




MAKING HOME AFFORDABLE

**PROGRAM PERFORMANCE REPORT
THROUGH THE FOURTH QUARTER OF 2015**

MHA AT-A-GLANCE

More than 2.5 Million Homeowner Assistance Actions have taken place under Making Home Affordable (MHA) programs

On December 18, 2015, Congress enacted the Consolidated Appropriations Act, 2016 , P.L. 114-113 (the Act). The Act provides that the MHA program will terminate on December 31, 2016, except with respect to certain loan modification applications made before that date. The U.S. Department of the Treasury will provide guidance and clarifications for homeowners and servicers in the coming months.

QUARTERLY PROGRAM VOLUMES FOR THE FOURTH QUARTER OF 2015 (Months of October, November, and December)



FOURTH QUARTER 2015 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 18 for additional information and detailed results for this quarter.

Making Home Affordable

Program Performance Report Fourth Quarter 2015

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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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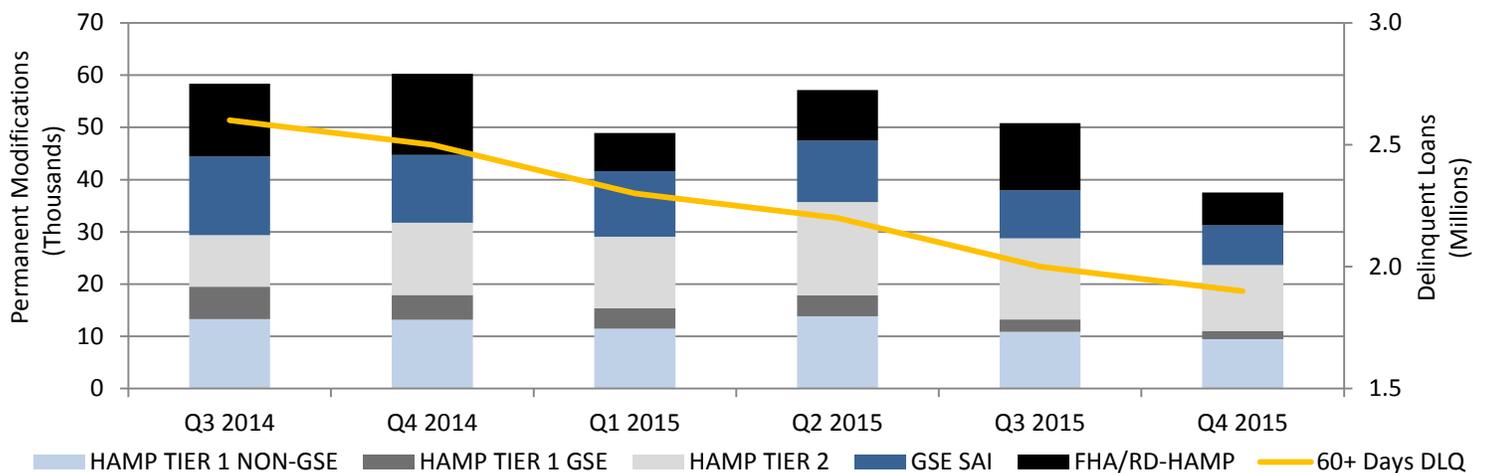
MHA Program Updates

- During the fourth quarter of 2015, participating servicers prepared to implement Streamline HAMP with a January 1, 2016 effective date. This included establishing a written policy consistent with investor guidelines, evaluating servicing portfolios for eligibility, and determining the date by which the servicer will begin making Streamline HAMP offers to borrowers.
- The MHA Servicer Assessment results for the fourth quarter of 2015 begin on page 18. Servicers either sustained or improved their overall performance, as compared to the prior quarter. Two servicers moved from needing moderate improvement to needing minor improvement. One servicer moved from needing substantial improvement to needing moderate improvement, resulting in the release of previously withheld financial incentive payments. The other four servicers were found to require moderate improvement.

MHA Program Activity

	Program-to-Date	Q4 2015	QoQ % Change
MHA First Lien Permanent Modifications Started	1,950,017	37,557	-26%
<i>HAMP Tier 1</i>	1,420,995	11,023	-17%
<i>HAMP Tier 2</i>	144,728	12,657	-18%
<i>GSE Standard Modifications (SAI)</i>	277,329	7,590	-18%
<i>Treasury FHA and RD HAMP</i>	106,965	6,287	-51%
2MP Modifications Started	154,683	2,241	-22%
HAFAs Transactions Completed	403,843	13,884	-14%
UP Forbearance Plans Started	44,990	348	-45%
Cumulative Activity	2,553,533	54,030	-23%

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



*Derived from the Mortgage Bankers Association Quarterly National Delinquency Survey.

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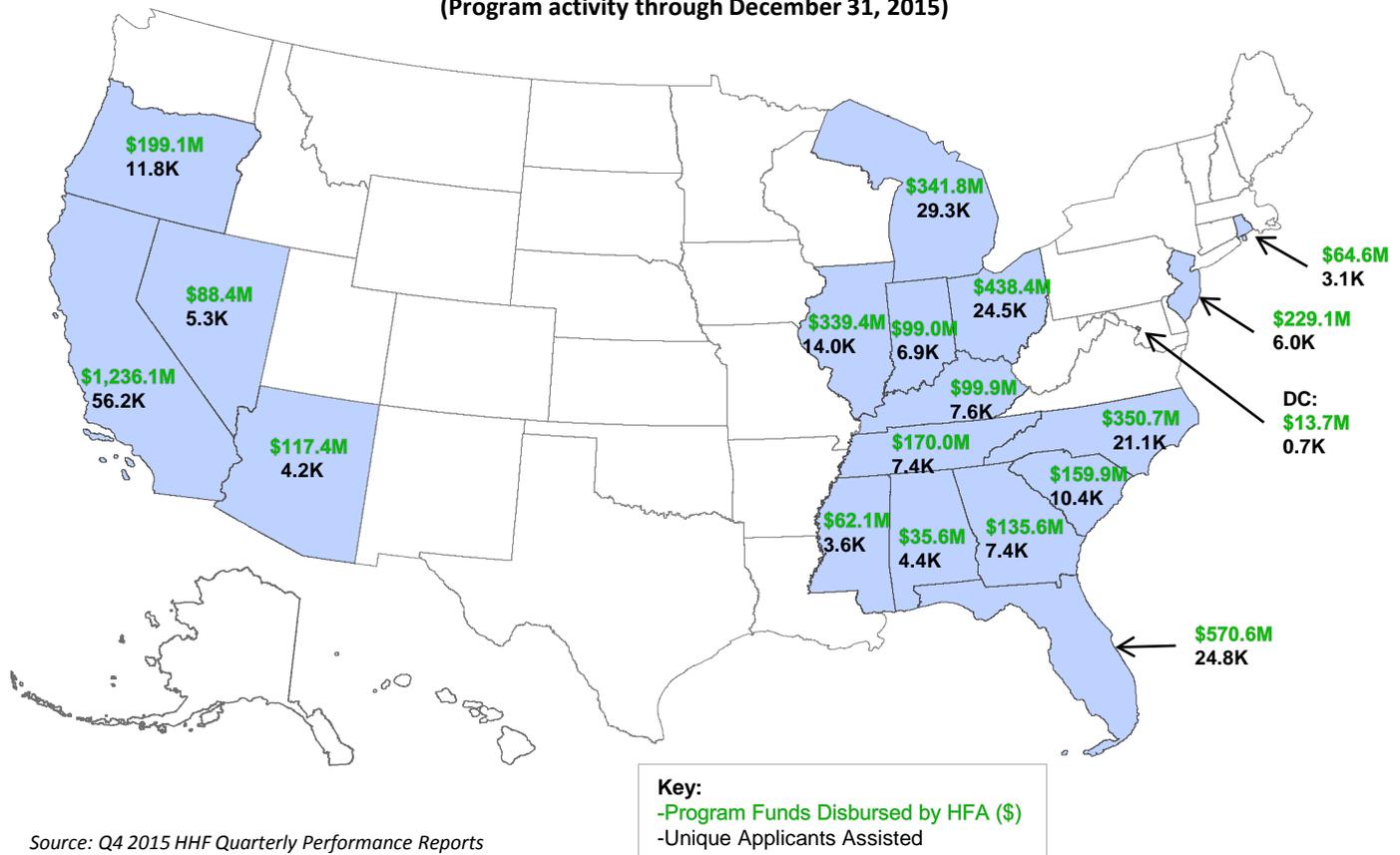
Hardest Hit Fund Program Update

The Hardest Hit Fund Program (HHF) currently provides \$7.6 billion to 18 states and the District of Columbia to develop locally tailored programs to assist struggling homeowners in their communities. In February 2016, the Treasury announced that it will commit up to \$2 billion to existing HHF participants, as authorized by the Consolidated Appropriations Act, 2016. For more details, [click here](#).

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

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

HHF States Have Assisted Nearly 250,000 Homeowners (Program activity through December 31, 2015)



Source: Q4 2015 HHF Quarterly Performance Reports

How Do Treasury's Hardest Hit Fund Programs Interact with MHA?

- HFAs design and administer the HHF programs that interact with MHA.
- HHF funds may be used to facilitate a HAMP modification in states where principal reduction is offered.
- Treasury provides [guidance](#) to servicers regarding MHA – HHF interactions.
- HFAs work with housing counseling agencies and servicers to help homeowners find a solution that meets their needs, including assistance through MHA and HHF programs.
- In addition, the Homeowner's HOPE Hotline™ includes information about HHF assistance in its scripting. When a homeowner from an HHF state contacts the Hotline and is in need of assistance, he or she receives MHA and HHF assistance information and a referral to the state's HFA.

Making Home Affordable: HAMP Program Results

Program Performance Report Fourth Quarter 2015

HAMP Summary

Trial Modifications	All Trials Started ¹	2,395,672
	Tier 1	2,221,979
	Tier 2	173,693
	Active Trials	30,844
	Trial Modifications Cancelled Since Verified Income Requirement*	101,858
Permanent Modifications	All Permanent Modifications Started	1,565,723
	Permanent Modifications Disqualified (Cumulative)**	507,359
	Active Permanent Modifications	979,976

* When Treasury launched HAMP in the spring of 2009, the housing crisis was severe. The number of homeowners already in default was high and servicers had not yet built systems to fully implement a national mortgage modification program. 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. Prior to that date, 697,247 trials were cancelled, for a cumulative 799,105 trials cancelled program-to-date.

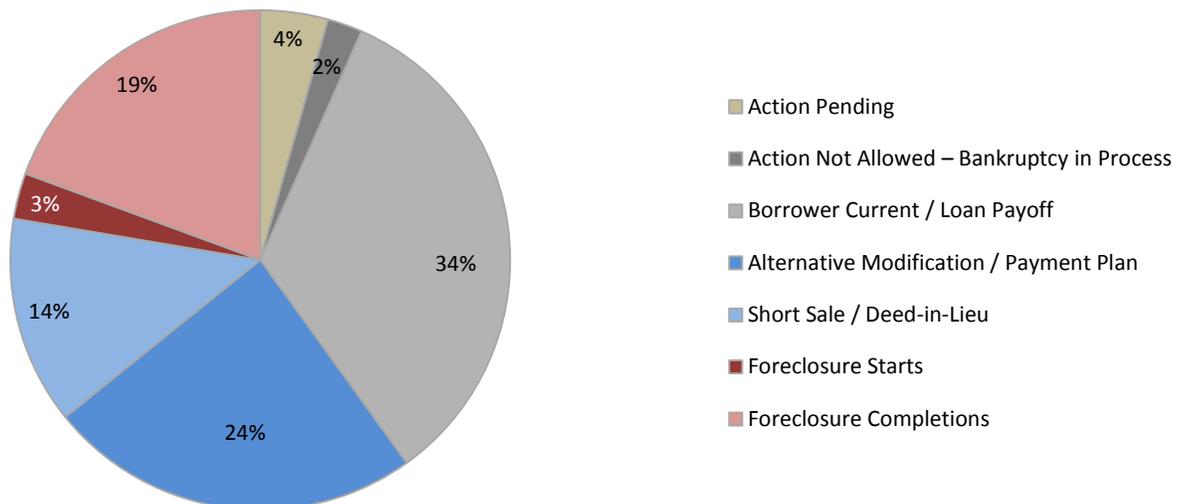
** Does not include 74,398 loans paid off and 3,990 loans withdrawn.

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.
- 22% 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 servicers²

Making Home Affordable: HAMP Program Results

Program Performance Report Fourth Quarter 2015

Select HAMP Modification Characteristics*

Aggregate payment savings to homeowners who received HAMP first lien permanent modifications are estimated at **approximately \$41 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:

- 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.

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

Modification Steps for Permanent Modifications

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

Modification Step	Tier 1	Tier 2	All
Interest Rate Reduction	95.8%	70.7%	93.5%
Term Extension	59.9%	83.5%	62.1%
Principal Forbearance	31.0%	32.3%	31.1%

Homeowner Characteristics

Characteristic	Tier 1	Tier 2	All
Median Monthly Gross Income	\$3,912	\$5,019	\$3,995
Median Credit Score	566	560	565
Median Property Value	\$177,400	\$150,000	\$175,000

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	43.9%	31.0%	-13.4 pct pts
Tier 2	28.1%	21.1%	-6.6 pct pts
All	43.1%	31.0%	-12.5 pct pts

Back-End Debt-to-Income Ratio

Tier 1	67.5%	50.4%	-13.7 pct pts
Tier 2	44.0%	36.6%	-6.6 pct pts
All	65.3%	48.9%	-12.8 pct pts

Monthly Housing Payment**

Tier 1	\$1,384.17	\$815.01	(\$499.97)
Tier 2	\$1,037.03	\$670.98	(\$331.03)
All	\$1,352.86	\$802.51	(\$479.67)

Additional HAMP Tier 2 Characteristics

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

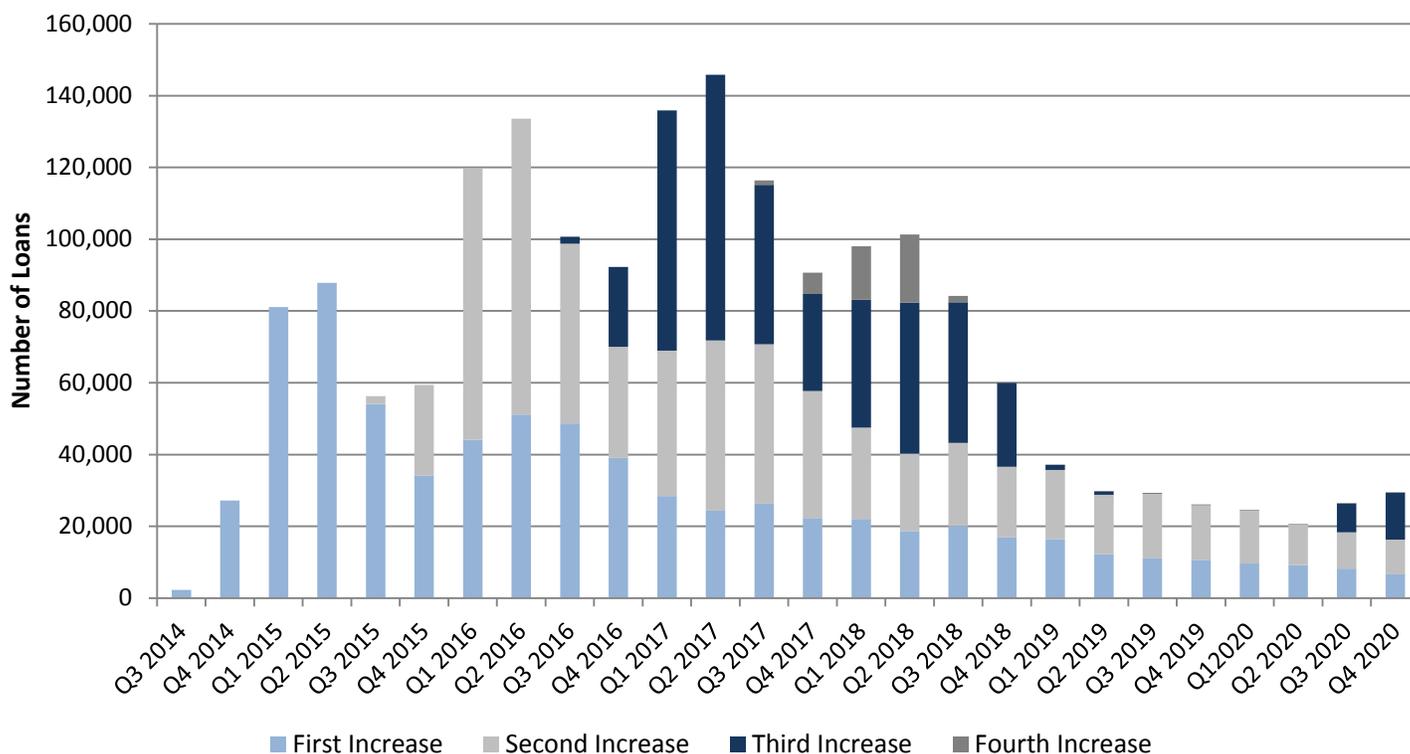
- 27% were previously in a HAMP Tier 1 trial or permanent modification.
- 11% were previously evaluated for HAMP Tier 1 and did not meet eligibility requirements.
- 6% were non-owner-occupied properties.

