

Making Home Affordable

Program Performance Report Through August 2013

Report Highlights

Nearly 1.8 Million Homeowner Assistance Actions Taken through Making Home Affordable

- More than 1.2 million homeowners have received a permanent modification through the Home Affordable Modification Program (HAMP). Homeowners have reduced their first lien mortgage payments by a median of approximately \$546 each month – almost 40% of their median before-modification payment – saving a total estimated \$22.3 billion to date in monthly mortgage payments.
- Homeowners currently in HAMP permanent modifications with some form of principal reduction have been granted an estimated \$11.7 billion in principal reduction. Of all non-GSE loans eligible for principal reduction entering HAMP in August, 74% included a principal reduction feature.
- Nearly 215,000 homeowners have exited their homes through a short sale or deed-in-lieu of foreclosure with assistance from the Home Affordable Foreclosure Alternatives Program (HAFA).

Inside:

Special Reporting on Making Home Affordable for the 5-year Anniversary of Troubled Asset Relief Program (TARP)

- MHA has indirectly assisted millions of struggling homeowners by creating national standards for sustainable loan modifications, leading to more affordable private modifications. In total, nearly 7 million homeowners have received help through government and private sector efforts.
- Treasury's nationwide MHA outreach and awareness efforts have provided millions of homeowners the opportunity to connect face-to-face with mortgage servicers, housing counselors and other sources for mortgage help.
- MHA's policies and standards for protecting struggling homeowners served as the basis for the consumer relief requirements and servicing standards in the \$25 billion National Mortgage Settlement of mortgage servicing deficiencies and for industry regulations adopted by the Consumer Financial Protection Bureau.

Additional Reporting on Second Lien Modification Program (2MP)

- More than 117,000 second lien modifications have been completed through the Second Lien Modification Program (2MP).
- Effective September 2013, Treasury expanded the 2MP program to include qualifying first liens that have been modified under the GSE Standard Modification requirements. When a borrower's first lien is modified under GSE Standard Modification requirements and the first lien satisfies the HAMP eligibility criteria, the 2MP servicer must offer to modify or extinguish the borrower's second lien under 2MP.

Note: For information and quarterly updates about the Hardest Hit Fund, please visit the website for the [Hardest Hit Fund](#) or the [TARP Monthly Report to Congress](#).

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TARP 5-year Retrospective: The Making Home Affordable Program

In early 2009, the U.S. economy was facing the fallout from a financial crisis resulting in large part from the collapse of a housing bubble. Mortgage delinquency rates were rising and the inventory of seriously delinquent loans and home foreclosures were increasing. The servicing industry was ill-equipped to help the overwhelming number of homeowners needing assistance, with servicer business models focused primarily on collecting mortgage payments for investors instead of providing customer service to homeowners. The Federal government's policy response had been limited, largely leaving it to the private sector to decide when a foreclosure or modification was appropriate. When a modification did occur, it often increased the homeowner's monthly payments.

In response, the Obama Administration launched Making Home Affordable (MHA) in March of 2009, a program designed to help struggling homeowners prevent avoidable foreclosures. MHA combined financial incentives, a standardized modification structure, prudent eligibility criteria and consumer protection guidelines to encourage homeowners, servicers, and investors to participate in the first nationwide mortgage modification program. Treasury's programs are part of a wider government response designed to help responsible struggling homeowners, preserve communities, and keep mortgage rates affordable for families.

MHA Response

1.8

MILLION

Homeowner
assistance
actions
through MHA

\$22.3

BILLION

Total estimated savings to
date in monthly mortgage
payments through HAMP

\$12

BILLION

In principal
reduction
through
HAMP

\$18

BILLION

In debt relief
through
HAFA

- Created national standards for sustainable loan modifications.
- Introduced important consumer protections on how mortgage servicers communicate and assist struggling homeowners.
- Broadened use of principal reduction as a tool to help underwater homeowners ("HAMP PRA").
- Created 2nd lien modification model ("2MP") to help homeowners reduce additional mortgage debt.

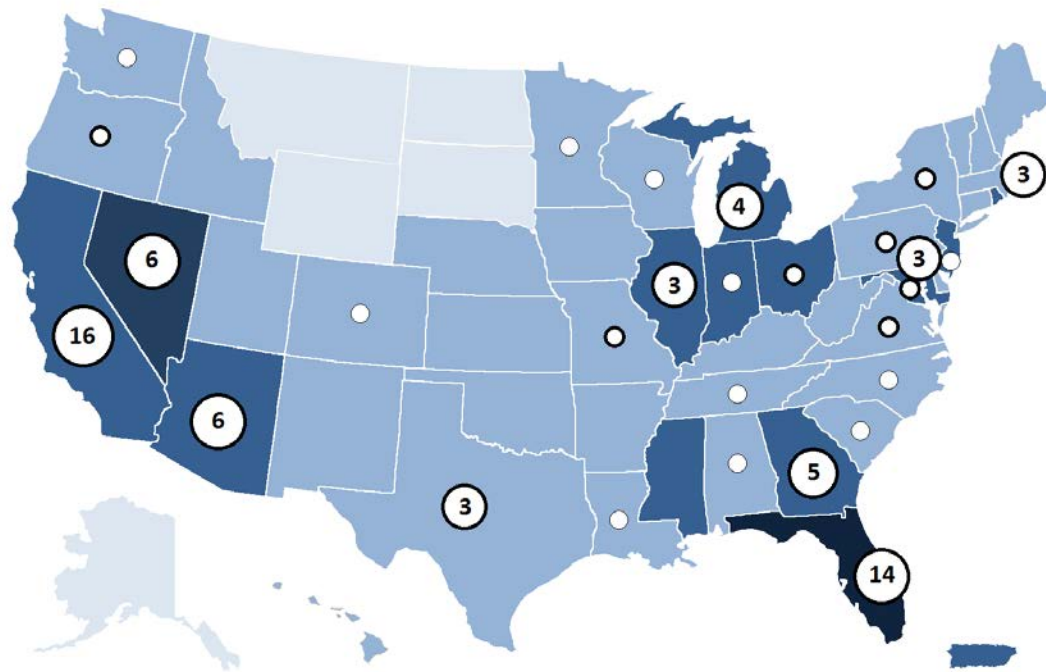
- Established process for homeowners to escalate problems and appeal decisions by mortgage companies, with clear standards for resolution timelines.
- Provided a streamlined process for short sales and deeds-in-lieu of foreclosure ("HAFA") that offers relocation assistance to provide a graceful exit.

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Reaching Out to Homeowners

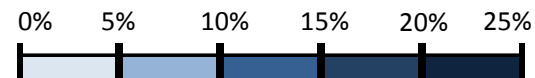
88 Treasury-sponsored Outreach Events, through September 2013, covering **57** cities, giving more than **75,000** homeowners the opportunity to meet face-to-face with their mortgage company and HUD-approved housing counselors. In addition, Treasury has partnered with the Ad Council on three different public service advertising campaigns featured in both English and Spanish, encouraging struggling homeowners nationwide to reach out for help with their mortgage.



