitan Statistical Area	284	\$267.45	35%
Cleveland-Elyria, OH Metropolitan Statistical Area	10,549	\$306.62	38%
Coeur d'Alene, ID Metropolitan Statistical Area	730	\$412.43	34%
College Station-Bryan, TX Metropolitan Statistical Area	165	\$222.04	29%
Colorado Springs, CO Metropolitan Statistical Area	2,346	\$391.51	34%
Columbia, MO Metropolitan Statistical Area	189	\$251.48	33%
Columbia, SC Metropolitan Statistical Area	3,264	\$263.34	33%
Columbus, GA-AL Metropolitan Statistical Area	954	\$269.76	35%
Columbus, IN Metropolitan Statistical Area	150	\$209.86	30%
Columbus, OH Metropolitan Statistical Area	6,669	\$312.43	36%
Corpus Christi, TX Metropolitan Statistical Area	542	\$238.85	33%
Corvallis, OR Metropolitan Statistical Area	119	\$353.84	26%
Crestview-Fort Walton Beach-Destin, FL Metropolitan Statistical Area	1,093	\$411.40	35%
Cumberland, MD-WV Metropolitan Statistical Area	196	\$245.12	33%
Dallas-Fort Worth-Arlington, TX Metropolitan Statistical Area	18,924	\$290.34	33%
Dalton, GA Metropolitan Statistical Area	531	\$258.59	34%
Danville, IL Metropolitan Statistical Area	79	\$208.42	39%
Danville, VA Metropolitan Statistical Area	3	\$361.89	48%
Daphne-Fairhope-Foley, AL Metropolitan Statistical Area	681	\$331.81	33%
Davenport-Moline-Rock Island, IA-IL Metropolitan Statistical Area	697	\$236.11	36%
Dayton, OH Metropolitan Statistical Area	2,522	\$266.24	37%
Decatur, AL Metropolitan Statistical Area	238	\$216.80	30%
Decatur, IL Metropolitan Statistical Area	128	\$209.51	36%
Deltona-Daytona Beach-Ormond Beach, FL Metropolitan Statistical Area	6,922	\$382.52	37%

Appendix 8: All HAMP Activity by MSA

Metropolitan Statistical Area	Permanent Modifications Started	Median Monthly Payment Reduction	Median Monthly Payment Reduction % of Pre-Modification Payment
Denver-Aurora-Lakewood, CO Metropolitan Statistical Area	13,442	\$403.97	33%
Des Moines-West Des Moines, IA Metropolitan Statistical Area	1,726	\$271.24	33%
Detroit-Warren-Dearborn, MI Metropolitan Statistical Area	27,843	\$372.12	39%
Dothan, AL Metropolitan Statistical Area	236	\$215.90	31%
Dover, DE Metropolitan Statistical Area	1,109	\$384.73	30%
Dubuque, IA Metropolitan Statistical Area	127	\$240.41	33%
Duluth, MN-WI Metropolitan Statistical Area	792	\$284.63	34%
Durham-Chapel Hill, NC Metropolitan Statistical Area	1,646	\$313.37	34%
East Stroudsburg, PA Metropolitan Statistical Area	2,502	\$451.91	38%
Eau Claire, WI Metropolitan Statistical Area	279	\$283.03	32%
El Centro, CA Metropolitan Statistical Area	1,679	\$431.72	35%
El Paso, TX Metropolitan Statistical Area	1,767	\$248.35	34%
Elizabethtown-Fort Knox, KY Metropolitan Statistical Area	205	\$231.62	31%
Elkhart-Goshen, IN Metropolitan Statistical Area	693	\$253.32	33%
Elmira, NY Metropolitan Statistical Area	161	\$251.91	40%
Enid, OK Metropolitan Statistical Area	38	\$204.03	30%
Erie, PA Metropolitan Statistical Area	514	\$234.12	38%
Eugene, OR Metropolitan Statistical Area	1,378	\$382.62	33%
Evansville, IN-KY Metropolitan Statistical Area	543	\$217.55	33%
Fairbanks, AK Metropolitan Statistical Area	79	\$382.13	27%
Fargo, ND-MN Metropolitan Statistical Area	211	\$277.74	31%
Farmington, NM Metropolitan Statistical Area	153	\$301.31	28%