**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 provide relief to homeowners facing a financial hardship by providing a modification that would reduce their monthly mortgage payment to an affordable level. HAMP Tier 1 reduces homeowners' first lien mortgage payments by 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 3.85% in 2015), at which time the interest rate will be fixed for the remaining loan term.
- 80% of HAMP Tier 1 homeowners will experience an interest rate increase after five years.
 - The first interest rate increase went into effect in Q3 2014 for the earliest group of HAMP modifications.
 - The majority of HAMP homeowners will experience two to three interest rate increases.
 - Homeowners who received a modification in 2009-2011 are more likely to experience three to four increases than homeowners who received a modification in 2012-2013, most of whom will experience two increases.
 - The median amount of the first monthly payment increase is \$93, and the median monthly payment increase after the final interest rate increase is \$206.
- Through December 2015, approximately 287,000 homeowners have experienced an interest rate step-up.
 - Based on early results, 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%.

Number of Interest Rate Increases by Quarter*



* As of December 2015. Assumes no future re-defaults of HAMP Tier 1 modifications.

Making Home Affordable: HAMP Program Results

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Performance of HAMP Permanent Modifications

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

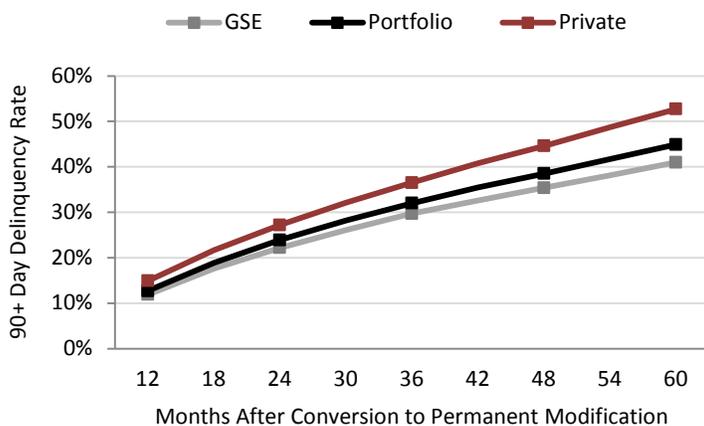
The tables below show the performance of HAMP permanent modifications at various seasoning points for those modifications that have aged to, or past, the number of months noted. It is important to note that far fewer loans have reached these seasoning points for HAMP Tier 2, which was introduced several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

	# Months Post Modification	% of Disqualified HAMP Tier 1 Modifications ³										
		2009	2010	2011	2012	2013	2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	ALL
HAMP Tier 1	3	2.1%	1.7%	1.2%	1.0%	0.8%	1.2%	1.0%	1.4%	1.3%	1.4%	1.3%
	6	6.7%	6.7%	5.3%	4.3%	3.8%	4.6%	4.3%	5.5%	5.9%		5.5%
	12	16.3%	15.5%	12.7%	10.3%	9.4%	10.5%	10.9%				13.1%
	18	22.9%	22.7%	18.9%	15.3%	14.0%	14.7%					19.3%
	24	28.8%	28.0%	23.7%	19.1%	17.2%	16.9%					24.3%
	30	33.3%	32.6%	27.3%	22.1%	20.0%						28.5%
	36	37.6%	36.5%	30.0%	24.6%	22.2%						32.5%
	42	41.1%	39.3%	32.4%	27.7%							35.9%
	48	43.6%	41.6%	34.6%	30.3%							39.0%
	54	46.0%	43.5%	37.9%								42.3%
60	47.9%	45.5%	40.9%								45.6%	

	# Months Post Modification	% of Disqualified HAMP Tier 2 Modifications ³								
		2012	2013	2014	Q1 2015	Q2 2015	Q3 2015	Q4 2015	ALL	
HAMP Tier 2	3		1.3%	1.9%	1.7%	1.2%	1.6%	2.1%	2.0%	1.7%
	6		5.3%	7.7%	7.0%	6.5%	8.4%	9.1%		7.4%
	12		17.2%	17.2%	16.1%	15.9%				16.5%
	18	N/A	23.1%	24.4%	22.5%					23.6%
	24		28.6%	28.8%	27.8%					28.7%
	30		32.0%	32.3%						32.3%
	36		34.3%	38.2%						35.8%

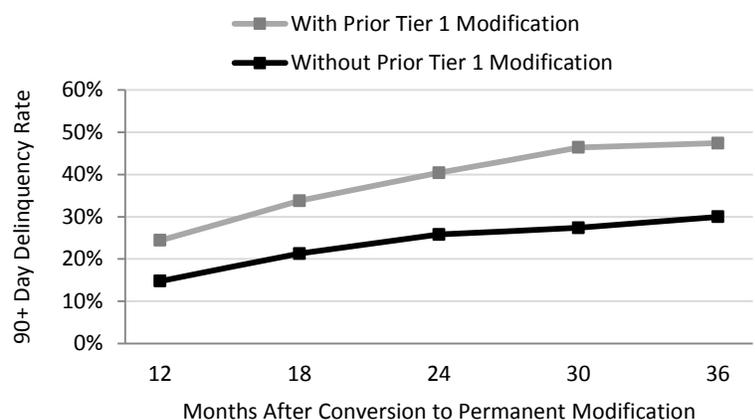
HAMP Tier 1 Performance by Investor

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



HAMP Tier 2 Performance by Prior Modification History

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



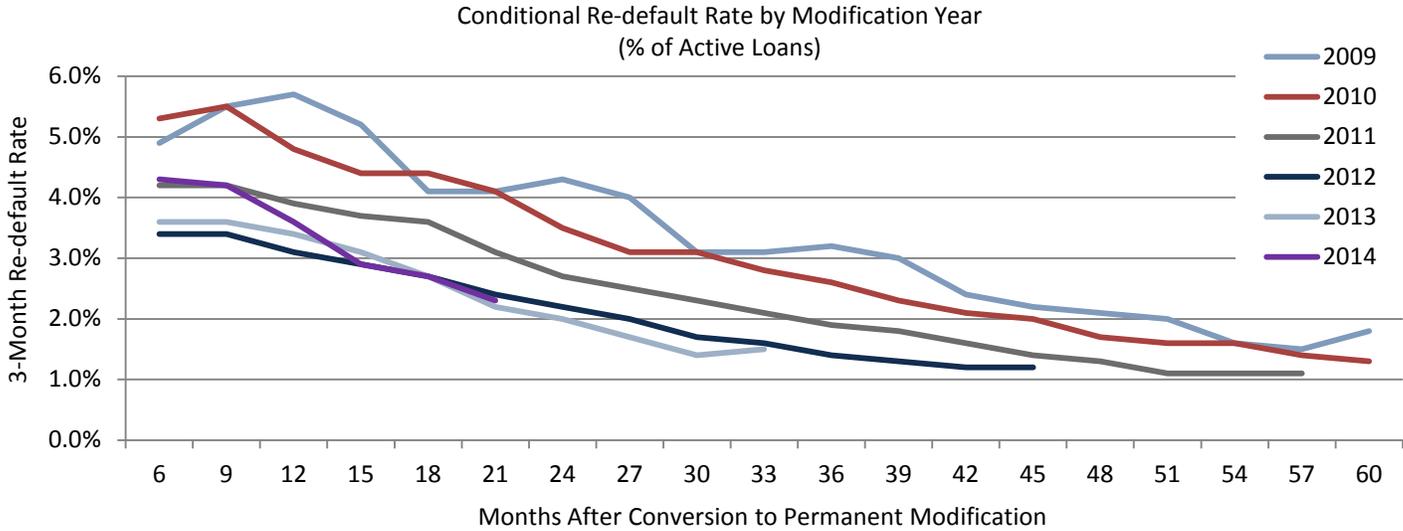
See Appendix 7 for additional information on HAMP performance by vintage.

Making Home Affordable: HAMP Program Results

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Incremental Performance of HAMP Modifications over Time

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

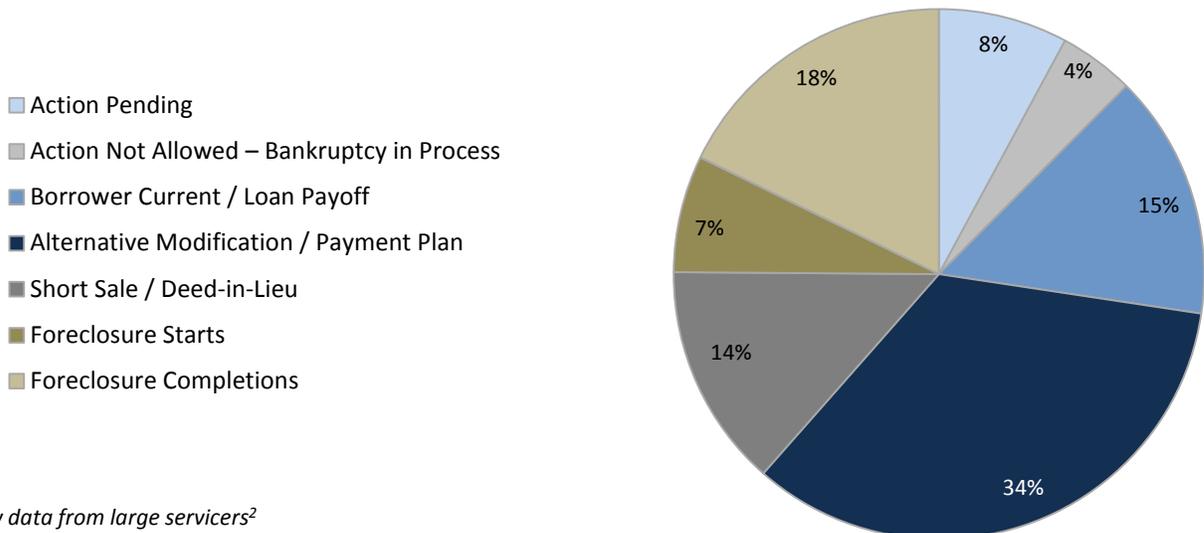


Note: A modification's inclusion in the 3-month re-default rate calculation is conditional on the modification being active at the start of the 3-month period being measured.

Homeowners with Disqualified HAMP Permanent Modifications

Homeowners now have alternatives due to industry-wide changes instituted since the launch of HAMP. In addition, HAMP guidance requires that a servicer work with a delinquent homeowner in a permanent modification to cure the delinquency. In the event the homeowner cannot bring a delinquent HAMP modification current without additional assistance, the servicer is prohibited from commencing foreclosure proceedings until the homeowner is evaluated for other loss mitigation actions. The majority of homeowners who disqualify from a HAMP permanent modification receive an alternative to foreclosure or resolve their delinquency. Homeowners can also take advantage of other MHA and/or government sponsored assistance programs. Of the homeowners who have missed three payments, and therefore disqualified from HAMP, approximately 25% have been referred to foreclosure.

Status of Disqualified HAMP Permanent Modifications



Source: Survey data from large servicers²

Making Home Affordable: HAMP Program Results

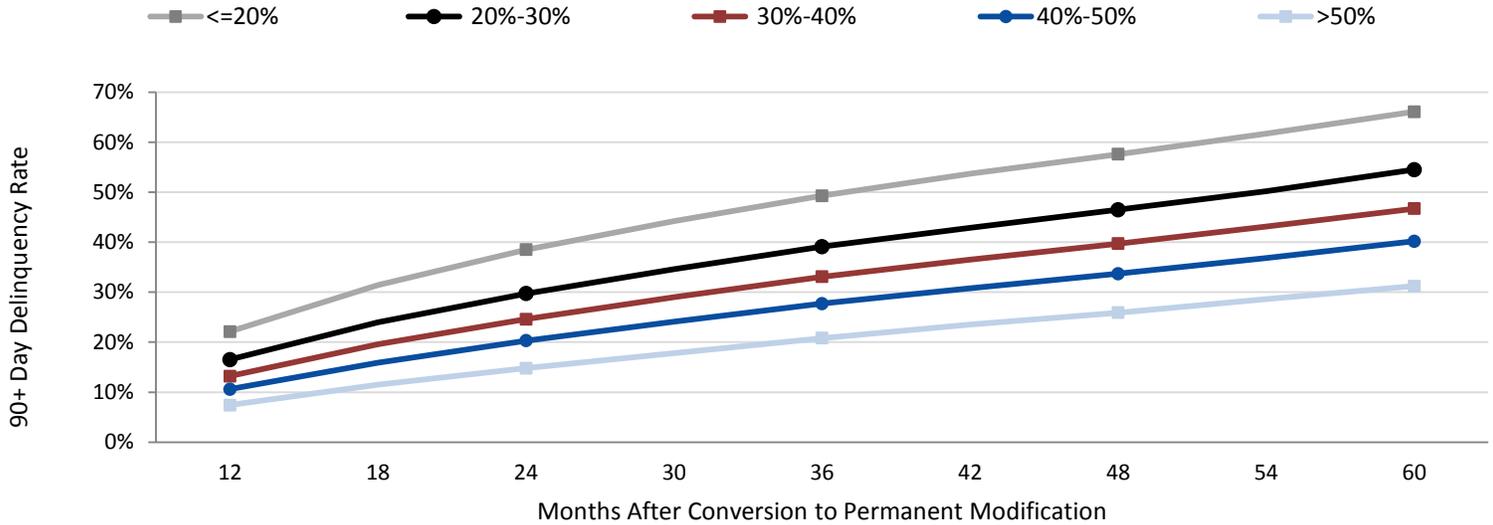
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Drivers of Performance for HAMP Tier 1 and HAMP Tier 2 Modifications

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

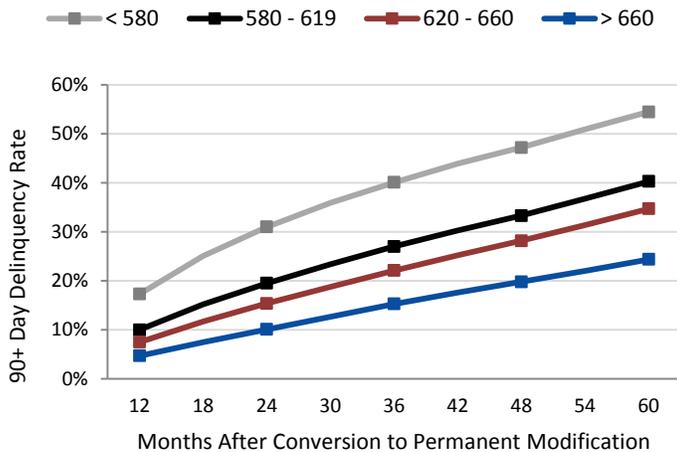
Performance by Monthly Payment Reduction

Payment reduction is strongly correlated with permanent modification sustainability. For modifications seasoned 24 months, fewer than 15% of modifications with a monthly payment reduction greater than 50% have been disqualified due to missing three payments, compared to a disqualification rate of nearly 39% where the payment had been cut by 20% or less.