Number of Homeowner Events per State



60+ Day Delinquency Rate (Q3 2009)



**OVER
2
MILLION**

homeowners referred to free housing counseling from a “HUD-approved” housing expert.

**OVER
9
MILLION**

solicitations of homeowners by participating mortgage servicers.

**NEARLY
4
MILLION**

calls taken at the Homeowner’s HOPE Hotline.

**OVER
175
MILLION**

page views on MakingHomeAffordable.gov.

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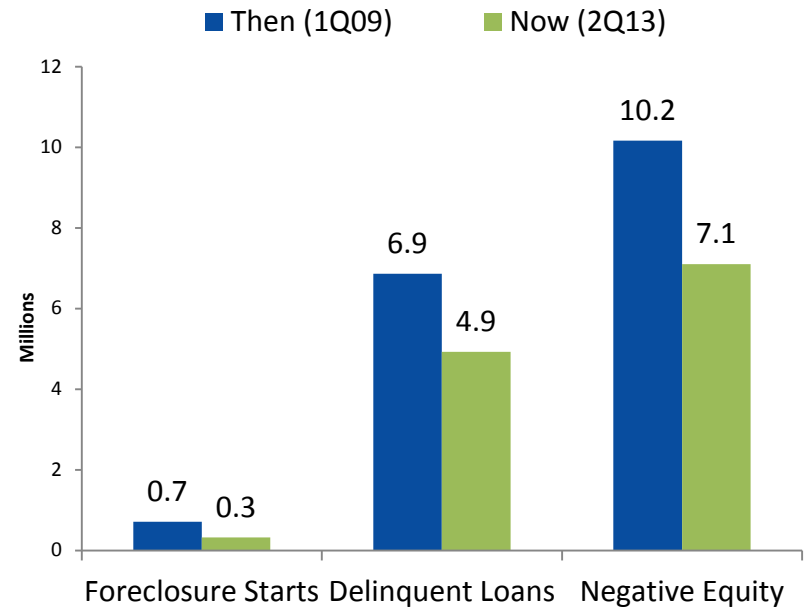
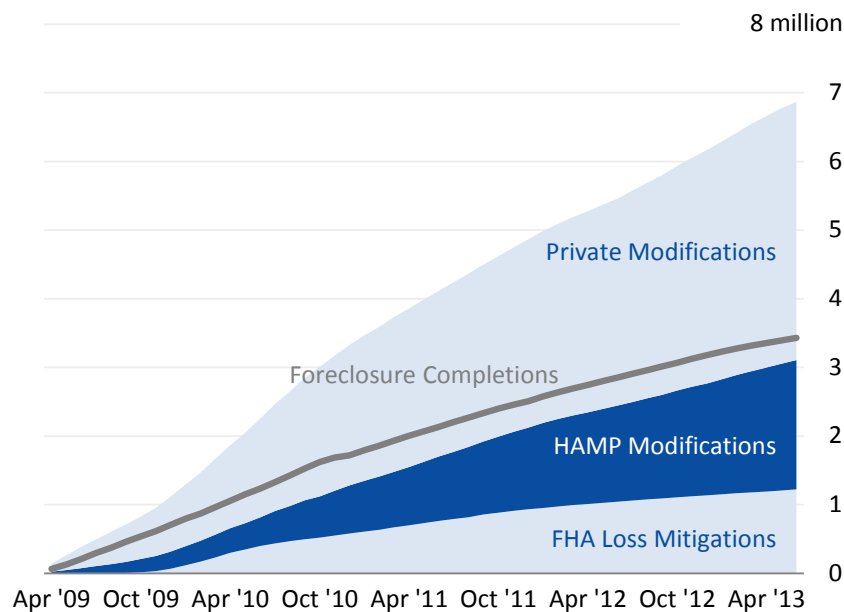
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MHA's Impact on Industry Standards

- Established streamlined policies and standards to protect homeowners which have been largely adopted by the Consumer Financial Protection Bureau.
- Established new benchmarks for servicer accountability and transparency.
- Established widely-used industry model to evaluate economics of mortgage modifications (NPV tool).
- MHA programs and borrower protections served as the basis for the consumer relief requirements and servicing standards in the \$25 billion National Mortgage Settlement of mortgage servicing deficiencies.

Housing Progress

Since April 2009, mortgage assistance programs have helped millions of homeowners stay in their homes-double the number of foreclosure completions in that same period. Nearly 7 million homeowners have received help through government programs and additional private sector efforts. The latest housing data show important progress across many key indicators, yet the overall recovery remains fragile and there are still many homeowners struggling to avoid foreclosure.



Sources: Foreclosure Starts and Delinquent Loans: MBA National Delinquency Survey
Negative Equity "Then": June 2010 Housing Scorecard "Now": CoreLogic Negative Equity Report

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Making Home Affordable Program Activity

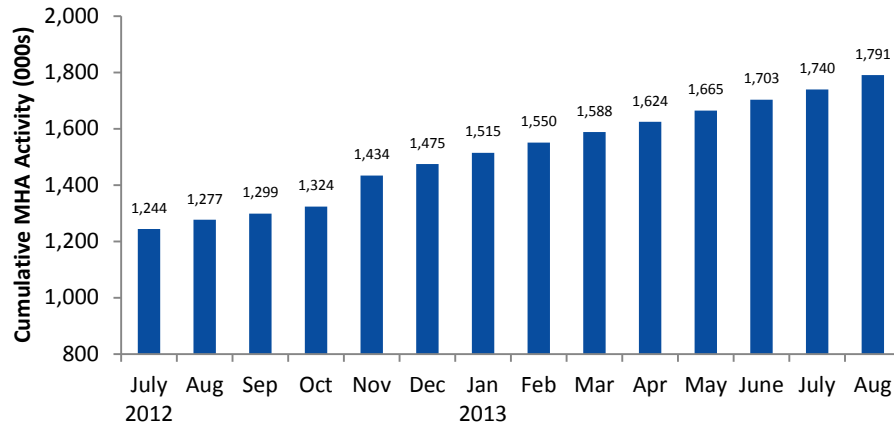
The Making Home Affordable Program was launched in March 2009 with the Home Affordable Modification Program (HAMP) which provides assistance to struggling homeowners by lowering monthly first lien mortgage payments to an affordable level. Additional programs were subsequently rolled out to expand the program reach.

In total, the MHA program has completed nearly 1.8 million first and second lien permanent modifications, HAFA transactions, and UP forbearance plans.