Fayetteville, NC Metropolitan Statistical Area	867	\$233.04	34%
Fayetteville-Springdale-Rogers, AR-MO Metropolitan Statistical Area	1,321	\$290.24	34%
Flagstaff, AZ Metropolitan Statistical Area	369	\$512.96	34%
Flint, MI Metropolitan Statistical Area	2,037	\$321.50	37%
Florence, SC Metropolitan Statistical Area	660	\$228.13	34%
Florence-Muscle Shoals, AL Metropolitan Statistical Area	192	\$209.29	35%
Fond du Lac, WI Metropolitan Statistical Area	206	\$300.52	35%
Fort Collins, CO Metropolitan Statistical Area	954	\$404.96	32%
Fort Smith, AR-OK Metropolitan Statistical Area	296	\$203.50	31%
Fort Wayne, IN Metropolitan Statistical Area	1,080	\$243.70	36%
Fresno, CA Metropolitan Statistical Area	9,739	\$471.08	37%
Gadsden, AL Metropolitan Statistical Area	213	\$241.06	33%
Gainesville, FL Metropolitan Statistical Area	850	\$329.95	36%
Gainesville, GA Metropolitan Statistical Area	1,234	\$329.47	36%
Gettysburg, PA Metropolitan Statistical Area	462	\$399.58	33%
Glens Falls, NY Metropolitan Statistical Area	470	\$315.01	36%
Goldsboro, NC Metropolitan Statistical Area	249	\$235.05	35%
Grand Forks, ND-MN Metropolitan Statistical Area	74	\$230.39	30%
Grand Island, NE Metropolitan Statistical Area	69	\$208.92	31%
Grand Junction, CO Metropolitan Statistical Area	640	\$401.38	32%
Grand Rapids-Wyoming, MI Metropolitan Statistical Area	3,583	\$284.89	34%
Grants Pass, OR Metropolitan Statistical Area	509	\$469.88	36%
Great Falls, MT Metropolitan Statistical Area	89	\$257.52	29%
Greeley, CO Metropolitan Statistical Area	1,229	\$353.79	30%
Green Bay, WI Metropolitan Statistical Area	665	\$341.44	38%
Greensboro-High Point, NC Metropolitan Statistical Area	3,156	\$285.48	35%
Greenville, NC Metropolitan Statistical Area	448	\$285.40	36%
Greenville-Anderson-Mauldin, SC Metropolitan Statistical Area	2,877	\$259.54	33%

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Metropolitan Statistical Area	Permanent Modifications Started	Median Monthly Payment Reduction	Median Monthly Payment Reduction % of Pre-Modification Payment
Guayama, PR Metropolitan Statistical Area	55	\$169.65	33%
Gulfport-Biloxi-Pascagoula, MS Metropolitan Statistical Area	1,058	\$265.65	35%
Hagerstown-Martinsburg, MD-WV Metropolitan Statistical Area	1,841	\$422.83	32%
Hammond, LA Metropolitan Statistical Area	394	\$280.24	32%
Hanford-Corcoran, CA Metropolitan Statistical Area	1,048	\$415.60	34%
Harrisburg-Carlisle, PA Metropolitan Statistical Area	1,428	\$294.66	32%
Harrisonburg, VA Metropolitan Statistical Area	285	\$390.06	34%
Hartford-West Hartford-East Hartford, CT Metropolitan Statistical Area	6,916	\$446.39	36%
Hattiesburg, MS Metropolitan Statistical Area	289	\$234.40	32%
Hickory-Lenoir-Morganton, NC Metropolitan Statistical Area	1,258	\$248.05	33%
Hilton Head Island-Bluffton-Beaufort, SC Metropolitan Statistical Area	945	\$460.66	37%
Hinesville, GA Metropolitan Statistical Area	162	\$263.74	35%
Homosassa Springs, FL Metropolitan Statistical Area	763	\$321.79	38%
Hot Springs, AR Metropolitan Statistical Area	184	\$312.95	39%
Houma-Thibodaux, LA Metropolitan Statistical Area	369	\$256.98	34%
Houston-The Woodlands-Sugar Land, TX Metropolitan Statistical Area	20,215	\$281.10	34%
Huntington-Ashland, WV-KY-OH Metropolitan Statistical Area	424	\$234.03	35%