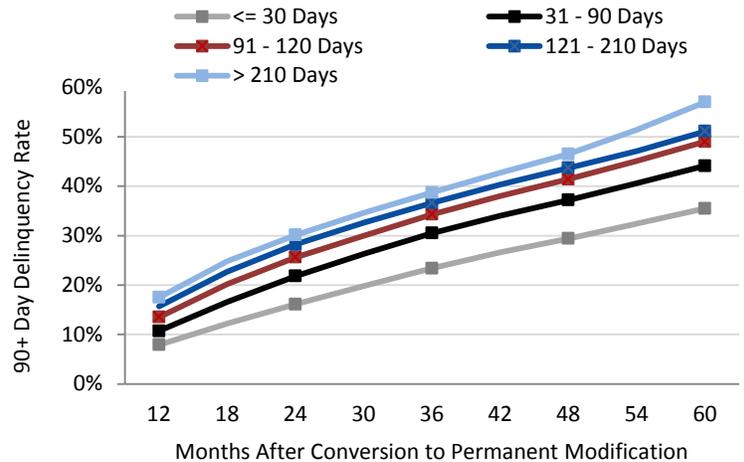
Performance by Credit Score at the Time of Modification

Homeowners with credit scores between 580-619 at the time of modification experienced a 19.5% re-default rate in the subsequent 24 months, compared to a rate of 10.1% 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 21.8% re-default rate in the subsequent 24 months, compared to 28.2% for homeowners whose delinquency was between 121 and 210 days at trial start.



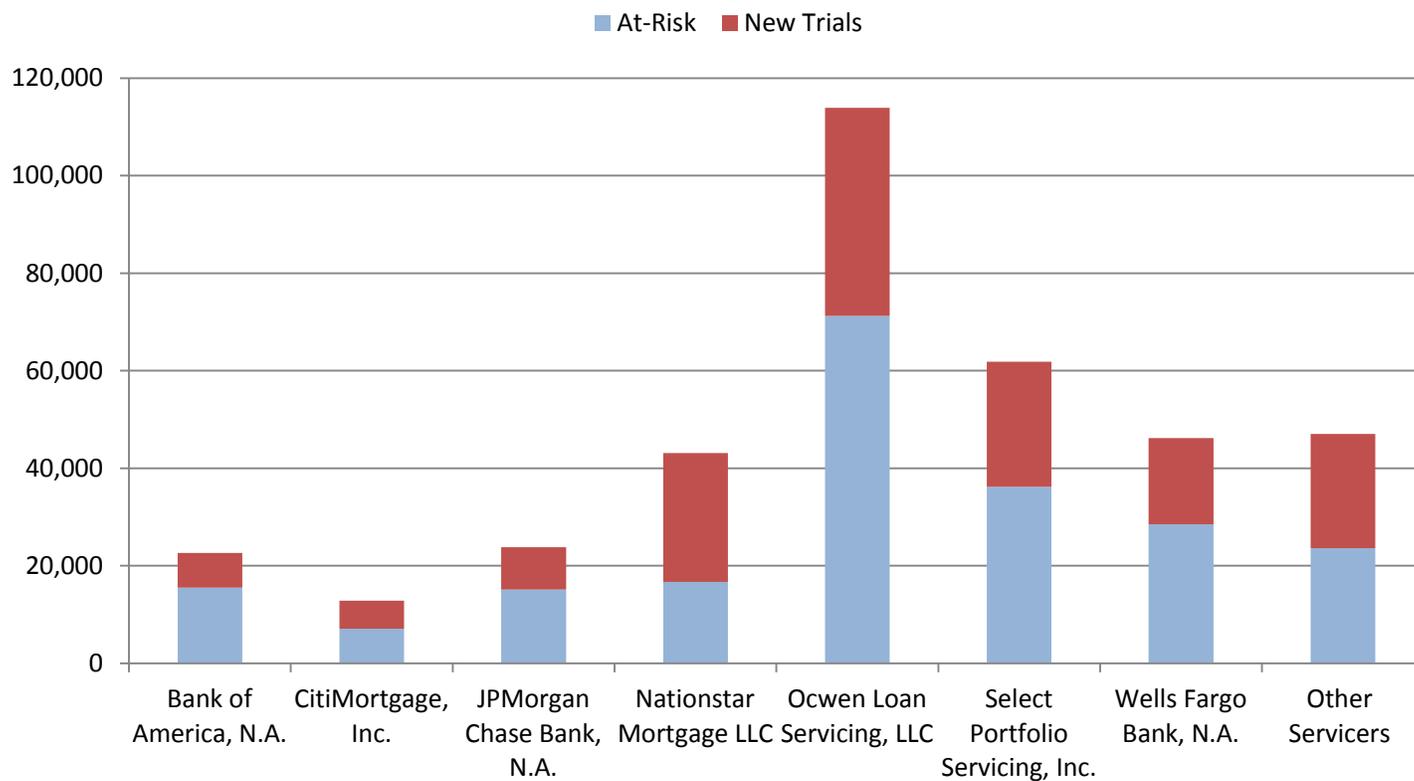
Post-Modification Counseling

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

Through December 2015, participating servicers have made more than 370,000 referrals to financial counseling. Of these:

- 58% are permanent modifications considered by the servicers to be at risk of disqualifying from HAMP, and 42% are new trial modifications.
- More than 27,000 referrals started financial counseling resulting in an overall take-up rate of 7.4%.

Counseling Referral Activity by Servicer



% of Referrals Who Take Up Counseling	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.	Other Servicers
	3%	9%	17%	2%	5%	9%	9%	10%

Note: Data on Post-Modification Counseling is collected from sixteen servicers via survey. Additionally, servicer take-up rates will vary due to timing of referrals and individual servicer program design.

Making Home Affordable: Other MHA Programs

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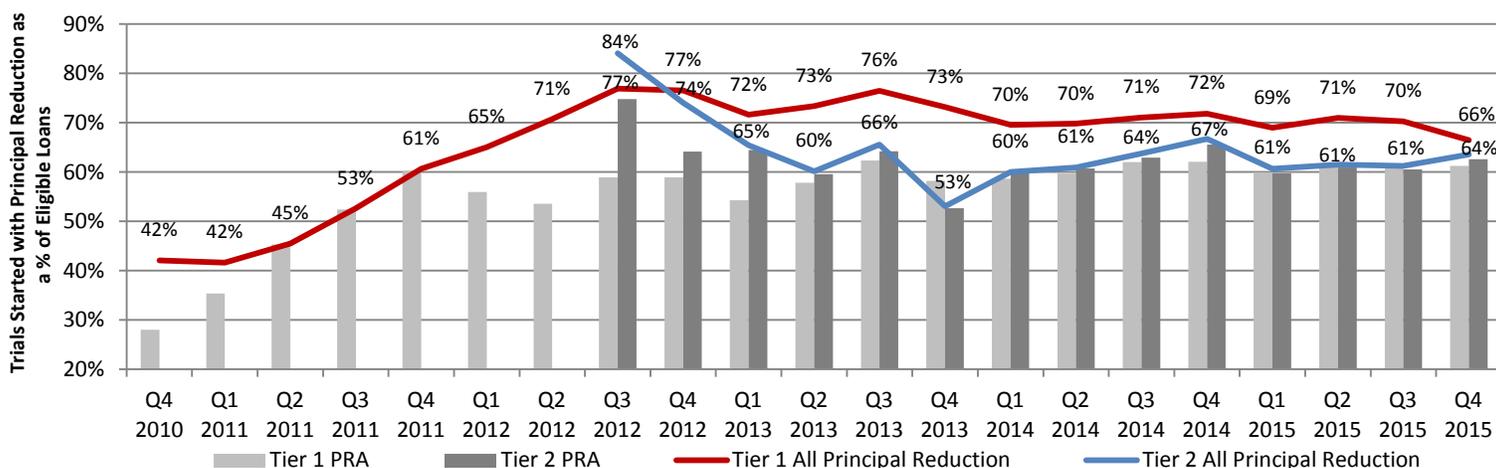
The HAMP Principal Reduction Alternative

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 ⁴	HAMP Modifications with Upfront Principal Reduction Outside of PRA	Total HAMP Modifications with Principal Reduction
All Permanent Modifications Started	205,836	52,556	258,392
Active Permanent Modifications	152,766	39,049	191,815
Median Principal Amount Reduced for Permanent Modifications Started ⁵	\$66,578	\$53,210	\$63,135
Median Principal Amount Reduced for Permanent Modifications Started (%) ⁶	32.4%	18.0%	30.6%
Total Outstanding Principal Balance Reduced on Permanent Modifications Started ⁵	\$18,296,244,323	\$3,433,778,864	\$21,730,023,187



Modification Characteristics: HAMP vs. HAMP with Principal Reduction

	All HAMP Modifications	Total HAMP Modifications with Principal Reduction
Permanent Modifications – Median LTV ratio:		
- Before Modification	116.3%	142.2%
- After Modification	115.0%	105.0%
Permanent Modifications – Median Before Modification Debt-to-Income (DTI) ratio:		
- Front-End DTI	43.1%	42.4%
- Back-End DTI	65.3%	54.3%

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)*	154,683
Second Lien Modifications Involving Full Lien Extinguishments	44,789
Active Second Lien Modifications**	83,266
Active Second Lien Modifications Involving Partial Lien Extinguishments	10,812

* Includes 7,136 loans that have a qualifying first lien GSE Standard Modification.

** Includes 8,845 Loans in active non-payment status whereby the 1MP has disqualified from HAMP. As a result, the servicer is no longer required to report payment activity on the 2MP modification.

2MP Modification Characteristics⁷

Median Monthly Payment Reduction:

Second lien official modifications

Reduction on second lien only	\$153
Combined first and second lien reduction	\$766
% of total monthly payment	41%

Second lien full extinguishments

Combined first and second lien reduction	\$970
% of total monthly payment	51%

Debt Extinguishment:

HAMP homeowners receiving partial or full extinguishment

Total Outstanding Principal Balance Extinguished	\$3.4B
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Top Three States by Activity:

Percent of Total 2MP Modifications Started

California	34%
Florida	10%
New York	7%

Estimated Eligible 2nd Liens⁸

2MP Participating Servicer Name	2MP Modifications Started	Current Estimated Eligible 2nd Liens
Bank of America, N.A.	37,084	3,037
CitiMortgage, Inc.	19,657	2,541
JPMorgan Chase Bank, N.A.	42,922	1,569
Nationstar Mortgage LLC	8,043	1,339
Wells Fargo Bank, N.A.	23,657	4,790
Other Servicers	23,320	2,405
Total	154,683	15,681

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

The Home Affordable Foreclosure Alternatives Program

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

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

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

HAFA Activity by Investor Type

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

	Private	Portfolio	GSE	Total
Short Sale	142,514	49,830	159,627	351,971
Deed-in-Lieu	8,826	4,049	38,997	51,872
Total Transactions Completed	151,340	53,879	198,624	403,843

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	\$274,470
Median Sales Price	\$165,000
Median Debt Relief	\$123,787
Median Debt Relief as % of UPB	47%
Total Debt Relief (cumulative)	\$27.1B

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	40%
Total subordinate liens released (cumulative)	\$526.8M

In 15% of HAFA transactions completed, the homeowner began a HAMP trial modification but later requested a HAFA agreement or was disqualified from HAMP.

Non-GSE HAFA Activity by State

Top Three States by HAFA Activity:	% of HAFA Transactions Completed
California	35%
Florida	17%
Arizona	5%

The Home Affordable Unemployment Program

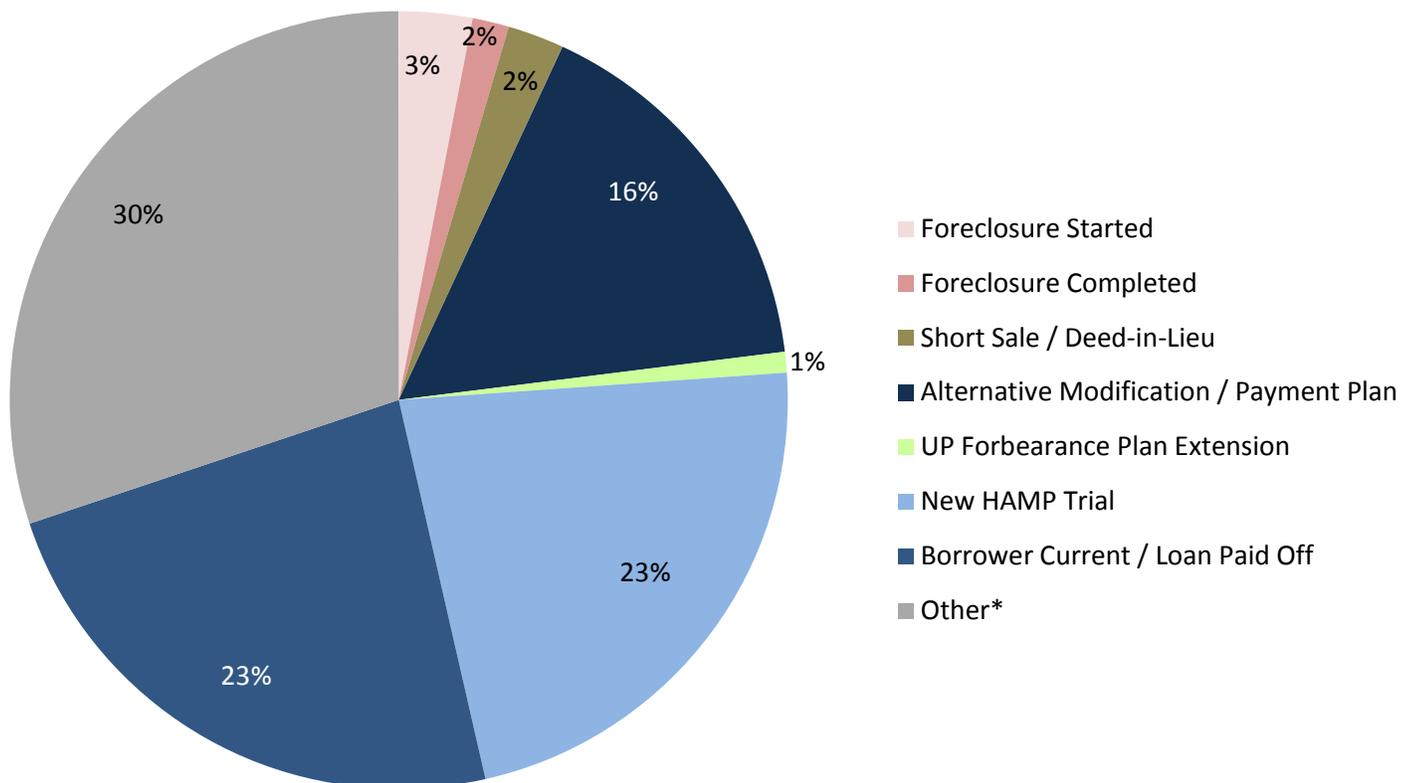
The Home Affordable Unemployment Program (UP) provides assistance to homeowners who are unable to make their mortgage payments as a result of unemployment. Unemployed homeowners can receive 12 months of forbearance, during which mortgage payments are reduced or suspended, allowing homeowners to seek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

All UP Forbearance Plans Started	44,990
UP Forbearance Plans With Some Payment Required	38,329
UP Forbearance Plans With No Payment Required	6,661

UP Activity by State

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

Status of Homeowners Who Completed an UP Forbearance Plan



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

Making Home Affordable: Results by Servicer

Program Performance Report Fourth Quarter 2015

Making Home Affordable Program Activity by Servicer

As of December 2015, there are 130 servicers that participate in Treasury's MHA programs, but seven servicers make up over 85% of non-GSE HAMP modifications. Program activity for these servicers is provided below.