	Program-to-Date	Reported Since Prior Period
MHA First Lien Permanent Modifications Started ¹	1,423,728	27,973
2MP Modifications Started	117,481	2,239
HAFA Transactions Completed ²	214,619	20,472
UP Forbearance Plans Started (through July 2013)	35,104	635
Cumulative Activity³	1,790,932	51,319

MHA Program Activity

Cumulative Transactions Completed



Program	Purpose
MHA First Lien Modifications	The Home Affordable Modification Program (HAMP) provides eligible borrowers the opportunity to lower their first lien mortgage payment to affordable and sustainable levels through a uniform loan modification process. Effective June 2012, HAMP's eligibility requirements were expanded to include a "Tier 2" evaluation for non-GSE loans that is modeled after the GSE Standard Modification and includes properties that are currently occupied by a tenant as well as vacant properties the borrower intends to rent. FHA-HAMP and RD-HAMP provide first lien modifications for distressed borrowers in loans guaranteed through the Federal Housing Administration and Rural Housing Service.
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.
Home Affordable Foreclosure Alternatives (HAFA)	Provides transition alternatives to foreclosure in the form of a short sale or deed-in-lieu of foreclosure. Effective November 2012, the GSEs jointly streamlined their short sale and deed-in-lieu of foreclosure programs. The GSE Standard HAFA program is closely aligned with Treasury's MHA HAFA program.
Unemployment Program (UP)	Provides temporary forbearance of mortgage principal to enable unemployed borrowers to look for a new job without fear of foreclosure.

¹ Includes (a) 1,255,751 GSE and Non-GSE HAMP permanent modifications, (b) 17,558 FHA- and RD-HAMP modifications, and (c) 150,419 GSE Standard Modifications since October 2011 under the GSEs' Servicer Alignment Initiative. The GSEs and other government agencies also undertake other foreclosure prevention activities beyond their participation in MHA which is not reflected in this report. Per the Federal Housing Finance Agency's Foreclosure Prevention Report for the Second Quarter of 2013, since 4Q 2008, the GSEs have completed more than 1.4 million permanent modifications and over 500,000 short sales and deed-in-lieu of foreclosure actions, which includes their activity under MHA. Please visit www.FHFA.gov for the complete FHFA report. As reported to Treasury, FHA has offered nearly 2 million loss mitigation and early delinquency interventions through August 31, 2013 since April 1, 2009, which includes their activity under MHA.

² Includes the GSE and Non-GSE activity under the MHA program, in addition to the cumulative GSE Standard HAFA transactions completed since November 2012. Does not include other GSE short sale and deed-in-lieu activity prior to November 2012 outside the GSE Standard HAFA program.

³ This does not include trial modifications that have cancelled or not yet converted to permanent modifications, or HAFA transactions started but not yet completed.

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HAMP (First Lien) Modifications

HAMP Activity Through August 2013

	Total
Trial Modifications	
All Trials Started	2,096,709
Tier 1	2,062,535
Tier 2	34,174
Trials Reported Since July 2013 Report ¹	13,589
Trial Modifications Canceled Since June 1, 2010 ²	73,147
Active Trials	63,227
Permanent Modifications	
All Permanent Modifications Started	1,255,751
Tier 1	1,238,279
Tier 2	17,472
Permanent Modifications Reported Since July 2013 Report	19,069
Permanent Modifications Disqualified (Cumulative) ³	330,376
Active Permanent Modifications	905,663

¹ Servicers may enter new trial modifications into the HAMP system of record at any time.

² 777,731 cumulative including 704,584 that had trial start dates prior to June 1, 2010 when Treasury implemented a verified income requirement.

³ A permanent modification disqualifies when the borrower has missed three consecutive monthly payments. Does not include 19,712 loans paid off.

Estimated Eligible Loans and Borrowers

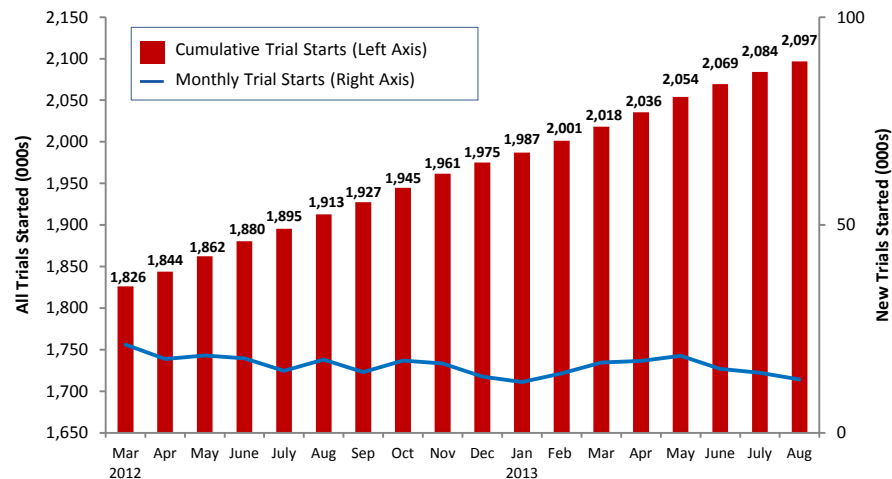
Under the original HAMP program, launched in March 2009, now referred to as "Tier 1," eligible loans include conventional loans more than 60 days delinquent (unless the borrower is in imminent default), that originated on or before January 1, 2009 with a current unpaid principal balance below the maximum conforming loan limit⁴ and were owner-occupied at origination.

Homeowners who have HAMP-eligible loans may qualify for Tier 1 if they meet additional criteria including, but not limited to requiring: a debt-to-income ratio greater than 31%, occupancy, employment, and pooling and servicing agreement eligibility. Based on current estimates, of the 3.2 million homeowners who are currently 60+ days delinquent, an estimated 600,000 homeowners are potentially eligible for HAMP Tier 1.

On January 27, 2012, Treasury announced an expansion of the eligibility for HAMP to reduce additional foreclosures and help stabilize neighborhoods. The eligibility was expanded for non-GSE loans to (1) allow for more flexible debt-to-income criteria and (2) include properties that are currently occupied by a tenant, as well as vacant properties which the borrower intends to rent. This expanded HAMP criteria, referred to as HAMP "Tier 2," became effective on June 1, 2012 (although not all servicers began offering Tier 2 modifications on that date). There is insufficient program data at this time to estimate the number of homeowners who may qualify for HAMP Tier 2.

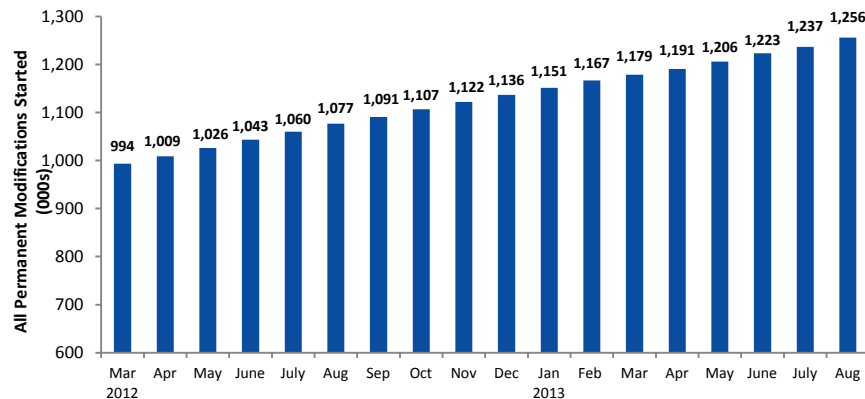
⁴ Current unpaid principal balance must be no greater than: \$729,750 for a single-unit property, 2 units: \$934,200, 3 Units: \$1,129,250, 4 Units: \$1,403,400.