Huntsville, AL Metropolitan Statistical Area	801	\$242.54	32%
Idaho Falls, ID Metropolitan Statistical Area	343	\$275.87	28%
Indianapolis-Carmel-Anderson, IN Metropolitan Statistical Area	6,784	\$270.91	33%
Iowa City, IA Metropolitan Statistical Area	117	\$322.06	33%
Ithaca, NY Metropolitan Statistical Area	70	\$341.64	34%
Jackson, MI Metropolitan Statistical Area	726	\$290.85	37%
Jackson, MS Metropolitan Statistical Area	2,178	\$249.46	33%
Jackson, TN Metropolitan Statistical Area	411	\$236.17	35%
Jacksonville, FL Metropolitan Statistical Area	11,742	\$363.30	35%
Jacksonville, NC Metropolitan Statistical Area	219	\$267.91	31%
Janesville-Beloit, WI Metropolitan Statistical Area	660	\$263.05	34%
Jefferson City, MO Metropolitan Statistical Area	178	\$205.04	30%
Johnson City, TN Metropolitan Statistical Area	323	\$251.91	34%
Johnstown, PA Metropolitan Statistical Area	152	\$232.05	37%
Jonesboro, AR Metropolitan Statistical Area	113	\$218.19	33%
Joplin, MO Metropolitan Statistical Area	277	\$203.90	33%
Kahului-Wailuku-Lahaina, HI Metropolitan Statistical Area	1,329	\$967.79	36%
Kalamazoo-Portage, MI Metropolitan Statistical Area	1,006	\$302.39	38%
Kankakee, IL Metropolitan Statistical Area	500	\$336.98	38%
Kansas City, MO-KS Metropolitan Statistical Area	6,802	\$310.58	35%
Kennewick-Richland, WA Metropolitan Statistical Area	457	\$273.49	32%
Killeen-Temple, TX Metropolitan Statistical Area	373	\$232.88	32%
Kingsport-Bristol-Bristol, TN-VA Metropolitan Statistical Area	462	\$245.39	35%
Kingston, NY Metropolitan Statistical Area	1,189	\$485.79	38%
Knoxville, TN Metropolitan Statistical Area	2,251	\$256.12	31%
Kokomo, IN Metropolitan Statistical Area	248	\$235.27	35%
La Crosse-Onalaska, WI-MN Metropolitan Statistical Area	168	\$263.75	30%
Lafayette, LA Metropolitan Statistical Area	854	\$239.88	32%
Lafayette-West Lafayette, IN Metropolitan Statistical Area	308	\$264.48	35%
Lake Charles, LA Metropolitan Statistical Area	325	\$230.02	33%
Lake Havasu City-Kingman, AZ Metropolitan Statistical Area	1,393	\$401.35	36%
Lakeland-Winter Haven, FL Metropolitan Statistical Area	5,131	\$359.23	37%
Lancaster, PA Metropolitan Statistical Area	1,329	\$306.61	31%

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Metropolitan Statistical Area	Permanent Modifications Started	Median Monthly Payment Reduction	Median Monthly Payment Reduction % of Pre-Modification Payment
Lansing-East Lansing, MI Metropolitan Statistical Area	1,758	\$315.59	36%
Laredo, TX Metropolitan Statistical Area	673	\$286.53	36%
Las Cruces, NM Metropolitan Statistical Area	437	\$329.24	33%
Las Vegas-Henderson-Paradise, NV Metropolitan Statistical Area	29,155	\$519.59	38%
Lawrence, KS Metropolitan Statistical Area	188	\$328.91	33%
Lawton, OK Metropolitan Statistical Area	133	\$216.59	36%
Lebanon, PA Metropolitan Statistical Area	323	\$292.41	31%
Lewiston, ID-WA Metropolitan Statistical Area	114	\$261.17	27%
Lewiston-Auburn, ME Metropolitan Statistical Area	393	\$330.33	35%
Lexington-Fayette, KY Metropolitan Statistical Area	970	\$283.12	34%
Lima, OH Metropolitan Statistical Area	272	\$252.13	42%
Lincoln, NE Metropolitan Statistical Area	436	\$265.67	33%