Servicer	HAMP Tier 1 Permanent Modifications	HAMP Tier 2 Permanent Modifications	PRA ⁹ Permanent Modifications	2MP Modifications	HAFAs ¹⁰ non-GSE Transactions Completed
Bank of America, N.A.	100,285	4,056	5,715	37,084	49,238
CitiMortgage, Inc.	38,608	4,499	4,023	19,657	2,219
JPMorgan Chase Bank, N.A.	171,191	2,438	24,500	42,922	37,397
Nationstar Mortgage LLC	173,799	17,943	10,370	8,043	8,962
Ocwen Loan Servicing, LLC	249,166	62,000	96,949	N/A	25,337
Select Portfolio Servicing, Inc.	89,676	18,587	15,692	N/A	19,229
Wells Fargo Bank, N.A.	201,587	9,937	30,915	23,657	38,675
Other Servicers	396,683	25,268	17,672	23,320	24,162
Total	1,420,995	144,728	205,836	154,683	205,219

HAMP Permanent Modifications by Investor

Servicer	HAMP Permanent Modifications			
	GSE	Private	Portfolio	Total
Bank of America, N.A.	39,524	46,525	18,292	104,341
CitiMortgage, Inc.	17,855	8,999	16,253	43,107
JPMorgan Chase Bank, N.A.	75,821	57,814	39,994	173,629
Nationstar Mortgage LLC	113,578	71,612	6,552	191,742
Ocwen Loan Servicing, LLC	34,605	254,513	22,048	311,166
Select Portfolio Servicing, Inc.	673	94,184	13,406	108,263
Wells Fargo Bank, N.A.	81,418	44,066	86,040	211,524
Other Servicers	286,550	67,809	67,592	421,951
Total	650,024	645,522	270,177	1,565,723

Making Home Affordable Servicer Assessments

Background

Since the MHA'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 400 and 600 loan files each quarter at each of the largest servicers. 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. 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 HAFSA.

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 performance for a given quarter against the other large servicers participating in the program.

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

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

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

Making Home Affordable: Results by Servicer

Program Performance Report Fourth Quarter 2015

4th Quarter 2015 Servicer Assessment Summary Results

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

The table above summarizes the results of the MHA Servicer Assessments for the fourth quarter of 2015. The compliance and program results for the individual servicers can be found on the following pages.

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

After considering all relevant factors, including performance in areas previously requiring substantial improvement, servicer incentives withheld from Nationstar Mortgage, LLC beginning last quarter will be released in March 2016.

Making Home Affordable: Results by Servicer

Program Performance Report Fourth Quarter 2015

Compliance Metrics Overview

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

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

Making Home Affordable: Results by Servicer

Program Performance Report Fourth Quarter 2015

4th Quarter 2015 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
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%	0.5%	11.0%	1.5%	1.1%	2.0%	0.0%	3.5%
	Rating	***	***	*	***	***	***	***	***
CitiMortgage, Inc.	Servicer Results	0.0%	1.8%	2.0%	0.0%	0.3%	4.0%	0.0%	0.0%
	Rating	***	***	***	***	***	**	***	***
JPMorgan Chase Bank, N.A.	Servicer Results	0.0%	0.9%	0.0%	2.3%	0.1%	0.0%	0.0%	14.0%
	Rating	***	***	***	**	***	***	***	*
Nationstar Mortgage LLC	Servicer Results	0.0%	4.7%	3.0%	0.8%	3.3%	0.0%	1.0%	2.0%
	Rating	***	**	**	***	**	***	***	***
Ocwen Loan Servicing, LLC	Servicer Results	0.0%	3.1%	1.0%	0.0%	0.6%	3.8%	0.0%	2.0%
	Rating	***	**	***	***	***	**	***	***
Select Portfolio Servicing, Inc.	Servicer Results	0.0%	1.5%	2.0%	0.0%	0.7%	0.0%	0.0%	0.0%
	Rating	***	***	***	***	***	***	***	***
Wells Fargo Bank, N.A.	Servicer Results	0.0%	1.8%	0.0%	0.0%	0.4%	0.8%	0.0%	1.5%
	Rating	***	***	***	***	***	***	***	***

Rating Legend

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

Making Home Affordable: Results by Servicer

Program Performance Report Fourth Quarter 2015

Compliance Results Trending

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

Servicer	2013 Q3	2013 Q4	2014 Q1	2014 Q2	2014 Q3	2014 Q4	2015 Q1	2015 Q2	2015 Q3	2015 Q4
Single Point of Contact Assignment % Noncompliance										
Bank of America, N.A.	1.3%	4.7%	1.4%	4.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
CitiMortgage, Inc.	0.0%	0.0%	1.4%	0.0%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%
JPMorgan Chase Bank, N.A.	2.6%	4.7%	7.9%	2.8%	0.0%	0.0%	0.0%	1.5%	0.0%	0.0%
Nationstar Mortgage LLC	N/A	3.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Ocwen Loan Servicing, LLC	4.4%	1.4%	0.0%	1.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Select Portfolio Servicing, Inc.	1.8%	4.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Wells Fargo Bank, N.A.	2.9%	3.4%	3.9%	6.7%	4.2%	6.7%	0.0%	3.0%	4.3%	0.0%
Second Look % Noncompliance (Combined)*										
Bank of America, N.A.	0.0%	0.9%	1.4%	1.4%	0.0%	1.4%	1.4%	0.5%	2.3%	0.5%
CitiMortgage, Inc.	5.6%	4.3%	1.4%	15.2%	4.2%	3.7%	4.9%	2.5%	0.5%	1.8%
JPMorgan Chase Bank, N.A.	3.0%	1.4%	2.3%	0.5%	0.9%	1.4%	0.4%	0.5%	0.0%	0.9%
Nationstar Mortgage LLC	N/A	1.7%	1.6%	1.4%	0.0%	1.5%	6.9%	9.5%	6.4%	4.7%
Ocwen Loan Servicing, LLC	2.3%	4.8%	3.5%	1.6%	3.1%	1.0%	1.9%	2.0%	2.4%	3.1%
Select Portfolio Servicing, Inc.	1.7%	5.7%	1.2%	0.6%	2.3%	2.2%	0.5%	0.5%	0.5%	1.5%
Wells Fargo Bank, N.A.	4.4%	3.1%	2.6%	2.8%	1.4%	1.4%	1.4%	3.4%	2.3%	1.8%
Income Calculation Error %										
Bank of America, N.A.	1.0%	2.0%	3.0%	1.0%	0.0%	1.0%	2.0%	6.0%	16.0%	11.0%
CitiMortgage, Inc.	0.0%	2.0%	2.0%	6.0%	1.0%	3.0%	3.0%	2.0%	2.0%	2.0%
JPMorgan Chase Bank, N.A.	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%
Nationstar Mortgage LLC	N/A	3.0%	3.0%	5.0%	4.0%	3.0%	5.0%	1.0%	0.0%	3.0%
Ocwen Loan Servicing, LLC	0.5%	0.5%	1.0%	1.0%	0.0%	1.0%	0.0%	1.0%	1.0%	1.0%
Select Portfolio Servicing, Inc.	2.1%	3.1%	6.0%	6.0%	3.0%	2.0%	1.0%	3.0%	2.0%	2.0%
Wells Fargo Bank, N.A.	1.0%	1.0%	1.0%	1.0%	0.0%	1.0%	1.0%	0.0%	0.0%	0.0%
Incentive Payment Data Errors**										
Bank of America, N.A.	0.0%	0.0%	1.8%	0.2%	0.3%	0.1%	0.3%	2.5%	2.6%	1.1%
CitiMortgage, Inc.	1.7%	0.8%	0.7%	1.0%	0.1%	0.6%	0.5%	1.0%	1.3%	0.3%
JPMorgan Chase Bank, N.A.	0.1%	0.1%	1.1%	0.0%	0.0%	0.1%	0.0%	0.1%	0.8%	0.1%
Nationstar Mortgage LLC	N/A	3.4%	0.6%	1.7%	2.0%	0.2%	1.0%	1.5%	0.7%	3.3%
Ocwen Loan Servicing, LLC	0.5%	1.6%	0.5%	0.7%	0.5%	0.6%	0.7%	0.2%	0.0%	0.6%
Select Portfolio Servicing, Inc.	0.5%	1.0%	0.4%	1.1%	0.6%	2.2%	1.2%	1.6%	0.8%	0.7%
Wells Fargo Bank, N.A.	1.5%	1.7%	1.1%	1.1%	0.4%	0.8%	0.3%	0.9%	0.3%	0.4%
Disqualified Modification % Noncompliance										
Bank of America, N.A.	0.0%	10.0%	2.0%	0.0%	3.0%	0.8%	0.8%	2.3%	5.0%	2.0%
CitiMortgage, Inc.	10.0%	3.3%	16.0%	6.0%	12.0%	8.8%	2.3%	3.8%	6.0%	4.0%
JPMorgan Chase Bank, N.A.	0.0%	0.0%	4.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%
Nationstar Mortgage LLC	N/A	0.0%	0.0%	0.0%	13.0%	6.8%	2.0%	0.8%	3.0%	0.0%
Ocwen Loan Servicing, LLC	3.3%	0.0%	0.0%	4.0%	1.0%	3.8%	1.8%	7.3%	3.8%	3.8%
Select Portfolio Servicing, Inc.	0.0%	0.0%	0.0%	0.0%	1.0%	0.8%	0.0%	0.0%	0.0%	0.0%
Wells Fargo Bank, N.A.	6.7%	0.0%	1.0%	0.0%	8.0%	6.8%	9.3%	2.8%	1.8%	0.8%

* 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.

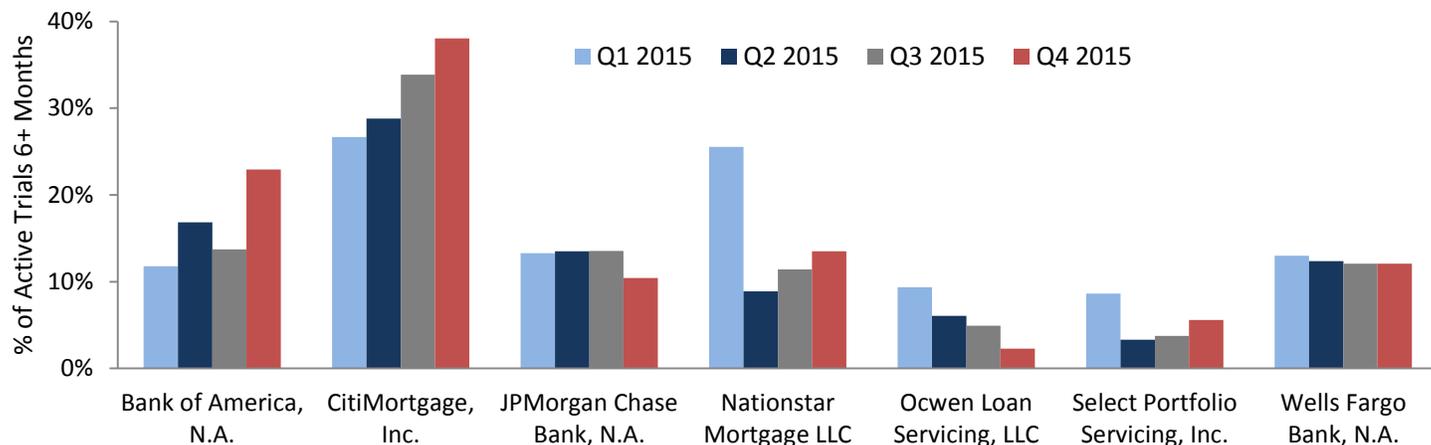
** Beginning with the Q2 2015 Assessment, the Incentive Payment Data Errors metric includes PRA testing.

Note: When calculating error percentages from prior quarter's published figures, it may result in a slightly different percentage due to rounding.

Program Results

Trials Aged 6+ Months (% of Active Trials)¹¹

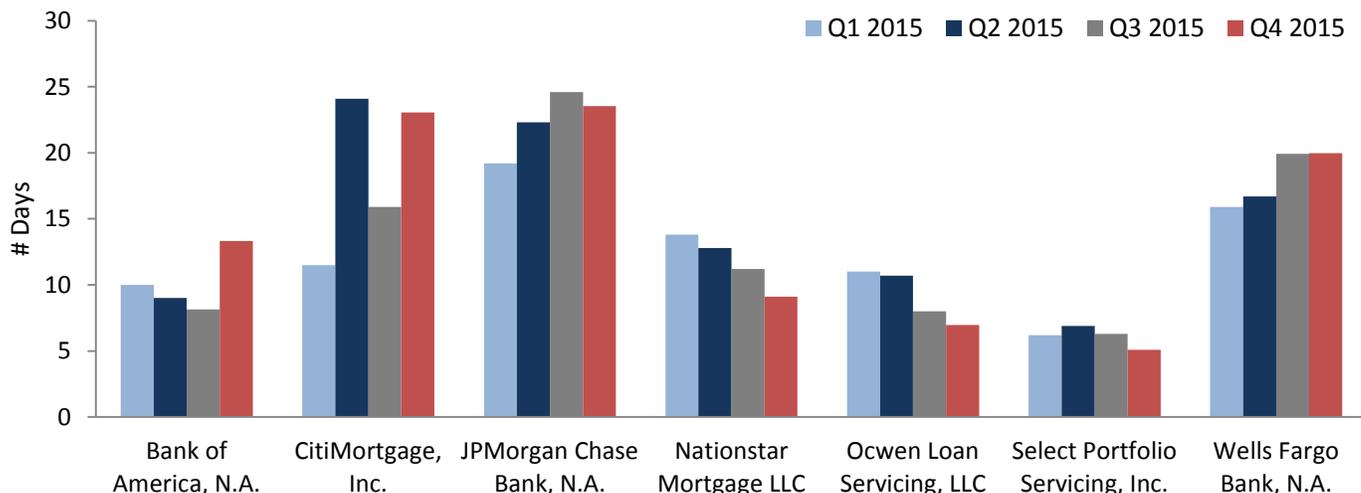
This quarterly metric measures trials lasting six months or longer as a share of all active trials. These figures include trial modifications that have been cancelled or converted to permanent modifications by the servicer and are pending reporting to the program system of record. Additionally, servicers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



Servicer	Q1'15	Q2'15	Q3'15	Q4'15
Bank of America, N.A.	210	264	182	205
CitiMortgage, Inc.	319	256	262	276
JPMorgan Chase Bank, N.A.	279	255	244	216
Nationstar Mortgage LLC	1,640	436	556	637
Ocwen Loan Servicing, LLC	1,123	670	437	194
Select Portfolio Servicing, Inc.	385	142	145	183
Wells Fargo Bank, N.A.	503	411	381	388

Average Calendar Days to Resolve Escalated Cases

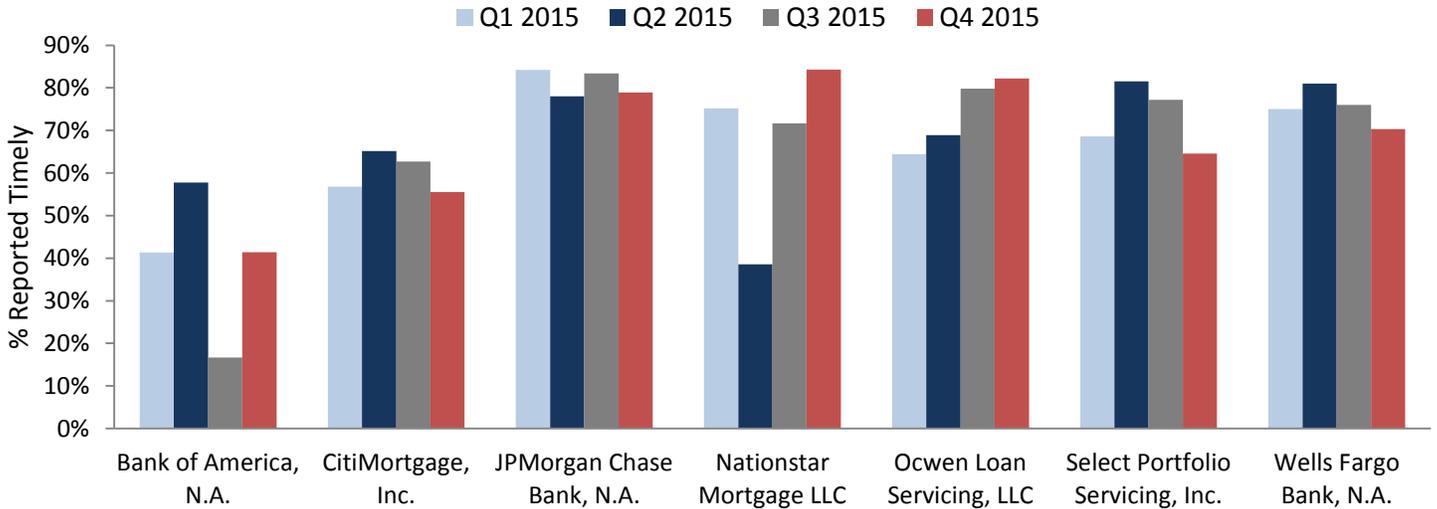
This quarterly metric measures servicer response time for homeowner inquiries escalated to MHA Support Centers. Effective February 1, 2011, a target of 30 calendar days was established for non-GSE escalation cases, including an estimated 5 days processing by the MHA Support Centers. The methodology for calculating average days to respond to escalated cases includes non-GSE cases escalated on or after February 1, 2011. Investor denial cases escalated prior to November 1, 2011, cases involving bankruptcy, and those that did not require servicer actions are not included in the calculation of servicer time to resolve escalations.