HAMP Trials Started



Servicers may enter new trial modifications into the HAMP system of record at any time. For example, 13,589 trials have entered the HAMP system of record since the prior report; 12,809 were trials with a first payment recorded in August 2013.

HAMP Permanent Modifications Started (Cumulative)



Source: HAMP system of record.

Making Home Affordable: Summary Results

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HAMP Principal Reduction Activity

Servicers of non-GSE loans are required to evaluate the benefit of principal reduction under the HAMP Principal Reduction Alternative (PRA) for mortgages with a loan-to-value (LTV) ratio greater than 115% when evaluating a homeowner for a HAMP first lien modification. While servicers are required to evaluate homeowners for principal reduction, they are not required to reduce principal as part of the modification. The MHA Program allows servicers to 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.

Of all non-GSE loans eligible¹ for principal reduction that started a trial in August 2013, 74% included a principal reduction feature, including 62% through the HAMP PRA program.

	HAMP Modifications with Earned Principal Reduction Under PRA ²	HAMP Modifications with Upfront Principal Reduction Outside of PRA	Total HAMP Modifications with Principal Reduction
All Trial Modifications Started	147,004	46,718	193,722
Trials Reported Since July 2013 Report	3,873	1,089	4,962
Active Trial Modifications	16,187	3,950	20,137
All Permanent Modifications Started	119,428	39,285	158,713
Permanent Modifications Reported Since July 2013 Report	6,107	1,348	7,455
Active Permanent Modifications	101,180	33,811	134,991
Median Principal Amount Reduced for Active Permanent Modifications ³	\$72,793	\$56,906	\$67,598
Median Principal Amount Reduced for Active Permanent Modifications (%) ⁴	32.1%	18.0%	29.9%
Total Outstanding Principal Balance Reduced on Active Permanent Modifications ³	\$9,366,640,340	\$2,336,700,832	\$11,703,341,172

¹ 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.

² Includes some modifications with additional principal reduction outside of HAMP PRA.

³ Under HAMP PRA, principal reduction vests over a 3-year period. The amounts noted reflect the entire amount that may be forgiven.

⁴ HAMP PRA amount as a percentage of before-modification UPB, excluding capitalization.

Treasury FHA-HAMP Modification Activity¹

The Treasury FHA-HAMP Program provides assistance to eligible homeowners with FHA-insured mortgages.

All Treasury FHA-HAMP Trial Modifications Started	31,515
All Treasury FHA-HAMP Permanent Modifications Started	17,494

¹As reported in the September 2013 edition of the Obama Administration's Housing Scorecard, FHA has offered nearly 2 million loss mitigation and early delinquency interventions, which includes their activity under MHA.

Home Affordable Foreclosure Alternatives (HAFA) Activity

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

- Follow a streamlined process for short sales and deed-in-lieu transactions that requires no verification of income (unless as 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;
- Receive at least \$3,000 in relocation assistance at closing.

	Non-GSE Activity	GSE Activity ¹	Total
Short Sale	126,435	75,679	202,114
Deed-in-Lieu	3,824	8,681	12,505
Total Transactions Completed	130,259	84,360	214,619

¹ 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 August 2013. Does not include other GSE short sale and deed-in-lieu activity outside the HAFA program. Per the Federal Housing Finance Agency's Foreclosure Prevention Report for the Second Quarter of 2013, since 4Q 2008 the GSEs have completed over 500,000 short sales and deed-in-lieu of foreclosure actions, which includes their activity under MHA. Please visit www.FHFA.gov for the complete FHFA report.

Unemployment Program (UP) Activity

The Treasury MHA Unemployment Program (UP) provides a temporary forbearance to homeowners who are unemployed. Under Treasury guidelines, unemployed homeowners must be considered for a minimum of 12 months' forbearance.

All UP Forbearance Plans Started	35,104
UP Forbearance Plans With Some Payment Required	29,881
UP Forbearance Plans With No Payment Required	5,223

Note: Data is as reported by servicers via survey for UP participation through July 31, 2013.

See Appendix A2 for servicer participants in additional Making Home Affordable programs.

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Second Lien Modification Program (2MP)

The Second Lien Modification Program (2MP) provides assistance to homeowners in a first lien permanent modification who have an eligible second lien with a participating HAMP servicer. This assistance can result in a modification of the second lien or a full or partial extinguishment of the second lien. 2MP requires that a participating servicer offer a second lien modification if that borrower also has a permanent and active first lien HAMP modification, and that the second lien has an unpaid balance of \$5,000 or more and a pre-modification scheduled monthly payment of at least \$100. Effective September 2013, Treasury expanded the 2MP program to include qualifying first liens that have been modified under the GSE Standard Modification requirements. When a borrower's first lien is modified under GSE Standard Modification requirements and the first lien satisfies the HAMP eligibility criteria, the 2MP servicer must offer to modify or extinguish the borrower's second lien under 2MP.

Estimated Eligible 2nd Liens

- Based on survey data as reported by servicers through August 2013, 86% of eligible second liens have received a 2MP modification, with many of the remaining second liens either still in the evaluation process by the servicers, awaiting homeowner response to the 2MP offer, or awaiting conversion of the first lien HAMP trial to permanent modification.
- Important factors affecting the size of the population of second liens eligible for 2MP modifications include:
 - Servicer participation in 2MP is voluntary; current 2MP servicers represent approximately 65% of the homeowners with active, permanent HAMP first lien modifications⁴.
 - Under 2MP, participating servicers are notified when a match is found between one of their second liens and a HAMP first lien modification. Survey data indicates that approximately 338,612 HAMP modifications have been matched with a second lien⁵. Of these matched second liens, approximately 60% 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.

2MP Participating Servicer Name ⁴	Eligible 2 nd Liens ⁵	2MP Modifications Started
Bank of America, N.A.	46,527	36,499
CitiMortgage, Inc.	19,978	14,287
JPMorgan Chase Bank, N.A.	35,829	33,946
Nationstar Mortgage, LLC	445	686
OneWest Bank	4,538	3,807
Wells Fargo Bank, N.A.	19,891	17,935
Other Servicers	9,329	10,321
Total	136,537	117,481

¹ Includes second lien modifications reported into HAMP system of record through the end of cycle for August 2013 data, though the effective date may occur in September. Number of modifications is net of cancellations, which are primarily due to servicer data corrections.

² Does not include 3,256 loans paid off.

³ Includes 6,571 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.