Little Rock-North Little Rock-Conway, AR Metropolitan Statistical Area	1,546	\$245.66	33%
Logan, UT-ID Metropolitan Statistical Area	229	\$309.13	28%
Longview, TX Metropolitan Statistical Area	194	\$223.00	33%
Longview, WA Metropolitan Statistical Area	482	\$366.96	32%
Los Angeles-Long Beach-Anaheim, CA Metropolitan Statistical Area	119,197	\$788.91	37%
Louisville/Jefferson County, KY-IN Metropolitan Statistical Area	3,876	\$266.99	34%
Lubbock, TX Metropolitan Statistical Area	232	\$228.84	34%
Lynchburg, VA Metropolitan Statistical Area	558	\$250.62	30%
Macon, GA Metropolitan Statistical Area	1,074	\$274.14	37%
Madera, CA Metropolitan Statistical Area	1,818	\$503.11	38%
Madison, WI Metropolitan Statistical Area	1,364	\$385.56	34%
Manchester-Nashua, NH Metropolitan Statistical Area	2,404	\$472.98	34%
Manhattan, KS Metropolitan Statistical Area	65	\$324.16	32%
Mankato-North Mankato, MN Metropolitan Statistical Area	173	\$311.31	31%
Mansfield, OH Metropolitan Statistical Area	378	\$240.40	35%
Mayaguez, PR Metropolitan Statistical Area	95	\$186.40	31%
McAllen-Edinburg-Mission, TX Metropolitan Statistical Area	1,644	\$256.71	36%
Medford, OR Metropolitan Statistical Area	1,379	\$457.29	35%
Memphis, TN-MS-AR Metropolitan Statistical Area	9,205	\$290.79	37%
Merced, CA Metropolitan Statistical Area	2,655	\$527.54	38%
Miami-Fort Lauderdale-West Palm Beach, FL Metropolitan Statistical Area	88,402	\$525.58	41%
Michigan City-La Porte, IN Metropolitan Statistical Area	438	\$252.26	34%
Midland, MI Metropolitan Statistical Area	181	\$266.89	36%
Midland, TX Metropolitan Statistical Area	98	\$259.49	32%
Milwaukee-Waukesha-West Allis, WI Metropolitan Statistical Area	7,030	\$350.65	37%
Minneapolis-St. Paul-Bloomington, MN-WI Metropolitan Statistical Area	20,446	\$444.61	36%
Missoula, MT Metropolitan Statistical Area	282	\$418.91	33%
Mobile, AL Metropolitan Statistical Area	1,523	\$261.63	37%
Modesto, CA Metropolitan Statistical Area	7,201	\$551.55	37%
Monroe, LA Metropolitan Statistical Area	281	\$206.19	30%
Monroe, MI Metropolitan Statistical Area	816	\$353.74	35%
Montgomery, AL Metropolitan Statistical Area	1,057	\$245.11	32%
Morgantown, WV Metropolitan Statistical Area	63	\$384.61	40%
Morristown, TN Metropolitan Statistical Area	306	\$258.81	34%
Mount Vernon-Anacortes, WA Metropolitan Statistical Area	552	\$498.30	36%
Muncie, IN Metropolitan Statistical Area	231	\$218.78	35%
Muskegon, MI Metropolitan Statistical Area	694	\$242.37	37%
Myrtle Beach-Conway-North Myrtle Beach, SC-NC Metropolitan Statistical Area	2,146	\$370.77	36%

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Metropolitan Statistical Area	Permanent Modifications Started	Median Monthly Payment Reduction	Median Monthly Payment Reduction % of Pre-Modification Payment
Napa, CA Metropolitan Statistical Area	1,258	\$799.76	34%
Naples-Immokalee-Marco Island, FL Metropolitan Statistical Area	2,690	\$598.33	41%
Nashville-Davidson--Murfreesboro--Franklin, TN Metropolitan Statistical Area	6,093	\$309.23	33%
New Bern, NC Metropolitan Statistical Area	213	\$284.90	37%
New Haven-Milford, CT Metropolitan Statistical Area	6,866	\$466.36	37%
New Orleans-Metairie, LA Metropolitan Statistical Area	5,300	\$323.11	36%