Program Results

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

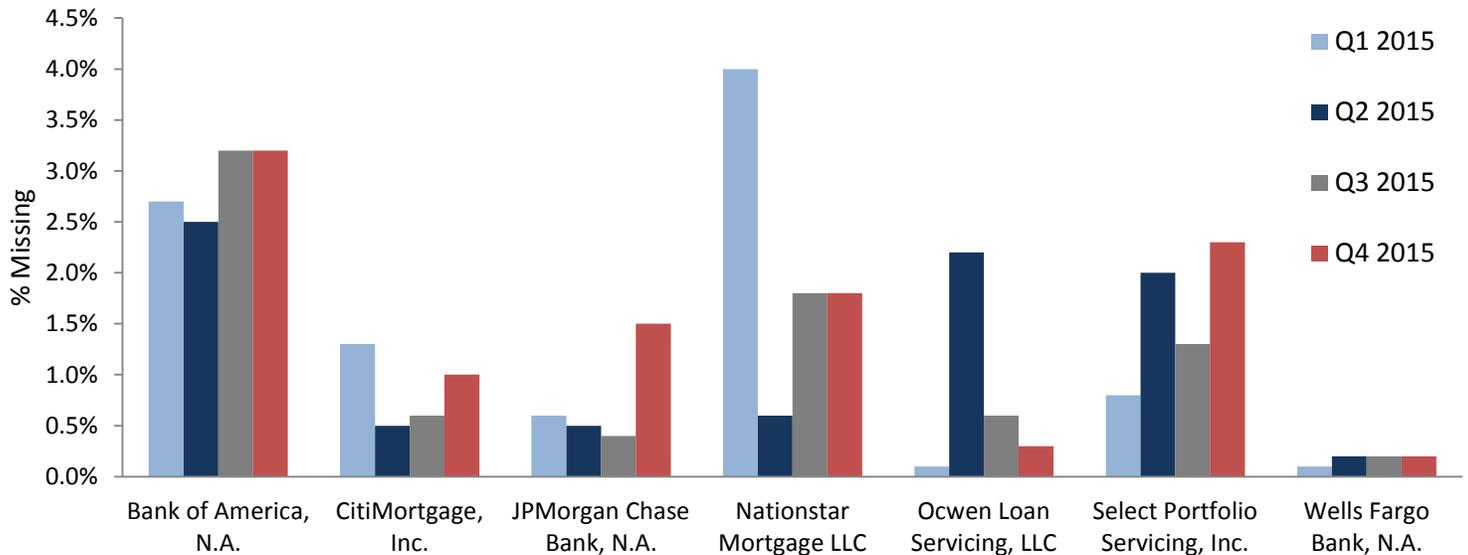
This quarterly metric measures the servicer's ability to promptly report the conversion from a trial to a permanent modification. Untimely reporting of permanent modification conversions impacts incentive compensation, including the possible delay of homeowner incentives. In addition, it hinders the 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 a Tier 1 modification for Government Sponsored Enterprises (GSEs) and non-GSE homeowners and a Tier 2 for non-GSE homeowners. In October 2011, the GSEs launched the Servicer Alignment Initiative (SAI), creating the GSE Standard Modification. Tier 2 is modeled after the GSE Standard Modification and expands HAMP eligibility to include homeowners with properties currently occupied by a tenant as well as vacant properties the homeowner intends to rent.

Treasury FHA-HAMP provides first lien modifications for distressed homeowners in loans insured or guaranteed through the Federal Housing Administration. 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 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

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, GSE Standard Modifications and both Treasury FHA- and RD-HAMP. HAMP Tier 1 includes both GSE and non-GSE modifications. The GSEs do not participate in HAMP Tier 2, however the GSE Standard Modification is similar to HAMP Tier 2. Treasury's FHA-HAMP and RD-HAMP are similar to HAMP Tier 1.

GSE Standard Modification data is provided by Fannie Mae and Freddie Mac as of December 2015. The GSEs undertake other foreclosure prevention activities beyond their participation in MHA 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 December 2015. 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 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.

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

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

Appendix 2: Compliance Criteria Tested

Identifying and Contacting Homeowners

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

Homeowner Evaluation and Assistance

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

Appendix 2: Compliance Criteria Tested

Homeowner Evaluation and Assistance

Criteria Tested	Review Type	Objective
Completeness of full underwriting package	Second Look, Core Eligibility/Incentive	Servicer obtained a completed package to underwrite modification
Accuracy of Income calculation	Core Eligibility/Incentive	Servicer correctly calculated borrower income
Accurate HAMP Eligibility decision (approvals)	Core Eligibility/Incentive	Servicer made correct decision to approve the modification
Accurate HAMP Underwriting	Core Eligibility/Incentive	Servicer correctly underwrote the modification to ensure correct payment terms
Accurate Escrow Analysis	Core Eligibility/Incentive	Servicer performed accurate analysis of borrower escrow to use in modification
Property Valuation (AVM, BPO) obtained	Core Eligibility/Incentive	Servicer obtained appraisal or broker price opinion for the property
Accuracy of Trial Period Plan (TPP) Notice	Core Eligibility/Incentive	Servicer sent accurate TPP Notices to borrowers entering a Trial modification
Application of TPP payments	Core Eligibility/Incentive	Servicer accurately applied borrower TPP payments
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 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 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	HAMP Program Results	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.
2	HAMP Program Results	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.
3	HAMP Program Results	Servicers did not submit 1.9% of the total required OMRs for loans aged up to 60 months in the current reporting period. In addition, reported loan counts may shift from prior reports due to servicer data corrections. For example, if it was assumed that all unreported OMRs reflect either a current payment status or the maximum number of missed payments based on the most recently submitted OMR, the re-default rate for Tier 1 permanent modifications that have aged 60 months may range between 45.1% and 45.3%.
4	Other MHA Programs	Includes some modifications with additional principal reduction outside of HAMP PRA.
5	Other MHA Programs	Under HAMP PRA, principal reduction vests over a 3-year period. The amounts noted reflect the entire amount that may be forgiven.
6	Other MHA Programs	Principal amount reduced as a percentage of before-modification UPB, excluding capitalization.
7	Other MHA Programs	2MP Modification Characteristics describe loan characteristics at time of modification.
8	Other MHA Programs	Survey data indicates that program to date, 359,216 qualifying first lien modifications have been matched with a second lien. Of these matched second liens, approximately 53% 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.
9	Results by Servicer	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.
10	Results by Servicer	Includes non-GSE activity under the MHA program only. Servicer GSE program data not available.
11	Results by Servicer	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 an Aged Trials. As a result, fluctuations are expected in this population.

Appendix 5: HAMP Activity by State

State	Trial Modifications Started	Permanent Modifications Started	Median Monthly Payment Reduction	Median Monthly Payment Reduction % of Pre-Modification Payment
AK	1,275	733	\$479.55	31%
AL	17,066	10,423	\$262.82	32%
AR	6,702	3,951	\$247.30	32%
AZ	92,559	55,297	\$439.64	37%
CA	507,389	351,417	\$708.16	37%
CO	31,917	20,477	\$405.12	33%
CT	33,287	22,772	\$523.16	37%
DC	4,300	2,777	\$538.58	32%
DE	8,000	5,326	\$403.41	32%
FL	296,109	192,545	\$465.51	40%
GA	91,469	57,137	\$356.58	36%
HI	8,717	5,869	\$788.69	33%
IA	7,269	4,271	\$251.29	33%
ID	8,832	5,523	\$367.12	33%
IL	124,521	82,780	\$498.98	40%
IN	26,731	16,793	\$260.63	33%
KS	7,073	4,191	\$284.48	33%
KY	11,008	6,873	\$264.00	33%
LA	17,001	10,746	\$281.28	33%
MA	54,758	37,645	\$575.20	35%
MD	78,648	52,563	\$561.11	34%
ME	7,001	4,820	\$383.89	35%
MI	71,138	44,139	\$341.71	37%
MN	37,114	23,217	\$417.77	35%
MO	28,098	17,142	\$291.82	35%
MS	10,544	6,654	\$249.05	33%
MT	2,868	1,690	\$391.39	32%
NC	49,856	31,165	\$300.45	33%
ND	488	261	\$275.76	31%
NE	3,924	2,436	\$261.14	33%
NH	10,535	7,114	\$464.79	34%
NJ	85,133	57,458	\$623.19	37%
NM	8,675	5,481	\$345.09	33%
NV	54,094	33,372	\$523.44	38%
NY	123,218	84,295	\$772.28	38%
OH	59,988	36,049	\$291.26	36%
OK	7,756	4,499	\$244.65	33%
OR	26,376	16,953	\$451.38	34%
PA	60,677	39,671	\$340.49	34%
RI	11,474	7,981	\$532.55	39%
SC	26,104	16,119	\$294.72	33%
SD	1,037	573	\$258.45	29%
TN	29,677	18,880	\$284.42	34%
TX	82,800	48,703	\$281.47	33%
UT	19,272	12,510	\$427.14	32%
VA	56,716	36,471	\$479.67	32%
VT	2,106	1,505	\$364.21	34%
WA	48,911	32,758	\$500.22	33%
WI	24,479	15,933	\$343.86	36%
WV	3,718	2,222	\$302.43	30%
WY	1,227	756	\$360.77	30%
PR	5,988	4,752	\$284.16	37%
Nationwide*	2,395,672	1,565,723	\$479.67	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	45.11%	6.8%	\$1,470.00	\$4,190.00	\$213,634.56	\$856.63	\$93.31	\$181.22	-\$426.29
AL	46.47%	6.8%	\$874.97	\$2,285.28	\$120,350.66	\$502.00	\$48.20	\$97.96	-\$239.65
AR	45.56%	6.5%	\$799.52	\$2,122.50	\$114,542.82	\$459.65	\$48.21	\$99.35	-\$206.68
AZ	49.43%	6.4%	\$1,192.71	\$2,807.49	\$178,362.97	\$655.41	\$78.00	\$188.28	-\$309.58
CA	48.69%	6.1%	\$1,941.72	\$4,679.00	\$306,819.14	\$1,062.79	\$134.61	\$307.77	-\$477.96
CO	46.41%	6.4%	\$1,235.16	\$3,189.87	\$188,964.75	\$734.61	\$80.18	\$177.91	-\$298.38
CT	45.44%	6.5%	\$1,457.89	\$4,343.50	\$210,684.66	\$783.50	\$90.62	\$197.90	-\$409.03
DC	47.92%	6.4%	\$1,708.47	\$4,117.59	\$275,231.83	\$967.44	\$120.47	\$264.50	-\$388.88
DE	46.96%	6.5%	\$1,280.69	\$3,102.04	\$194,714.31	\$749.79	\$82.87	\$170.51	-\$307.74
FL	47.55%	6.5%	\$1,192.19	\$3,278.69	\$170,803.41	\$615.44	\$74.71	\$167.84	-\$349.87
GA	47.39%	6.5%	\$1,004.68	\$2,642.04	\$143,559.97	\$557.61	\$61.53	\$137.14	-\$280.25
HI	49.03%	6.3%	\$2,428.88	\$5,387.76	\$394,323.26	\$1,369.41	\$174.31	\$375.57	-\$519.75
IA	44.37%	6.6%	\$777.68	\$2,287.75	\$107,873.80	\$430.85	\$44.67	\$93.31	-\$208.38
ID	48.47%	6.5%	\$1,148.67	\$2,733.16	\$170,966.28	\$655.55	\$73.83	\$164.08	-\$287.45
IL	46.98%	6.5%	\$1,279.10	\$3,710.72	\$178,996.68	\$644.30	\$78.25	\$176.89	-\$391.97
IN	46.02%	6.8%	\$813.74	\$2,156.08	\$110,073.32	\$453.31	\$44.55	\$94.09	-\$224.24
KS	44.48%	6.6%	\$900.49	\$2,727.72	\$126,684.15	\$500.08	\$51.34	\$111.40	-\$242.52
KY	45.60%	6.8%	\$812.81	\$2,208.00	\$112,187.43	\$458.93	\$45.98	\$96.98	-\$219.70
LA	45.58%	6.9%	\$896.33	\$2,552.15	\$123,483.04	\$495.27	\$50.99	\$101.18	-\$254.75
MA	47.02%	6.4%	\$1,658.68	\$4,336.45	\$250,065.46	\$913.60	\$107.64	\$237.87	-\$426.57
MD	46.85%	6.4%	\$1,672.60	\$4,333.09	\$259,627.17	\$939.35	\$113.26	\$250.82	-\$410.69
ME	46.51%	6.6%	\$1,134.68	\$3,000.01	\$163,454.44	\$616.23	\$69.59	\$142.60	-\$300.55
MI	46.83%	6.5%	\$954.55	\$2,670.00	\$129,731.11	\$506.39	\$53.99	\$122.86	-\$276.47
MN	46.06%	6.3%	\$1,201.56	\$3,302.26	\$178,485.68	\$679.05	\$76.43	\$175.00	-\$307.44
MO	45.98%	6.6%	\$879.76	\$2,484.15	\$123,647.11	\$484.54	\$50.99	\$108.62	-\$249.57
MS	46.34%	6.9%	\$810.75	\$2,227.41	\$110,587.32	\$450.66	\$44.67	\$87.56	-\$238.13
MT	46.78%	6.4%	\$1,265.25	\$3,249.50	\$194,462.81	\$734.41	\$81.74	\$172.06	-\$308.48
NC	46.37%	6.5%	\$946.47	\$2,501.46	\$133,802.73	\$541.24	\$56.09	\$116.68	-\$251.39
ND	42.13%	6.5%	\$881.34	\$2,677.81	\$132,200.71	\$510.05	\$54.36	\$112.00	-\$198.13
NE	43.82%	6.7%	\$776.06	\$2,466.00	\$109,072.60	\$442.44	\$44.95	\$91.26	-\$216.03
NH	43.97%	6.4%	\$1,345.02	\$4,164.65	\$198,364.34	\$765.05	\$84.36	\$180.31	-\$346.35