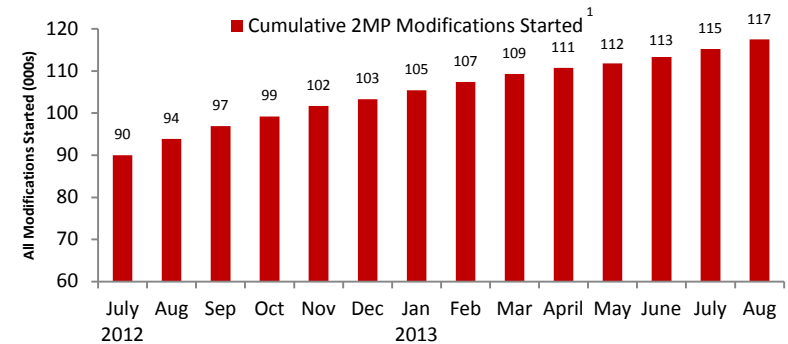
⁴ Only six of the eight largest SPA servicers participate in 2MP. See Appendix A for servicer participants in 2MP and other programs.

⁵ Data is as reported by servicers via survey as of August 31, 2013. Excludes eligible 2nd liens that have received a 2MP modification that was subsequently transferred to a servicer not participating in 2MP; non-participating servicers are not required to report via survey.

⁶ Borrowers with an active 1MP permanent modification who have also received a 2MP modification realize a higher monthly payment reduction on their first lien compared to the overall population of 1MP borrowers as the median first lien unpaid principal balance is higher.

2MP Activity

All Second Lien Modifications Started (Cumulative) ¹	117,481
Second Lien Modifications Involving Full Lien Extinguishments	29,970
Second Lien Modifications Disqualified ²	8,493
Active Second Lien Modifications ³	75,762



Modification Characteristics

HAMP Borrowers with an active 2MP modification, including those with a partial extinguishment of their second lien, save a median \$781, or 41% of their combined total first and second lien mortgage payment. Those who received a full extinguishment of their second lien have reduced their total monthly mortgage payment by a median amount of \$1,046, or 53%.⁶

Median Amount of Full Extinguishment	\$61,002
Median Amount of Partial Extinguishment for Active 2MP Modifications	\$9,883
Median Payment Reduction for Active 2MP Modifications	\$153

Top three States by Activity, Percent of Total 2MP Modifications Started:

• California	36%
• Florida	9%
• New York	7%

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Homeowner Benefits and First Lien Modification Characteristics

Aggregate payment savings to homeowners who received HAMP first lien permanent modifications are estimated to total **approximately \$22.3 billion**, program to date, compared with unmodified mortgage obligations. The median monthly savings for homeowners in active permanent first lien modifications is \$546.02, or **39% of the median monthly payment** before modification.

Modification Steps of Active Permanent Modifications

HAMP modifications follow a series of waterfall steps. The modification steps include interest rate adjustment, term extension and principal forbearance.

- Under 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 Tier 2, servicers apply consistent modification terms resulting in the homeowner's post modification DTI falling within an allowable target range.¹

Active permanent modifications reflect the following **modification steps**:

Modification Step	Tier 1	Tier 2
Interest Rate Reduction	96.3%	78.9%
Term Extension	62.8%	72.8%
Principal Forbearance	33.3%	27.3%

¹ Subject to investor restrictions. Effective February 1, 2013, Supplemental Directive 12-09 expanded the acceptable DTI range for Tier 2 to 10-55%.

Select Median Characteristics of Active Permanent Modifications

Loan Characteristic	Before Modification	After Modification	Median Decrease
Front-End Debt-to-Income Ratio²			
Tier 1	45.6%	31.0%	-15.1 pct pts
Tier 2	31.4%	25.9%	-7.3 pct pts
Back-End Debt-to-Income Ratio³			
Tier 1	69.9%	51.5%	-15.3 pct pts
Tier 2	48.4%	39.6%	-7.3 pct pts
Median Monthly Housing Payment⁴			
Tier 1	\$1,415.70	\$798.64	(\$550.73)
Tier 2	\$1,152.97	\$760.06	(\$358.27)

² Ratio of housing expenses (principal, interest, taxes, insurance and homeowners association and/or condo fees) to monthly gross income.

³ 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.

⁴ Principal and interest payment. Before modification payment is homeowner's current payment at time of evaluation.

Homeowner Characteristics

- Tier 2 provides another modification opportunity for struggling homeowners who did not qualify for Tier 1 or received a Tier 1 trial or permanent modification but lost good standing. Of the Tier 2 trial modifications started:
 - 25% were previously in a Tier 1 trial or permanent modification.
 - 18% were previously evaluated for Tier 1 and did not meet eligibility requirements.

- Of the Tier 2 trial modifications started, **7% were for non owner-occupied properties.**

- The median gross monthly income of homeowners in the program is \$3,847.92.
- The median credit score of homeowners in the program is 575.

- The **primary hardship reasons** for homeowners in active permanent modifications are:
 - 68.3% experienced loss of income (curtailment of income or unemployment)
 - 10.4% reported excessive obligation
 - 3.5% reported an illness of the principal borrower

- Of all HAMP trial modifications started, **80% of homeowners were at least 60 days delinquent at trial start.** The rest were up to 59 days delinquent or current and in imminent default.

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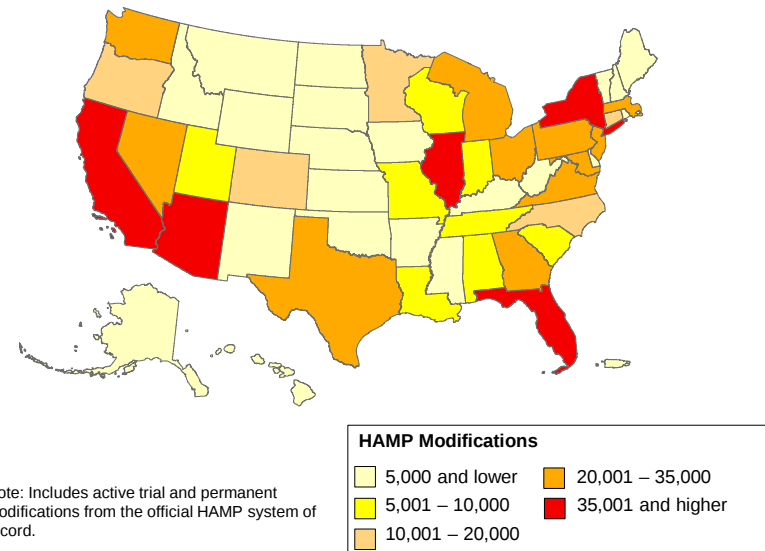
HAMP Activity by State