New York-Newark-Jersey City, NY-NJ-PA Metropolitan Statistical Area	132,452	\$766.98	39%
Niles-Benton Harbor, MI Metropolitan Statistical Area	567	\$282.67	36%
North Port-Sarasota-Bradenton, FL Metropolitan Statistical Area	5,872	\$463.23	39%
Norwich-New London, CT Metropolitan Statistical Area	1,689	\$469.35	37%
Ocala, FL Metropolitan Statistical Area	2,850	\$350.96	37%
Ocean City, NJ Metropolitan Statistical Area	715	\$464.98	33%
Odessa, TX Metropolitan Statistical Area	82	\$231.15	35%
Ogden-Clearfield, UT Metropolitan Statistical Area	2,072	\$341.56	28%
Oklahoma City, OK Metropolitan Statistical Area	2,361	\$254.65	34%
Olympia-Tumwater, WA Metropolitan Statistical Area	1,206	\$430.69	32%
Omaha-Council Bluffs, NE-IA Metropolitan Statistical Area	2,129	\$270.89	34%
Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area	29,772	\$445.75	38%
Oshkosh-Neenah, WI Metropolitan Statistical Area	319	\$275.80	35%
Owensboro, KY Metropolitan Statistical Area	160	\$194.59	35%
Oxnard-Thousand Oaks-Ventura, CA Metropolitan Statistical Area	8,367	\$818.30	35%
Palm Bay-Melbourne-Titusville, FL Metropolitan Statistical Area	5,100	\$390.45	38%
Panama City, FL Metropolitan Statistical Area	762	\$386.81	37%
Parkersburg-Vienna, WV Metropolitan Statistical Area	93	\$173.58	30%
Pensacola-Ferry Pass-Brent, FL Metropolitan Statistical Area	2,021	\$304.74	35%
Peoria, IL Metropolitan Statistical Area	590	\$223.89	35%
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD Metropolitan Statistical Area	35,205	\$382.40	33%
Phoenix-Mesa-Scottsdale, AZ Metropolitan Statistical Area	45,223	\$453.56	37%
Pine Bluff, AR Metropolitan Statistical Area	120	\$225.71	37%
Pittsburgh, PA Metropolitan Statistical Area	5,751	\$264.67	36%
Pittsfield, MA Metropolitan Statistical Area	312	\$324.29	33%
Pocatello, ID Metropolitan Statistical Area	197	\$260.80	32%
Ponce, PR Metropolitan Statistical Area	254	\$222.46	36%
Port St. Lucie, FL Metropolitan Statistical Area	5,698	\$448.76	39%
Portland-South Portland, ME Metropolitan Statistical Area	2,924	\$434.67	35%
Portland-Vancouver-Hillsboro, OR-WA Metropolitan Statistical Area	12,675	\$468.71	34%
Prescott, AZ Metropolitan Statistical Area	1,423	\$437.89	36%
Providence-Warwick, RI-MA Metropolitan Statistical Area	12,769	\$520.84	37%
Provo-Orem, UT Metropolitan Statistical Area	2,731	\$449.65	31%
Pueblo, CO Metropolitan Statistical Area	736	\$262.11	35%
Punta Gorda, FL Metropolitan Statistical Area	1,353	\$437.48	41%
Racine, WI Metropolitan Statistical Area	863	\$356.37	36%
Raleigh, NC Metropolitan Statistical Area	4,136	\$333.02	32%
Rapid City, SD Metropolitan Statistical Area	178	\$315.83	34%
Reading, PA Metropolitan Statistical Area	1,685	\$327.12	33%
Redding, CA Metropolitan Statistical Area	1,270	\$441.06	34%
Reno, NV Metropolitan Statistical Area	4,291	\$519.96	35%
Richmond, VA Metropolitan Statistical Area	6,698	\$360.91	32%
Riverside-San Bernardino-Ontario, CA Metropolitan Statistical Area	73,174	\$622.52	37%
Roanoke, VA Metropolitan Statistical Area	934	\$278.27	32%

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Metropolitan Statistical Area	Permanent Modifications Started	Median Monthly Payment Reduction	Median Monthly Payment Reduction % of Pre-Modification Payment