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%	\$1,703.63	\$5,239.51	\$249,875.68	\$888.78	\$109.73	\$237.20	-\$470.32
NM	47.15%	6.5%	\$1,060.58	\$2,747.17	\$156,255.43	\$615.70	\$67.47	\$143.81	-\$280.71
NV	50.09%	6.3%	\$1,370.08	\$3,128.87	\$207,757.85	\$740.15	\$91.11	\$215.53	-\$363.16
NY	47.10%	6.4%	\$2,082.53	\$5,702.05	\$312,268.24	\$1,085.73	\$137.03	\$295.59	-\$579.34
OH	45.39%	6.6%	\$821.56	\$2,400.00	\$110,903.12	\$448.07	\$45.49	\$99.28	-\$233.57
OK	44.68%	6.9%	\$773.60	\$2,355.77	\$106,049.14	\$438.84	\$42.67	\$85.85	-\$223.04
OR	46.64%	6.4%	\$1,323.74	\$3,455.00	\$206,798.41	\$770.89	\$90.88	\$197.93	-\$321.60
PA	45.17%	6.6%	\$1,084.69	\$3,199.20	\$151,750.55	\$589.82	\$63.43	\$129.64	-\$296.37
RI	47.47%	6.4%	\$1,361.36	\$3,653.75	\$196,183.71	\$707.79	\$84.90	\$190.64	-\$400.68
SC	46.68%	6.6%	\$960.75	\$2,492.98	\$136,931.43	\$547.37	\$57.64	\$120.79	-\$251.77
SD	43.88%	6.4%	\$926.45	\$2,749.00	\$136,834.86	\$529.84	\$56.34	\$123.39	-\$206.89
TN	46.97%	6.9%	\$876.16	\$2,300.17	\$118,332.26	\$483.23	\$47.86	\$100.01	-\$257.99
TX	43.17%	7.0%	\$856.15	\$2,946.08	\$118,358.54	\$485.66	\$48.41	\$98.74	-\$247.78
UT	47.61%	6.5%	\$1,366.12	\$3,276.17	\$211,052.21	\$804.24	\$92.57	\$208.31	-\$319.94
VA	46.61%	6.4%	\$1,591.92	\$4,055.94	\$248,502.09	\$907.17	\$107.09	\$237.37	-\$355.89
VT	45.92%	6.8%	\$1,138.36	\$3,120.47	\$168,109.94	\$629.74	\$72.09	\$153.62	-\$303.79
WA	46.37%	6.4%	\$1,511.16	\$3,971.40	\$241,013.46	\$875.67	\$106.01	\$228.48	-\$350.09
WI	45.09%	6.5%	\$986.26	\$2,991.26	\$138,308.63	\$535.19	\$58.70	\$125.58	-\$275.18
WV	46.54%	6.6%	\$1,068.64	\$2,652.11	\$153,674.84	\$620.75	\$62.77	\$125.75	-\$258.87
WY	46.14%	6.5%	\$1,304.73	\$3,220.99	\$187,538.12	\$791.25	\$79.85	\$162.93	-\$300.16
PR	50.86%	6.4%	\$773.18	\$1,650.10	\$104,270.34	\$443.43	\$44.51	\$95.93	-\$214.76
Nationwide*	47.27%	6.4%	\$1,443.83	\$3,800.00	\$214,381.89	\$781.39	\$92.57	\$205.95	-\$369.33

* Includes U.S. Territories

Making Home Affordable: Appendix

Program Performance Report Fourth Quarter 2015

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		
	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days
2009Q3	3,571	10.7%	4.5%	4,398	15.8%	10.6%	4,604	25.8%	21.1%	4,937	32.2%	28.9%
2009Q4	43,422	5.7%	1.9%	47,244	10.2%	6.3%	51,151	20.4%	15.8%	54,329	25.4%	22.3%
2010Q1	123,632	4.2%	1.5%	149,846	10.4%	6.1%	160,656	20.3%	16.1%	165,660	26.0%	22.4%
2010Q2	147,231	5.3%	1.8%	156,833	12.2%	7.5%	173,109	19.5%	16.0%	170,299	27.7%	24.1%
2010Q3	86,031	5.1%	1.9%	95,696	11.1%	7.1%	103,968	18.2%	14.5%	105,943	25.3%	21.9%
2010Q4	57,918	4.6%	1.8%	62,387	8.9%	5.7%	65,015	18.4%	14.5%	66,563	23.9%	21.1%
2011Q1	70,695	2.9%	1.1%	75,704	8.2%	5.1%	79,407	17.0%	13.6%	80,990	22.2%	19.2%
2011Q2	79,715	3.7%	1.3%	88,970	9.3%	5.8%	92,452	16.2%	13.2%	91,725	23.1%	20.0%
2011Q3	80,712	3.7%	1.3%	85,775	8.8%	5.6%	86,753	15.6%	12.3%	86,498	21.8%	18.9%
2011Q4	64,800	3.4%	1.2%	67,311	6.9%	4.4%	67,644	14.7%	11.3%	67,799	19.3%	16.8%
2012Q1	49,232	2.5%	0.9%	50,675	6.8%	4.1%	50,704	14.1%	10.9%	50,089	18.5%	15.8%
2012Q2	43,866	3.0%	1.0%	44,844	7.7%	4.6%	45,124	13.6%	10.9%	44,640	18.9%	16.1%
2012Q3	47,180	3.1%	1.0%	48,860	7.3%	4.6%	49,595	13.0%	10.1%	50,123	17.9%	15.1%
2012Q4	39,206	3.2%	1.0%	41,120	6.3%	3.9%	42,340	12.3%	9.4%	42,605	16.3%	14.0%
2013Q1	39,168	2.2%	0.7%	40,826	6.0%	3.5%	41,950	12.6%	9.6%	42,319	16.6%	13.9%
2013Q2	31,476	2.6%	0.8%	32,952	6.5%	3.9%	33,656	11.8%	9.4%	33,936	16.5%	14.1%
2013Q3	31,874	2.9%	1.0%	33,348	7.0%	4.2%	34,741	12.1%	9.2%	34,550	16.5%	14.0%
2013Q4	27,258	2.9%	1.0%	28,576	6.3%	3.8%	29,861	12.3%	9.5%	29,850	16.1%	13.9%
2014Q1	23,637	2.5%	0.9%	25,526	6.8%	3.9%	26,380	13.1%	10.3%	26,296	16.5%	14.3%
2014Q2	19,000	3.7%	1.2%	19,813	7.8%	5.1%	20,439	13.1%	10.7%	20,370	17.8%	15.1%
2014Q3	16,967	3.6%	1.3%	17,809	8.0%	5.4%	18,371	13.4%	10.6%	6,159	17.2%	14.8%
2014Q4	15,132	3.9%	1.5%	16,899	7.1%	4.4%	17,299	13.9%	10.6%			
2015Q1	14,841	2.9%	1.0%	15,793	7.2%	4.3%	5,619	14.3%	10.9%			
2015Q2	14,279	3.9%	1.4%	14,804	9.0%	5.5%						
2015Q3	12,616	3.8%	1.3%	4,225	9.2%	5.9%						
2015Q4	3,752	4.0%	1.4%									
All	1,187,211	3.9%	1.3%	1,270,234	9.0%	5.5%	1,300,838	16.5%	13.1%	1,275,680	22.4%	19.3%

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											
	24			36			48			60		
	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days
2009Q3	5,040	36.9%	33.6%	5,140	43.9%	41.8%	5,046	50.1%	48.4%	5,029	54.0%	52.5%
2009Q4	55,273	31.6%	28.4%	56,089	39.7%	37.2%	55,850	44.9%	43.1%	55,105	48.9%	47.5%
2010Q1	167,456	31.8%	28.7%	165,743	39.7%	37.4%	165,516	44.5%	42.9%	163,045	48.4%	47.1%
2010Q2	178,424	31.0%	28.7%	174,673	39.2%	37.4%	173,971	43.7%	42.5%	172,724	47.1%	46.1%
2010Q3	105,998	29.4%	26.8%	104,280	37.1%	35.2%	104,883	41.2%	39.8%	102,590	45.0%	43.9%
2010Q4	66,326	29.5%	26.5%	65,837	36.3%	34.2%	65,854	40.4%	38.8%	64,765	43.7%	42.5%
2011Q1	80,640	27.5%	24.8%	80,772	33.8%	31.8%	80,300	37.9%	36.5%	27,325	41.9%	40.9%
2011Q2	91,306	27.3%	25.0%	91,356	33.1%	31.6%	90,841	37.1%	36.0%			
2011Q3	84,981	25.8%	23.4%	86,716	31.0%	29.2%	84,842	35.4%	34.2%			
2011Q4	67,518	23.3%	21.0%	67,611	28.5%	26.8%	66,508	32.3%	30.9%			
2012Q1	50,596	22.5%	20.0%	50,125	27.9%	26.0%	16,558	31.6%	30.3%			
2012Q2	44,844	22.1%	20.0%	44,760	27.0%	25.5%						
2012Q3	50,383	20.9%	18.5%	49,643	25.5%	24.0%						
2012Q4	42,732	19.9%	17.6%	42,101	24.2%	22.6%						
2013Q1	42,101	19.9%	17.7%	13,066	24.0%	22.2%						
2013Q2	34,073	19.1%	17.3%									
2013Q3	34,673	18.7%	16.8%									
2013Q4	29,823	19.1%	17.0%									
2014Q1	8,545	19.2%	16.9%									
2014Q2												
2014Q3												
2014Q4												
2015Q1												
2015Q2												
2015Q3												
2015Q4												
All	1,240,732	26.8%	24.3%	1,097,912	34.4%	32.5%	910,169	40.4%	39.0%	590,583	46.7%	45.6%

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

Appendix 7: Performance of HAMP Modifications by Vintage

HAMP Tier 2												
Mod. Effective in:	Delinquency: Months After Conversion to Permanent Modification											
	3			6			12			18		
	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days
2012Q3	0	0.0%	0.0%	0	0.0%	0.0%	0	0.0%	0.0%	1	100.0%	100.0%
2012Q4	946	5.3%	1.3%	1,114	9.7%	5.3%	1,186	23.4%	17.2%	1,245	28.0%	23.1%
2013Q1	2,481	4.3%	1.4%	2,715	12.4%	7.1%	2,876	24.8%	19.4%	2,978	31.0%	26.7%
2013Q2	4,102	5.3%	1.5%	4,454	13.8%	7.9%	5,052	21.8%	17.4%	5,156	29.2%	24.6%
2013Q3	11,191	5.9%	2.0%	13,203	13.8%	8.2%	13,624	22.3%	16.7%	13,526	29.0%	24.8%
2013Q4	11,220	5.9%	2.0%	11,788	11.8%	7.3%	12,601	22.2%	17.0%	12,511	26.8%	23.4%
2014Q1	10,514	4.1%	1.4%	11,618	12.2%	6.7%	12,045	21.7%	17.1%	11,831	26.8%	23.0%
2014Q2	10,896	5.5%	1.5%	11,203	13.0%	7.3%	11,322	19.9%	15.8%	11,231	26.5%	22.2%
2014Q3	9,204	5.8%	2.0%	9,528	12.8%	8.0%	9,993	20.0%	15.3%	3,532	27.0%	22.2%
2014Q4	11,113	5.8%	1.9%	12,743	11.2%	6.4%	12,955	21.3%	16.1%			
2015Q1	13,134	4.5%	1.2%	14,126	12.0%	6.5%	5,165	21.5%	15.9%			
2015Q2	13,983	6.0%	1.6%	14,273	14.0%	8.4%						
2015Q3	14,363	6.8%	2.1%	4,813	15.5%	9.1%						
2015Q4	4,174	6.2%	2.0%									
All	117,321	5.6%	1.7%	111,578	12.8%	7.4%	86,819	21.5%	16.5%	62,011	27.6%	23.6%

Mod. Effective in:	Delinquency: Months After Conversion to Permanent Modification											
	24			36			48			60		
	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days
2012Q3	1	100.0%	100.0%	1	100.0%	100.0%						
2012Q4	1,258	33.3%	28.5%	1,283	38.8%	34.3%						
2013Q1	3,013	35.8%	32.2%	828	40.0%	38.2%						
2013Q2	5,194	32.3%	29.1%									
2013Q3	13,833	32.0%	28.6%									
2013Q4	12,643	31.4%	27.9%									
2014Q1	3,925	31.5%	27.8%									
2014Q2												
2014Q3												
2014Q4												
2015Q1												
2015Q2												
2015Q3												
2015Q4												
All	39,867	32.1%	28.7%	2,112	39.3%	35.8%						

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: 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	77	\$196.03	33%
Aguadilla-Isabela, PR Metropolitan Statistical Area	204	\$247.31	35%
Akron, OH Metropolitan Statistical Area	2,771	\$301.00	37%
Albany, GA Metropolitan Statistical Area	356	\$240.59	31%
Albany, OR Metropolitan Statistical Area	250	\$339.20	33%
Albany-Schenectady-Troy, NY Metropolitan Statistical Area	1,928	\$356.78	34%
Albuquerque, NM Metropolitan Statistical Area	3,580	\$334.07	33%
Alexandria, LA Metropolitan Statistical Area	189	\$243.02	31%
Allentown-Bethlehem-Easton, PA-NJ Metropolitan Statistical Area	4,526	\$398.31	34%
Altoona, PA Metropolitan Statistical Area	159	\$220.94	32%
Amarillo, TX Metropolitan Statistical Area	155	\$257.88	36%
Ames, IA Metropolitan Statistical Area	67	\$279.62	32%
Anchorage, AK Metropolitan Statistical Area	566	\$506.52	33%
Ann Arbor, MI Metropolitan Statistical Area	1,245	\$420.22	36%
Anniston-Oxford-Jacksonville, AL Metropolitan Statistical Area	196	\$219.60	31%
Appleton, WI Metropolitan Statistical Area	384	\$305.52	34%
Arecibo, PR Metropolitan Statistical Area	160	\$261.16	36%
Asheville, NC Metropolitan Statistical Area	1,392	\$350.45	33%
Athens-Clarke County, GA Metropolitan Statistical Area	587	\$306.87	34%
Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area	45,237	\$375.20	37%
Atlantic City-Hammonton, NJ Metropolitan Statistical Area	2,623	\$491.69	38%
Auburn-Opelika, AL Metropolitan Statistical Area	286	\$282.66	29%
Augusta-Richmond County, GA-SC Metropolitan Statistical Area	1,104	\$263.21	34%
Austin-Round Rock, TX Metropolitan Statistical Area	2,976	\$328.55	33%
Bakersfield, CA Metropolitan Statistical Area	8,425	\$472.44	37%
Baltimore-Columbia-Towson, MD Metropolitan Statistical Area	17,660	\$469.48	32%
Bangor, ME Metropolitan Statistical Area	397	\$305.68	34%
Barnstable Town, MA Metropolitan Statistical Area	1,909	\$612.26	36%
Baton Rouge, LA Metropolitan Statistical Area	2,563	\$263.18	31%
Battle Creek, MI Metropolitan Statistical Area	455	\$267.80	38%
Bay City, MI Metropolitan Statistical Area	292	\$236.50	36%
Beaumont-Port Arthur, TX Metropolitan Statistical Area	373	\$220.00	34%
Beckley, WV Metropolitan Statistical Area	71	\$217.17	35%
Bellingham, WA Metropolitan Statistical Area	647	\$477.30	34%
Bend-Redmond, OR Metropolitan Statistical Area	1,286	\$526.06	37%
Billings, MT Metropolitan Statistical Area	162	\$286.95	28%
Binghamton, NY Metropolitan Statistical Area	303	\$241.03	35%
Birmingham-Hoover, AL Metropolitan Statistical Area	3,880	\$281.30	33%
Bismarck, ND Metropolitan Statistical Area	55	\$342.59	34%
Blacksburg-Christiansburg-Radford, VA Metropolitan Statistical Area	188	\$299.30	30%
Bloomington, IL Metropolitan Statistical Area	235	\$295.39	35%
Bloomington, IN Metropolitan Statistical Area	236	\$257.42	30%
Bloomsburg-Berwick, PA Metropolitan Statistical Area	57	\$264.88	40%
Boise City, ID Metropolitan Statistical Area	3,091	\$382.38	34%
Boston-Cambridge-Newton, MA-NH Metropolitan Statistical Area	26,205	\$621.70	36%
Boulder, CO Metropolitan Statistical Area	676	\$482.84	34%
Bowling Green, KY Metropolitan Statistical Area	186	\$243.47	34%
Bremerton-Silverdale, WA Metropolitan Statistical Area	1,031	\$469.19	31%
Bridgeport-Stamford-Norwalk, CT Metropolitan Statistical Area	7,055	\$700.98	40%