State	Active Trials	Permanent Modifications	State Total ¹	% of U.S. HAMP Activity	State	Active Trials	Permanent Modifications	State Total ¹	% of U.S. HAMP Activity
AK	30	410	440	0.0%	MT	67	1,032	1,099	0.1%
AL	500	4,948	5,448	0.6%	NC	1,372	16,084	17,456	1.8%
AR	200	1,898	2,098	0.2%	ND	11	135	146	0.0%
AZ	1,126	34,174	35,300	3.6%	NE	101	1,181	1,282	0.1%
CA	12,588	235,742	248,330	25.6%	NH	309	3,909	4,218	0.4%
CO	794	12,730	13,524	1.4%	NJ	2,507	29,111	31,618	3.3%
CT	1,023	11,693	12,716	1.3%	NM	244	3,067	3,311	0.3%
DC	118	1,575	1,693	0.2%	NV	972	19,373	20,345	2.1%
DE	244	2,639	2,883	0.3%	NY	4,524	46,072	50,596	5.2%
FL	8,158	110,398	118,556	12.2%	OH	1,657	18,651	20,308	2.1%
GA	2,085	32,164	34,249	3.5%	OK	225	2,103	2,328	0.2%
HI	248	3,558	3,806	0.4%	OR	594	10,202	10,796	1.1%
IA	185	2,076	2,261	0.2%	PA	2,047	18,672	20,719	2.1%
ID	181	3,351	3,532	0.4%	RI	324	4,290	4,614	0.5%
IL	3,314	46,537	49,851	5.1%	SC	704	8,177	8,881	0.9%
IN	805	8,309	9,114	0.9%	SD	20	304	324	0.0%
KS	185	2,112	2,297	0.2%	TN	880	8,928	9,808	1.0%
KY	384	3,246	3,630	0.4%	TX	2,453	24,755	27,208	2.8%
LA	531	5,026	5,557	0.6%	UT	389	7,875	8,264	0.9%
MA	1,738	21,510	23,248	2.4%	VA	1,426	21,410	22,836	2.4%
MD	2,187	28,639	30,826	3.2%	VT	84	796	880	0.1%
ME	230	2,473	2,703	0.3%	WA	1,405	19,307	20,712	2.1%
MI	1,355	26,300	27,655	2.9%	WI	725	8,320	9,045	0.9%
MN	692	13,866	14,558	1.5%	WV	98	1,163	1,261	0.1%
MO	702	8,715	9,417	1.0%	WY	24	416	440	0.0%
MS	309	3,073	3,382	0.3%	Other ²	153	3,168	3,321	0.3%

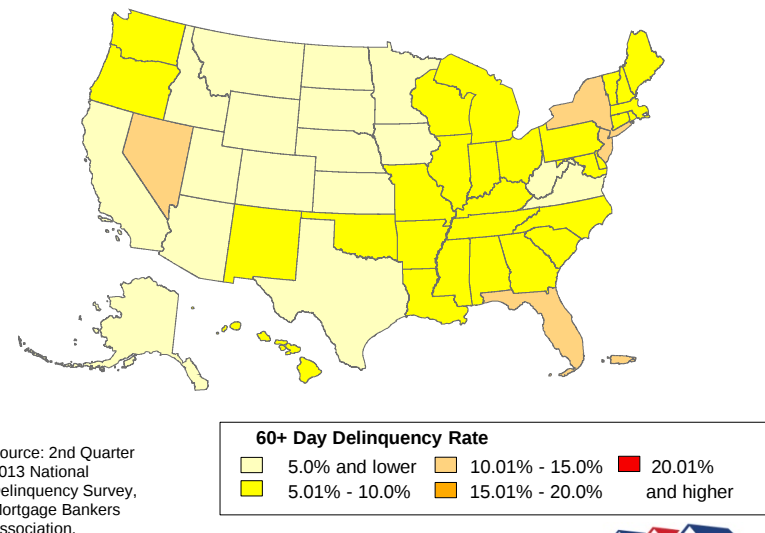
¹ Total reflects active trials and active permanent modifications.

² Includes Guam, Puerto Rico and the U.S. Virgin Islands.

Modification Activity by State



Mortgage Delinquency Rates by State



Making Home Affordable: Summary Results

Program Performance Report Through August 2013

15 Metropolitan Areas With Highest HAMP Activity

Metropolitan Statistical Area	Active Trials	Active Permanent Modifications	Total MSA HAMP Activity ¹	% of U.S. HAMP Activity	Median \$ Payment Reduction ²	Median % Payment Reduction ²
Los Angeles-Long Beach-Santa Ana, CA	4,397	76,120	80,517	8.3%	\$871.84	41%
New York-Northern New Jersey-Long Island, NY-NJ-PA	5,435	60,938	66,373	6.9%	\$888.92	43%
Miami-Fort Lauderdale-Pompano Beach, FL	3,624	49,044	52,668	5.4%	\$582.43	45%
Chicago-Joliet-Naperville, IL-IN-WI	3,217	45,177	48,394	5.0%	\$570.15	44%
Riverside-San Bernardino-Ontario, CA	2,089	44,856	46,945	4.8%	\$689.84	41%
Washington-Arlington-Alexandria, DC-VA-MD-WV	1,833	30,348	32,181	3.3%	\$697.68	38%
Phoenix-Mesa-Glendale, AZ	771	27,141	27,912	2.9%	\$502.40	41%
Atlanta-Sandy Springs-Marietta, GA	1,575	25,927	27,502	2.8%	\$412.75	40%
San Francisco-Oakland-Fremont, CA	1,145	21,205	22,350	2.3%	\$929.58	40%
San Diego-Carlsbad-San Marcos, CA	896	17,244	18,140	1.9%	\$811.41	39%
Orlando-Kissimmee-Sanford, FL	1,085	15,930	17,015	1.8%	\$495.80	42%
Boston-Cambridge-Quincy, MA-NH	1,190	15,477	16,667	1.7%	\$684.04	39%
Las Vegas-Paradise, NV	794	15,781	16,575	1.7%	\$574.23	42%
Detroit-Warren-Livonia, MI	716	15,804	16,520	1.7%	\$419.97	41%
Sacramento-Arden-Arcade-Roseville, CA	709	15,117	15,826	1.6%	\$654.19	39%

A complete list of HAMP activity for all metropolitan areas is available at <http://www.treasury.gov/initiatives/financial-stability/results/MHA-Reports/>

¹ Total reflects active trials and active permanent modifications.

² For active permanent modifications. Median % reflects percent of the median monthly payment before modification.

Making Home Affordable: Summary Results

Program Performance Report Through August 2013

HAMP Modification Activity by Servicer and Investor Type

Servicer	Trial Plan Offers Extended ¹	All HAMP Trials Started ²	HAMP Permanent Modifications Started ²	Active Trial Modifications ²	Active Trial Modifications Lasting 6 Months or Longer ³	Active Permanent Modifications ²	Total Active Modifications ⁴			
							GSE	Private	Portfolio	Total
Bank of America, N.A.	581,060	258,122	119,482	6,171	1,661	82,512	28,926	43,964	15,793	88,683
CitiMortgage, Inc.	221,306	141,653	69,555	3,218	1,041	52,399	32,648	6,059	16,910	55,617
JPMorgan Chase Bank, N.A.	433,624	328,802	195,234	6,602	1,095	149,217	67,498	57,723	30,598	155,819
Nationstar Mortgage LLC	69,664	172,448	113,895	4,100	496	84,631	56,042	30,741	1,948	88,731
Ocwen Loan Servicing, LLC	290,528	323,324	223,998	15,580	906	154,621	39,409	114,307	16,485	170,201
OneWest Bank ⁵	101,537	43,805	28,326	1,353	45	21,426	2	19,596	3,181	22,779
Select Portfolio Servicing, Inc.	85,275	90,949	51,533	5,235	791	29,776	480	30,537	3,994	35,011
Wells Fargo Bank, N.A.	273,342	303,139	176,590	10,419	1,167	133,629	55,756	27,882	60,410	144,048
Other Servicers	267,162	434,467	277,138	10,549	1,645	197,452	170,930	15,936	21,135	208,001
Total	2,323,498	2,096,709	1,255,751	63,227	8,847	905,663	451,691	346,745	170,454	968,890

¹ As reported in the monthly servicer survey of large SPA servicers through August 31, 2013. Includes all HAMP mortgage modification requests approved where trial plan offers were sent to the borrowers, including multiple offers made on a loan. All Trial Plan Offers Extended do not become HAMP Trials Started because some borrowers do not accept the trial or fail to make the first trial payment. Figures do not reflect the impact of servicing transfers.