Rochester, MN Metropolitan Statistical Area	482	\$323.37	33%
Rochester, NY Metropolitan Statistical Area	2,187	\$259.83	36%
Rockford, IL Metropolitan Statistical Area	1,673	\$315.91	38%
Rocky Mount, NC Metropolitan Statistical Area	511	\$247.03	36%
Rome, GA Metropolitan Statistical Area	208	\$236.53	32%
Sacramento--Roseville--Arden-Arcade, CA Metropolitan Statistical Area	24,562	\$601.70	36%
Saginaw, MI Metropolitan Statistical Area	557	\$265.00	38%
Salem, OR Metropolitan Statistical Area	1,863	\$377.55	34%
Salinas, CA Metropolitan Statistical Area	3,811	\$857.01	39%
Salisbury, MD-DE Metropolitan Statistical Area	2,155	\$405.72	34%
Salt Lake City, UT Metropolitan Statistical Area	6,213	\$413.69	32%
San Angelo, TX Metropolitan Statistical Area	74	\$217.88	33%
San Antonio-New Braunfels, TX Metropolitan Statistical Area	4,335	\$251.18	33%
San Diego-Carlsbad, CA Metropolitan Statistical Area	26,646	\$746.97	35%
San Francisco-Oakland-Hayward, CA Metropolitan Statistical Area	32,207	\$852.13	37%
San German, PR Metropolitan Statistical Area	117	\$200.91	32%
San Jose-Sunnyvale-Santa Clara, CA Metropolitan Statistical Area	10,345	\$941.67	36%
San Juan-Carolina-Caguas, PR Metropolitan Statistical Area	4,397	\$291.90	37%
San Luis Obispo-Paso Robles-Arroyo Grande, CA Metropolitan Statistical Area	1,701	\$755.83	36%
Sandusky, OH Metropolitan Statistical Area	2	\$388.53	41%
Santa Cruz-Watsonville, CA Metropolitan Statistical Area	1,688	\$967.55	38%
Santa Fe, NM Metropolitan Statistical Area	706	\$516.71	36%
Santa Maria-Santa Barbara, CA Metropolitan Statistical Area	2,892	\$725.38	38%
Santa Rosa, CA Metropolitan Statistical Area	4,395	\$794.28	36%
Savannah, GA Metropolitan Statistical Area	1,572	\$314.38	34%
Scranton--Wilkes-Barre--Hazleton, PA Metropolitan Statistical Area	1,847	\$277.49	37%
Seattle-Tacoma-Bellevue, WA Metropolitan Statistical Area	22,747	\$547.42	34%
Sebastian-Vero Beach, FL Metropolitan Statistical Area	1,260	\$397.15	38%
Sebring, FL Metropolitan Statistical Area	578	\$363.01	40%
Sheboygan, WI Metropolitan Statistical Area	258	\$279.81	32%
Sherman-Denison, TX Metropolitan Statistical Area	196	\$240.09	33%
Shreveport-Bossier City, LA Metropolitan Statistical Area	1,073	\$243.59	34%
Sierra Vista-Douglas, AZ Metropolitan Statistical Area	335	\$306.91	32%
Sioux City, IA-NE-SD Metropolitan Statistical Area	248	\$229.72	36%
Sioux Falls, SD Metropolitan Statistical Area	275	\$239.48	28%
South Bend-Mishawaka, IN-MI Metropolitan Statistical Area	1,200	\$254.92	37%
Spartanburg, SC Metropolitan Statistical Area	1,097	\$243.79	33%
Spokane-Spokane Valley, WA Metropolitan Statistical Area	1,897	\$317.71	32%
Springfield, IL Metropolitan Statistical Area	254	\$240.56	38%
Springfield, MA Metropolitan Statistical Area	3,249	\$352.52	34%
Springfield, MO Metropolitan Statistical Area	875	\$263.21	34%
Springfield, OH Metropolitan Statistical Area	437	\$265.60	39%
St. Cloud, MN Metropolitan Statistical Area	535	\$329.16	32%
St. George, UT Metropolitan Statistical Area	1,123	\$523.81	36%
St. Joseph, MO-KS Metropolitan Statistical Area	234	\$241.02	37%
St. Louis, MO-IL Metropolitan Statistical Area	13,051	\$298.57	36%
State College, PA Metropolitan Statistical Area	194	\$328.51	32%