Appendix 8: 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	616	\$231.77	35%
Brunswick, GA Metropolitan Statistical Area	278	\$329.82	34%
Buffalo-Cheektowaga-Niagara Falls, NY Metropolitan Statistical Area	1,752	\$260.47	35%
Burlington, NC Metropolitan Statistical Area	452	\$260.60	32%
Burlington-South Burlington, VT Metropolitan Statistical Area	455	\$416.69	35%
California-Lexington Park, MD Metropolitan Statistical Area	377	\$548.21	32%
Canton-Massillon, OH Metropolitan Statistical Area	1,365	\$264.46	35%
Cape Coral-Fort Myers, FL Metropolitan Statistical Area	5,316	\$471.71	40%
Cape Girardeau, MO-IL Metropolitan Statistical Area	117	\$227.73	31%
Carbondale-Marion, IL Metropolitan Statistical Area	65	\$264.77	44%
Carson City, NV Metropolitan Statistical Area	417	\$520.56	37%
Casper, WY Metropolitan Statistical Area	136	\$350.03	30%
Cedar Rapids, IA Metropolitan Statistical Area	368	\$258.96	33%
Chambersburg-Waynesboro, PA Metropolitan Statistical Area	280	\$356.53	33%
Champaign-Urbana, IL Metropolitan Statistical Area	225	\$243.19	31%
Charleston, WV Metropolitan Statistical Area	176	\$220.35	33%
Charleston-North Charleston, SC Metropolitan Statistical Area	3,288	\$350.92	33%
Charlotte-Concord-Gastonia, NC-SC Metropolitan Statistical Area	10,504	\$312.44	33%
Charlottesville, VA Metropolitan Statistical Area	660	\$386.38	31%
Chattanooga, TN-GA Metropolitan Statistical Area	1,507	\$276.64	34%
Cheyenne, WY Metropolitan Statistical Area	152	\$272.95	27%
Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area	79,778	\$510.93	41%
Chico, CA Metropolitan Statistical Area	1,184	\$459.38	34%
Cincinnati, OH-KY-IN Metropolitan Statistical Area	6,561	\$309.63	35%
Clarksville, TN-KY Metropolitan Statistical Area	279	\$222.24	31%
Cleveland, TN Metropolitan Statistical Area	245	\$260.75	33%
Cleveland-Elyria, OH Metropolitan Statistical Area	9,161	\$309.04	38%
Coeur d'Alene, ID Metropolitan Statistical Area	680	\$414.03	33%
College Station-Bryan, TX Metropolitan Statistical Area	140	\$224.78	28%
Colorado Springs, CO Metropolitan Statistical Area	2,151	\$391.71	33%
Columbia, MO Metropolitan Statistical Area	179	\$243.17	32%
Columbia, SC Metropolitan Statistical Area	2,780	\$268.04	33%
Columbus, GA-AL Metropolitan Statistical Area	807	\$273.75	34%
Columbus, IN Metropolitan Statistical Area	135	\$216.55	31%
Columbus, OH Metropolitan Statistical Area	5,845	\$320.56	36%
Corpus Christi, TX Metropolitan Statistical Area	431	\$241.80	32%
Corvallis, OR Metropolitan Statistical Area	114	\$362.93	27%
Crestview-Fort Walton Beach-Destin, FL Metropolitan Statistical Area	904	\$422.33	36%
Cumberland, MD-WV Metropolitan Statistical Area	157	\$246.68	32%
Dallas-Fort Worth-Arlington, TX Metropolitan Statistical Area	16,387	\$296.46	33%
Dalton, GA Metropolitan Statistical Area	505	\$264.46	35%
Danville, IL Metropolitan Statistical Area	64	\$204.23	39%
Danville, VA Metropolitan Statistical Area	53	\$172.03	23%
Daphne-Fairhope-Foley, AL Metropolitan Statistical Area	407	\$351.01	35%
Davenport-Moline-Rock Island, IA-IL Metropolitan Statistical Area	603	\$243.87	36%
Dayton, OH Metropolitan Statistical Area	2,239	\$266.10	36%
Decatur, AL Metropolitan Statistical Area	203	\$228.18	29%
Decatur, IL Metropolitan Statistical Area	104	\$206.32	35%
Deltona-Daytona Beach-Ormond Beach, FL Metropolitan Statistical Area	6,386	\$387.92	38%

Appendix 8: 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	12,522	\$405.82	33%
Des Moines-West Des Moines, IA Metropolitan Statistical Area	1,532	\$273.58	32%
Detroit-Warren-Dearborn, MI Metropolitan Statistical Area	26,005	\$376.19	39%
Dothan, AL Metropolitan Statistical Area	201	\$217.68	30%
Dover, DE Metropolitan Statistical Area	975	\$391.38	30%
Dubuque, IA Metropolitan Statistical Area	112	\$253.24	35%
Duluth, MN-WI Metropolitan Statistical Area	722	\$283.99	33%
Durham-Chapel Hill, NC Metropolitan Statistical Area	1,460	\$322.44	34%
East Stroudsburg, PA Metropolitan Statistical Area	1,372	\$479.93	41%
Eau Claire, WI Metropolitan Statistical Area	253	\$288.36	33%
El Centro, CA Metropolitan Statistical Area	1,572	\$436.87	35%
Elizabethtown-Fort Knox, KY Metropolitan Statistical Area	151	\$238.72	30%
Elkhart-Goshen, IN Metropolitan Statistical Area	638	\$259.41	34%
Elmira, NY Metropolitan Statistical Area	126	\$263.36	40%
El Paso, TX Metropolitan Statistical Area	1,443	\$249.76	34%
Erie, PA Metropolitan Statistical Area	418	\$244.05	39%
Eugene, OR Metropolitan Statistical Area	1,244	\$387.82	33%
Evansville, IN-KY Metropolitan Statistical Area	470	\$212.91	31%
Fairbanks, AK Metropolitan Statistical Area	67	\$381.06	26%
Fargo, ND-MN Metropolitan Statistical Area	189	\$275.83	30%
Farmington, NM Metropolitan Statistical Area	130	\$299.96	27%
Fayetteville, NC Metropolitan Statistical Area	719	\$237.57	34%
Fayetteville-Springdale-Rogers, AR-MO Metropolitan Statistical Area	1,249	\$292.53	34%
Flagstaff, AZ Metropolitan Statistical Area	338	\$526.70	34%
Flint, MI Metropolitan Statistical Area	1,878	\$325.28	37%
Florence, SC Metropolitan Statistical Area	556	\$228.13	32%
Florence-Muscle Shoals, AL Metropolitan Statistical Area	159	\$213.49	34%
Fond du Lac, WI Metropolitan Statistical Area	182	\$295.97	34%
Fort Collins, CO Metropolitan Statistical Area	892	\$405.73	31%
Fort Smith, AR-OK Metropolitan Statistical Area	259	\$207.82	30%
Fort Wayne, IN Metropolitan Statistical Area	937	\$241.07	35%
Fresno, CA Metropolitan Statistical Area	9,101	\$477.60	37%
Gadsden, AL Metropolitan Statistical Area	190	\$233.42	32%
Gainesville, FL Metropolitan Statistical Area	750	\$334.68	36%
Gainesville, GA Metropolitan Statistical Area	1,163	\$331.01	36%
Gettysburg, PA Metropolitan Statistical Area	275	\$439.35	37%
Glens Falls, NY Metropolitan Statistical Area	387	\$330.37	37%
Goldsboro, NC Metropolitan Statistical Area	186	\$248.67	35%
Grand Forks, ND-MN Metropolitan Statistical Area	65	\$228.97	30%
Grand Island, NE Metropolitan Statistical Area	37	\$241.89	35%
Grand Junction, CO Metropolitan Statistical Area	590	\$412.05	32%
Grand Rapids-Wyoming, MI Metropolitan Statistical Area	3,346	\$285.52	34%
Grants Pass, OR Metropolitan Statistical Area	350	\$532.32	40%
Great Falls, MT Metropolitan Statistical Area	83	\$257.52	29%
Greeley, CO Metropolitan Statistical Area	1,145	\$357.62	30%
Green Bay, WI Metropolitan Statistical Area	619	\$348.26	38%
Greensboro-High Point, NC Metropolitan Statistical Area	2,721	\$286.53	34%
Greenville, NC Metropolitan Statistical Area	386	\$272.33	34%
Greenville-Anderson-Mauldin, SC Metropolitan Statistical Area	2,544	\$262.27	32%
Guayama, PR Metropolitan Statistical Area	45	\$171.27	33%

Appendix 8: HAMP Activity by MSA

Metropolitan Statistical Area	Permanent Modifications Started	Median Monthly Payment Reduction	Median Monthly Payment Reduction % of Pre-Modification Payment
Gulfport-Biloxi-Pascagoula, MS Metropolitan Statistical Area	953	\$265.66	34%
Hagerstown-Martinsburg, MD-WV Metropolitan Statistical Area	1,702	\$427.87	33%
Hammond, LA Metropolitan Statistical Area	242	\$292.01	35%
Hanford-Corcoran, CA Metropolitan Statistical Area	957	\$423.18	34%
Harrisburg-Carlisle, PA Metropolitan Statistical Area	1,222	\$307.04	32%
Harrisonburg, VA Metropolitan Statistical Area	258	\$407.98	35%
Hartford-West Hartford-East Hartford, CT Metropolitan Statistical Area	6,067	\$452.04	36%
Hattiesburg, MS Metropolitan Statistical Area	250	\$236.68	32%
Hickory-Lenoir-Morganton, NC Metropolitan Statistical Area	1,114	\$246.42	32%
Hilton Head Island-Bluffton-Beaufort, SC Metropolitan Statistical Area	632	\$519.53	41%
Hinesville, GA Metropolitan Statistical Area	131	\$252.85	32%
Homosassa Springs, FL Metropolitan Statistical Area	461	\$358.27	42%
Hot Springs, AR Metropolitan Statistical Area	155	\$313.44	38%
Houma-Thibodaux, LA Metropolitan Statistical Area	293	\$248.53	32%
Houston-The Woodlands-Sugar Land, TX Metropolitan Statistical Area	17,461	\$284.63	34%
Huntington-Ashland, WV-KY-OH Metropolitan Statistical Area	339	\$234.88	35%
Huntsville, AL Metropolitan Statistical Area	693	\$239.49	30%
Idaho Falls, ID Metropolitan Statistical Area	311	\$262.63	26%
Indianapolis-Carmel-Anderson, IN Metropolitan Statistical Area	5,971	\$272.43	32%
Iowa City, IA Metropolitan Statistical Area	109	\$313.84	31%
Ithaca, NY Metropolitan Statistical Area	57	\$343.54	34%
Jackson, MI Metropolitan Statistical Area	657	\$289.30	36%
Jackson, MS Metropolitan Statistical Area	1,859	\$250.02	32%
Jackson, TN Metropolitan Statistical Area	328	\$234.00	34%
Jacksonville, FL Metropolitan Statistical Area	10,630	\$370.13	35%
Jacksonville, NC Metropolitan Statistical Area	184	\$270.98	30%
Janesville-Beloit, WI Metropolitan Statistical Area	604	\$263.52	34%
Jefferson City, MO Metropolitan Statistical Area	159	\$205.58	29%
Johnson City, TN Metropolitan Statistical Area	276	\$243.60	32%
Johnstown, PA Metropolitan Statistical Area	115	\$233.63	34%
Jonesboro, AR Metropolitan Statistical Area	90	\$241.86	34%
Joplin, MO Metropolitan Statistical Area	248	\$204.82	32%
Kahului-Wailuku-Lahaina, HI Metropolitan Statistical Area	952	\$1,048.08	39%
Kalamazoo-Portage, MI Metropolitan Statistical Area	911	\$305.70	37%
Kankakee, IL Metropolitan Statistical Area	457	\$345.20	37%
Kansas City, MO-KS Metropolitan Statistical Area	6,180	\$311.33	35%
Kennewick-Richland, WA Metropolitan Statistical Area	395	\$272.32	31%
Killeen-Temple, TX Metropolitan Statistical Area	302	\$219.31	30%
Kingsport-Bristol-Bristol, TN-VA Metropolitan Statistical Area	382	\$244.15	34%
Kingston, NY Metropolitan Statistical Area	1,047	\$495.64	38%
Knoxville, TN Metropolitan Statistical Area	1,898	\$261.18	31%
Kokomo, IN Metropolitan Statistical Area	238	\$226.60	33%
La Crosse-Onalaska, WI-MN Metropolitan Statistical Area	151	\$263.54	29%
Lafayette, LA Metropolitan Statistical Area	636	\$242.70	31%
Lafayette-West Lafayette, IN Metropolitan Statistical Area	264	\$263.60	34%
Lake Charles, LA Metropolitan Statistical Area	289	\$227.90	32%
Lake Havasu City-Kingman, AZ Metropolitan Statistical Area	1,311	\$408.40	36%
Lakeland-Winter Haven, FL Metropolitan Statistical Area	4,688	\$367.60	37%
Lancaster, PA Metropolitan Statistical Area	1,161	\$306.28	31%
Lansing-East Lansing, MI Metropolitan Statistical Area	1,613	\$313.97	36%