² 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.

³ These figures include trial modifications that have been converted to permanent modifications, but not reported as such to the HAMP system of record.

⁴ Total active modifications reflects active trial and active permanent HAMP modifications.

⁵ OneWest Bank recently sold mortgage servicing rights to Ocwen Loan Servicing, LLC. The transfer will close in stages during the second half of 2013. Therefore, beginning with this report, Ocwen Loan Servicing, LLC includes a portion of the loans previously reported under OneWest Bank.

See Appendix A1 and A2 for additional information on servicer participants in Making Home Affordable programs.

Making Home Affordable: Servicer Results

Program Performance Report Through August 2013

Making Home Affordable Programs by Servicer¹

Servicer	HAMP First Lien Modifications		Principal Reduction Alternative (PRA) ²		Second Lien Modification (2MP)	Home Affordable Foreclosure Alternatives (HAFA) ⁵
	Trials Started ³	Permanent Modifications Started ³	Trials Started ³	Permanent Modifications Started ³	Second Lien Modifications Started ⁴	Transactions Completed
Bank of America, N.A.	258,122	119,482	10,472	8,762	36,499	41,773
CitiMortgage, Inc.	141,653	69,555	3,470	2,614	14,287	974
JPMorgan Chase Bank, N.A.	328,802	195,234	30,164	26,710	33,946	33,385
Nationstar Mortgage LLC	172,448	113,895	5,187	4,789	686	4,536
Ocwen Loan Servicing, LLC ⁶	323,324	223,998	50,989	38,027	N/A	12,158
OneWest Bank ⁷	43,805	28,326	7,699	6,746	3,807	5,330
Select Portfolio Servicing, Inc.	90,949	51,533	5,641	4,150	N/A	4,733
Wells Fargo Bank, N.A.	303,139	176,590	27,891	23,296	17,935	22,378
Other Servicers	434,467	277,138	5,491	4,334	10,321	4,992
Total	2,096,709	1,255,751	147,004	119,428	117,481	130,259

¹ MHA Program Effective Dates:

HAMP First Lien: April 6, 2009

PRA: October 1, 2010

2MP: August 13, 2009

HAFA: April 5, 2010

² 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.

³ As reported into the HAMP system of record by servicers. Excludes FHA-HAMP modifications. Subject to adjustment based on servicer reconciliation of historic loan files. Totals reflect impact of servicing transfers. Servicers may enter new trial modifications into the HAMP system of record at any time.

⁴ Number of second lien modifications started is net of cancellations, which are primarily due to servicer data corrections.

⁵ Servicer agreement with homeowner for terms of potential short sale, which lasts at least 120 days; or agreement for a deed-in-lieu transaction. A short sale requires a third-party purchaser and cooperation of junior lienholders and mortgage insurers to complete the transaction. Includes Non-GSE activity under the MHA program only. Servicer GSE program data not available.

⁶ Ocwen Loan Servicing, LLC includes loans previously reported under Litton Loan Servicing LP, Homeward Residential, Inc. and GMAC Mortgage, LLC. Ocwen Loan Servicing, LLC is not a participant in the 2MP program. 2MP activity previously attributed to GMAC Mortgage, LLC is reflected in "Other Servicers."

⁷ OneWest Bank recently sold mortgage servicing rights to Ocwen Loan Servicing, LLC. The transfer will close in stages during the second half of 2013. Therefore, beginning with this report, Ocwen Loan Servicing, LLC includes a portion of the loans previously reported under OneWest Bank.

N/A – Servicer does not participate in the program.

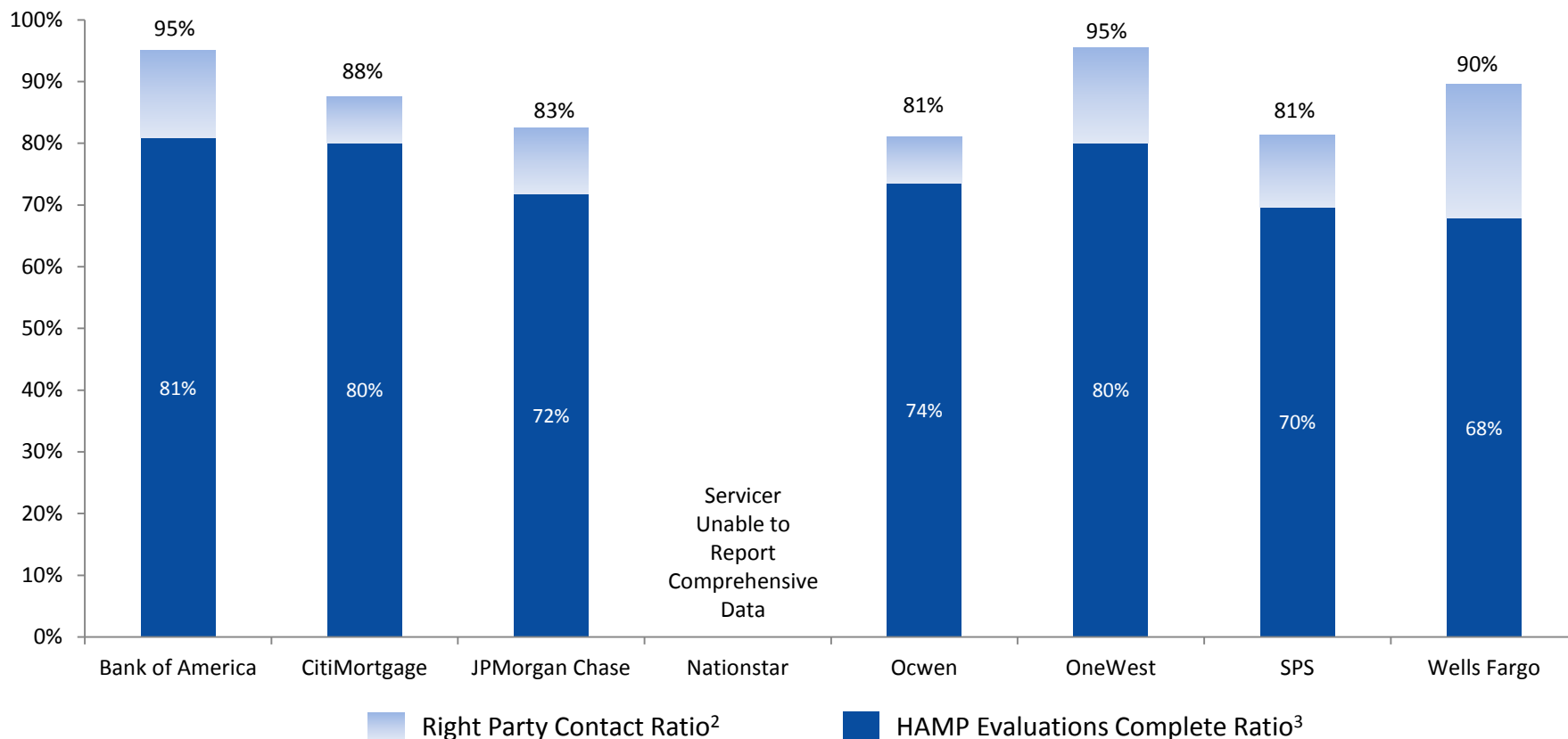
See Appendix A1 and A2 for additional information on servicer participants in Making Home Affordable programs.