Staunton-Waynesboro, VA Metropolitan Statistical Area	298	\$298.35	28%
Stockton-Lodi, CA Metropolitan Statistical Area	10,202	\$633.86	37%
Sumter, SC Metropolitan Statistical Area	277	\$224.13	35%

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Metropolitan Statistical Area	Permanent Modifications Started	Median Monthly Payment Reduction	Median Monthly Payment Reduction % of Pre-Modification Payment
Syracuse, NY Metropolitan Statistical Area	1,051	\$254.48	36%
Tallahassee, FL Metropolitan Statistical Area	1,564	\$320.67	32%
Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	25,714	\$395.04	38%
Terre Haute, IN Metropolitan Statistical Area	246	\$211.91	38%
Texarkana, TX-AR Metropolitan Statistical Area	142	\$197.41	29%
The Villages, FL Metropolitan Statistical Area	261	\$327.37	34%
Toledo, OH Metropolitan Statistical Area	2,510	\$266.35	37%
Topeka, KS Metropolitan Statistical Area	361	\$236.92	33%
Trenton, NJ Metropolitan Statistical Area	2,137	\$468.14	37%
Tucson, AZ Metropolitan Statistical Area	6,774	\$358.63	35%
Tulsa, OK Metropolitan Statistical Area	1,867	\$250.96	35%
Tuscaloosa, AL Metropolitan Statistical Area	460	\$280.36	33%
Tyler, TX Metropolitan Statistical Area	299	\$292.70	35%
Urban Honolulu, HI Metropolitan Statistical Area	3,335	\$753.61	31%
Utica-Rome, NY Metropolitan Statistical Area	489	\$246.27	37%
Valdosta, GA Metropolitan Statistical Area	247	\$269.29	32%
Vallejo-Fairfield, CA Metropolitan Statistical Area	7,000	\$712.46	36%
Victoria, TX Metropolitan Statistical Area	61	\$226.10	37%
Vineland-Bridgeton, NJ Metropolitan Statistical Area	963	\$355.70	36%
Virginia Beach-Norfolk-Newport News, VA-NC Metropolitan Statistical Area	8,583	\$386.52	32%
Visalia-Porterville, CA Metropolitan Statistical Area	4,258	\$418.10	36%
Waco, TX Metropolitan Statistical Area	263	\$208.87	34%
Walla Walla, WA Metropolitan Statistical Area	129	\$369.45	35%
Warner Robins, GA Metropolitan Statistical Area	435	\$274.70	35%
Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Statistical Area	56,643	\$628.74	35%
Waterloo-Cedar Falls, IA Metropolitan Statistical Area	265	\$212.70	36%
Watertown-Fort Drum, NY Metropolitan Statistical Area	97	\$223.46	31%
Wausau, WI Metropolitan Statistical Area	226	\$291.91	36%
Weirton-Steubenville, WV-OH Metropolitan Statistical Area	192	\$219.34	37%
Wenatchee, WA Metropolitan Statistical Area	341	\$378.78	31%
Wheeling, WV-OH Metropolitan Statistical Area	151	\$194.54	35%
Wichita, KS Metropolitan Statistical Area	1,033	\$239.37	35%
Wichita Falls, TX Metropolitan Statistical Area	102	\$180.32	32%
Williamsport, PA Metropolitan Statistical Area	208	\$199.20	31%
Wilmington, NC Metropolitan Statistical Area	1,158	\$386.25	35%
Winchester, VA-WV Metropolitan Statistical Area	895	\$453.14	32%
Winston-Salem, NC Metropolitan Statistical Area	2,352	\$270.08	33%
Worcester, MA-CT Metropolitan Statistical Area	6,866	\$486.22	36%
Yakima, WA Metropolitan Statistical Area	526	\$271.49	33%
York-Hanover, PA Metropolitan Statistical Area	2,014	\$354.05	32%
Youngstown-Warren-Boardman, OH-PA Metropolitan Statistical Area	1,666	\$251.51	37%
Yuba City, CA Metropolitan Statistical Area	1,561	\$496.28	36%
Yuma, AZ Metropolitan Statistical Area	1,325	\$332.56	35%