Appendix 8: HAMP Activity by MSA

Metropolitan Statistical Area	Permanent Modifications Started	Median Monthly Payment Reduction	Median Monthly Payment Reduction % of Pre-Modification Payment
Laredo, TX Metropolitan Statistical Area	562	\$290.89	37%
Las Cruces, NM Metropolitan Statistical Area	376	\$323.92	31%
Las Vegas-Henderson-Paradise, NV Metropolitan Statistical Area	27,348	\$525.86	38%
Lawrence, KS Metropolitan Statistical Area	169	\$323.35	32%
Lawton, OK Metropolitan Statistical Area	103	\$215.80	32%
Lebanon, PA Metropolitan Statistical Area	281	\$292.41	30%
Lewiston, ID-WA Metropolitan Statistical Area	99	\$249.62	24%
Lewiston-Auburn, ME Metropolitan Statistical Area	345	\$332.18	34%
Lexington-Fayette, KY Metropolitan Statistical Area	866	\$297.53	35%
Lima, OH Metropolitan Statistical Area	223	\$244.48	39%
Lincoln, NE Metropolitan Statistical Area	387	\$265.02	32%
Little Rock-North Little Rock-Conway, AR Metropolitan Statistical Area	1,256	\$244.58	32%
Logan, UT-ID Metropolitan Statistical Area	219	\$309.38	28%
Longview, TX Metropolitan Statistical Area	157	\$232.60	33%
Longview, WA Metropolitan Statistical Area	432	\$380.38	33%
Los Angeles-Long Beach-Anaheim, CA Metropolitan Statistical Area	111,155	\$805.10	38%
Louisville/Jefferson County, KY-IN Metropolitan Statistical Area	3,430	\$266.99	33%
Lubbock, TX Metropolitan Statistical Area	188	\$219.19	31%
Lynchburg, VA Metropolitan Statistical Area	498	\$255.40	29%
Macon, GA Metropolitan Statistical Area	933	\$274.32	36%
Madera, CA Metropolitan Statistical Area	1,731	\$507.44	38%
Madison, WI Metropolitan Statistical Area	1,248	\$392.60	34%
Manchester-Nashua, NH Metropolitan Statistical Area	2,240	\$476.44	34%
Manhattan, KS Metropolitan Statistical Area	64	\$330.37	32%
Mankato-North Mankato, MN Metropolitan Statistical Area	163	\$303.73	30%
Mansfield, OH Metropolitan Statistical Area	331	\$238.37	34%
Mayaguez, PR Metropolitan Statistical Area	85	\$209.29	35%
McAllen-Edinburg-Mission, TX Metropolitan Statistical Area	1,308	\$250.35	34%
Medford, OR Metropolitan Statistical Area	1,280	\$458.41	35%
Memphis, TN-MS-AR Metropolitan Statistical Area	7,854	\$295.73	36%
Merced, CA Metropolitan Statistical Area	2,525	\$529.02	38%
Miami-Fort Lauderdale-West Palm Beach, FL Metropolitan Statistical Area	81,984	\$538.45	42%
Michigan City-La Porte, IN Metropolitan Statistical Area	374	\$248.02	33%
Midland, MI Metropolitan Statistical Area	107	\$296.96	41%
Midland, TX Metropolitan Statistical Area	73	\$249.77	30%
Milwaukee-Waukesha-West Allis, WI Metropolitan Statistical Area	6,198	\$356.53	37%
Minneapolis-St. Paul-Bloomington, MN-WI Metropolitan Statistical Area	19,049	\$449.21	36%
Missoula, MT Metropolitan Statistical Area	260	\$412.98	31%
Mobile, AL Metropolitan Statistical Area	1,302	\$258.94	36%
Modesto, CA Metropolitan Statistical Area	6,836	\$562.10	37%
Monroe, LA Metropolitan Statistical Area	234	\$214.80	28%
Monroe, MI Metropolitan Statistical Area	765	\$354.01	35%
Montgomery, AL Metropolitan Statistical Area	897	\$236.71	30%
Morgantown, WV Metropolitan Statistical Area	52	\$379.46	38%
Morristown, TN Metropolitan Statistical Area	277	\$258.04	32%
Mount Vernon-Anacortes, WA Metropolitan Statistical Area	509	\$517.72	37%
Muncie, IN Metropolitan Statistical Area	198	\$211.21	34%
Muskegon, MI Metropolitan Statistical Area	637	\$247.88	37%
Myrtle Beach-Conway-North Myrtle Beach, SC-NC Metropolitan Statistical Area	1,847	\$378.98	36%
Napa, CA Metropolitan Statistical Area	1,168	\$824.47	35%

Making Home Affordable: Appendix

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Appendix 8: HAMP Activity by MSA

Metropolitan Statistical Area	Permanent Modifications Started	Median Monthly Payment Reduction	Median Monthly Payment Reduction % of Pre-Modification Payment
Naples-Immokalee-Marco Island, FL Metropolitan Statistical Area	2,520	\$607.95	42%
Nashville-Davidson--Murfreesboro--Franklin, TN Metropolitan Statistical Area	5,388	\$312.05	33%
New Bern, NC Metropolitan Statistical Area	132	\$296.15	39%
New Haven-Milford, CT Metropolitan Statistical Area	5,975	\$474.96	36%
New Orleans-Metairie, LA Metropolitan Statistical Area	4,587	\$330.10	35%
New York-Newark-Jersey City, NY-NJ-PA Metropolitan Statistical Area	115,894	\$792.98	39%
Niles-Benton Harbor, MI Metropolitan Statistical Area	503	\$270.80	34%
North Port-Sarasota-Bradenton, FL Metropolitan Statistical Area	5,512	\$469.35	39%
Norwich-New London, CT Metropolitan Statistical Area	1,515	\$476.47	37%
Ocala, FL Metropolitan Statistical Area	2,606	\$356.52	37%
Ocean City, NJ Metropolitan Statistical Area	624	\$472.66	33%
Odessa, TX Metropolitan Statistical Area	65	\$206.27	31%
Ogden-Clearfield, UT Metropolitan Statistical Area	1,874	\$354.71	28%
Oklahoma City, OK Metropolitan Statistical Area	1,978	\$256.27	33%
Olympia-Tumwater, WA Metropolitan Statistical Area	1,100	\$433.43	32%
Omaha-Council Bluffs, NE-IA Metropolitan Statistical Area	1,860	\$273.31	34%
Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area	27,739	\$453.88	38%
Oshkosh-Neenah, WI Metropolitan Statistical Area	289	\$278.55	35%
Owensboro, KY Metropolitan Statistical Area	134	\$189.20	32%
Oxnard-Thousand Oaks-Ventura, CA Metropolitan Statistical Area	7,774	\$832.08	36%
Palm Bay-Melbourne-Titusville, FL Metropolitan Statistical Area	4,738	\$397.96	38%
Panama City, FL Metropolitan Statistical Area	665	\$387.33	37%
Parkersburg-Vienna, WV Metropolitan Statistical Area	107	\$185.44	30%
Pensacola-Ferry Pass-Brent, FL Metropolitan Statistical Area	1,777	\$305.94	34%
Peoria, IL Metropolitan Statistical Area	492	\$225.89	34%
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD Metropolitan Statistical Area	30,108	\$395.53	33%
Phoenix-Mesa-Scottsdale, AZ Metropolitan Statistical Area	43,456	\$458.19	37%
Pine Bluff, AR Metropolitan Statistical Area	92	\$222.77	35%
Pittsburgh, PA Metropolitan Statistical Area	4,678	\$266.25	35%
Pittsfield, MA Metropolitan Statistical Area	256	\$330.31	33%
Pocatello, ID Metropolitan Statistical Area	178	\$255.23	31%
Ponce, PR Metropolitan Statistical Area	200	\$242.82	38%
Portland-South Portland, ME Metropolitan Statistical Area	2,633	\$443.93	35%
Portland-Vancouver-Hillsboro, OR-WA Metropolitan Statistical Area	11,706	\$477.43	34%
Port St. Lucie, FL Metropolitan Statistical Area	5,375	\$455.54	39%
Prescott, AZ Metropolitan Statistical Area	1,363	\$443.28	36%
Providence-Warwick, RI-MA Metropolitan Statistical Area	11,513	\$532.16	38%
Provo-Orem, UT Metropolitan Statistical Area	2,613	\$457.09	32%
Pueblo, CO Metropolitan Statistical Area	649	\$267.03	35%
Punta Gorda, FL Metropolitan Statistical Area	1,292	\$441.73	41%
Racine, WI Metropolitan Statistical Area	773	\$354.54	36%
Raleigh, NC Metropolitan Statistical Area	3,701	\$340.76	32%
Rapid City, SD Metropolitan Statistical Area	156	\$320.99	34%
Reading, PA Metropolitan Statistical Area	1,474	\$337.41	33%
Redding, CA Metropolitan Statistical Area	1,182	\$447.91	34%
Reno, NV Metropolitan Statistical Area	4,075	\$526.84	36%
Richmond, VA Metropolitan Statistical Area	6,074	\$365.24	32%
Riverside-San Bernardino-Ontario, CA Metropolitan Statistical Area	69,048	\$633.64	37%
Roanoke, VA Metropolitan Statistical Area	801	\$275.45	32%
Rochester, MN Metropolitan Statistical Area	427	\$324.73	33%

Appendix 8: HAMP Activity by MSA

Metropolitan Statistical Area	Permanent Modifications Started	Median Monthly Payment Reduction	Median Monthly Payment Reduction % of Pre-Modification Payment
Rochester, NY Metropolitan Statistical Area	1,806	\$263.35	36%
Rockford, IL Metropolitan Statistical Area	1,485	\$322.70	38%
Rocky Mount, NC Metropolitan Statistical Area	416	\$252.55	36%
Rome, GA Metropolitan Statistical Area	190	\$237.20	31%
Sacramento--Roseville--Arden-Arcade, CA Metropolitan Statistical Area	23,306	\$608.87	36%
Saginaw, MI Metropolitan Statistical Area	478	\$262.13	36%
St. Cloud, MN Metropolitan Statistical Area	512	\$326.80	32%
St. George, UT Metropolitan Statistical Area	1,072	\$532.28	37%
St. Joseph, MO-KS Metropolitan Statistical Area	201	\$248.07	37%
St. Louis, MO-IL Metropolitan Statistical Area	11,564	\$301.09	35%
Salem, OR Metropolitan Statistical Area	1,725	\$384.61	34%
Salinas, CA Metropolitan Statistical Area	3,540	\$869.12	40%
Salisbury, MD-DE Metropolitan Statistical Area	1,514	\$417.60	35%
Salt Lake City, UT Metropolitan Statistical Area	5,902	\$422.13	33%
San Angelo, TX Metropolitan Statistical Area	54	\$197.37	29%
San Antonio-New Braunfels, TX Metropolitan Statistical Area	3,621	\$252.89	32%
San Diego-Carlsbad, CA Metropolitan Statistical Area	24,871	\$758.00	36%
Sandusky, OH Metropolitan Statistical Area	70	\$217.68	27%
San Francisco-Oakland-Hayward, CA Metropolitan Statistical Area	30,245	\$865.99	37%
San German, PR Metropolitan Statistical Area	90	\$243.70	36%
San Jose-Sunnyvale-Santa Clara, CA Metropolitan Statistical Area	9,712	\$954.68	37%
San Juan-Carolina-Caguas, PR Metropolitan Statistical Area	3,885	\$296.11	37%
San Luis Obispo-Paso Robles-Arroyo Grande, CA Metropolitan Statistical Area	1,591	\$767.47	36%
Santa Cruz-Watsonville, CA Metropolitan Statistical Area	1,565	\$973.26	38%
Santa Fe, NM Metropolitan Statistical Area	646	\$516.34	35%
Santa Maria-Santa Barbara, CA Metropolitan Statistical Area	2,727	\$732.40	38%
Santa Rosa, CA Metropolitan Statistical Area	4,164	\$806.00	37%
Savannah, GA Metropolitan Statistical Area	1,382	\$321.93	34%
Scranton--Wilkes-Barre--Hazleton, PA Metropolitan Statistical Area	1,523	\$284.21	36%
Seattle-Tacoma-Bellevue, WA Metropolitan Statistical Area	21,053	\$556.66	34%
Sebastian-Vero Beach, FL Metropolitan Statistical Area	1,168	\$401.33	38%
Sebring, FL Metropolitan Statistical Area	351	\$401.61	43%
Sheboygan, WI Metropolitan Statistical Area	229	\$283.23	32%
Sherman-Denison, TX Metropolitan Statistical Area	178	\$228.96	31%
Shreveport-Bossier City, LA Metropolitan Statistical Area	864	\$243.70	32%
Sierra Vista-Douglas, AZ Metropolitan Statistical Area	207	\$326.78	36%
Sioux City, IA-NE-SD Metropolitan Statistical Area	202	\$239.18	35%
Sioux Falls, SD Metropolitan Statistical Area	250	\$227.36	26%
South Bend-Mishawaka, IN-MI Metropolitan Statistical Area	1,053	\$251.00	35%
Spartanburg, SC Metropolitan Statistical Area	931	\$245.96	32%
Spokane-Spokane Valley, WA Metropolitan Statistical Area	1,669	\$326.91	32%
Springfield, IL Metropolitan Statistical Area	215	\$240.90	36%
Springfield, MA Metropolitan Statistical Area	2,891	\$362.73	34%
Springfield, MO Metropolitan Statistical Area	788	\$260.80	33%
Springfield, OH Metropolitan Statistical Area	365	\$262.63	38%
State College, PA Metropolitan Statistical Area	157	\$358.66	34%
Staunton-Waynesboro, VA Metropolitan Statistical Area	185	\$379.25	36%
Stockton-Lodi, CA Metropolitan Statistical Area	9,666	\$646.32	37%
Sumter, SC Metropolitan Statistical Area	227	\$224.42	34%
Syracuse, NY Metropolitan Statistical Area	846	\$254.88	35%

Appendix 8: HAMP Activity by MSA

Metropolitan Statistical Area	Permanent Modifications Started	Median Monthly Payment Reduction	Median Monthly Payment Reduction % of Pre-Modification Payment
Tallahassee, FL Metropolitan Statistical Area	1,372	\$329.19	32%
Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	23,523	\$404.70	38%
Terre Haute, IN Metropolitan Statistical Area	198	\$217.20	38%
Texarkana, TX-AR Metropolitan Statistical Area	106	\$197.41	30%
The Villages, FL Metropolitan Statistical Area	164	\$398.22	40%
Toledo, OH Metropolitan Statistical Area	2,274	\$261.59	36%
Topeka, KS Metropolitan Statistical Area	310	\$221.20	29%
Trenton, NJ Metropolitan Statistical Area	1,799	\$486.34	37%
Tucson, AZ Metropolitan Statistical Area	6,253	\$364.83	35%
Tulsa, OK Metropolitan Statistical Area	1,578	\$248.38	33%
Tuscaloosa, AL Metropolitan Statistical Area	380	\$286.94	32%
Tyler, TX Metropolitan Statistical Area	242	\$303.87	35%
Urban Honolulu, HI Metropolitan Statistical Area	2,924	\$766.83	32%
Utica-Rome, NY Metropolitan Statistical Area	394	\$250.12	35%
Valdosta, GA Metropolitan Statistical Area	212	\$278.23	32%
Vallejo-Fairfield, CA Metropolitan Statistical Area	6,601	\$721.82	36%
Victoria, TX Metropolitan Statistical Area	47	\$241.44	35%
Vineland-Bridgeton, NJ Metropolitan Statistical Area	798	\$358.14	35%
Virginia Beach-Norfolk-Newport News, VA-NC Metropolitan Statistical Area	7,495	\$393.09	32%
Visalia-Porterville, CA Metropolitan Statistical Area	3,974	\$423.40	36%
Waco, TX Metropolitan Statistical Area	206	\$215.47	33%
Walla Walla, WA Metropolitan Statistical Area	85	\$353.38	35%
Warner Robins, GA Metropolitan Statistical Area	348	\$276.77	34%
Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Statistical Area	50,835	\$638.01	35%
Waterloo-Cedar Falls, IA Metropolitan Statistical Area	227	\$211.45	33%
Watertown-Fort Drum, NY Metropolitan Statistical Area	50	\$239.06	30%
Wausau, WI Metropolitan Statistical Area	202	\$295.29	36%
Weirton-Steubenville, WV-OH Metropolitan Statistical Area	155	\$218.63	35%
Wenatchee, WA Metropolitan Statistical Area	313	\$373.26	30%
Wheeling, WV-OH Metropolitan Statistical Area	128	\$186.72	33%
Wichita, KS Metropolitan Statistical Area	867	\$242.52	35%
Wichita Falls, TX Metropolitan Statistical Area	73	\$158.96	28%
Williamsport, PA Metropolitan Statistical Area	174	\$204.33	31%
Wilmington, NC Metropolitan Statistical Area	1,166	\$380.10	34%
Winchester, VA-WV Metropolitan Statistical Area	841	\$455.61	32%
Winston-Salem, NC Metropolitan Statistical Area	1,907	\$275.47	33%
Worcester, MA-CT Metropolitan Statistical Area	5,825	\$502.66	37%
Yakima, WA Metropolitan Statistical Area	442	\$278.42	32%
York-Hanover, PA Metropolitan Statistical Area	1,805	\$367.42	32%
Youngstown-Warren-Boardman, OH-PA Metropolitan Statistical Area	1,410	\$255.88	37%
Yuba City, CA Metropolitan Statistical Area	1,473	\$499.94	36%
Yuma, AZ Metropolitan Statistical Area	1,236	\$339.29	35%