Making Home Affordable: Servicer Results

Program Performance Report Through August 2013

Servicer Outreach to 60+ Day Delinquent Homeowners: Cumulative Servicer Results, August 2012 – July 2013

Per program guidance, servicers are directed to establish Right Party Contact (RPC) with homeowners of delinquent HAMP eligible loans¹ and then evaluate the homeowners' eligibility for HAMP. There is a range of performance results across top program servicers with respect to making RPC and completing the evaluations.



¹ Homeowners with HAMP eligible loans, which include conventional loans that were originated on or before Jan. 1, 2009; excludes loans with current unpaid principal balances greater than current conforming loan limits, 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.

² Right Party Contact (RPC) is achieved when a servicer has successfully communicated directly with the homeowner obligated under the mortgage about resolution of their delinquency in accordance with program guidelines. The RPC ratio reflects the share of homeowners with which the servicer has established RPC as a percent of HAMP eligible loans, excluding homeowners where RPC or HAMP evaluation is no longer needed.

³ HAMP evaluations complete ratio reflects the share of homeowners who have been evaluated for HAMP as a percent of HAMP eligible loans, excluding homeowners where RPC or HAMP evaluation is no longer needed. Evaluated homeowners include those offered a trial plan, those that are denied or did not accept a trial plan and homeowners that failed to submit a complete HAMP evaluation package by program-specified timelines.

Making Home Affordable: Servicer Results

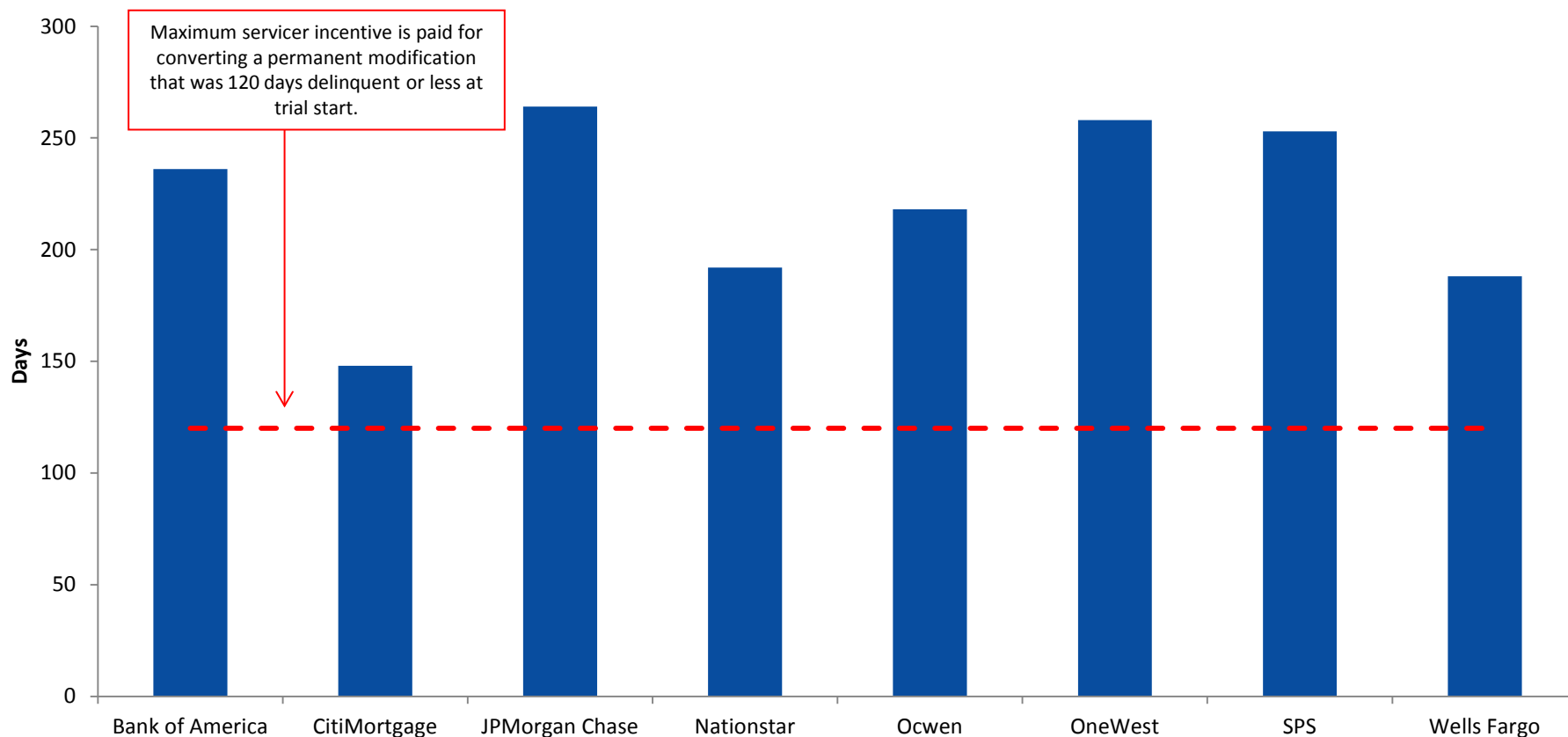
Program Performance Report Through August 2013

Average Homeowner Delinquency at Trial Start¹

Servicers are instructed to follow a series of steps in order to evaluate homeowners for HAMP, including:

- Identifying and soliciting the homeowners in the early stages of delinquency;
- Making reasonable efforts to establish right party contact with the homeowners;
- Gathering required documentation once contact is established in order to evaluate the homeowners for a HAMP trial; and,
- Communicating decisions to the homeowners.

Effective 10/1/11, a new servicer compensation structure exists to encourage servicers to work with struggling homeowners in the early stages of delinquency with the highest incentives paid for permanent modifications completed when the homeowner is 120 days delinquent or less at the trial start.



¹ 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.

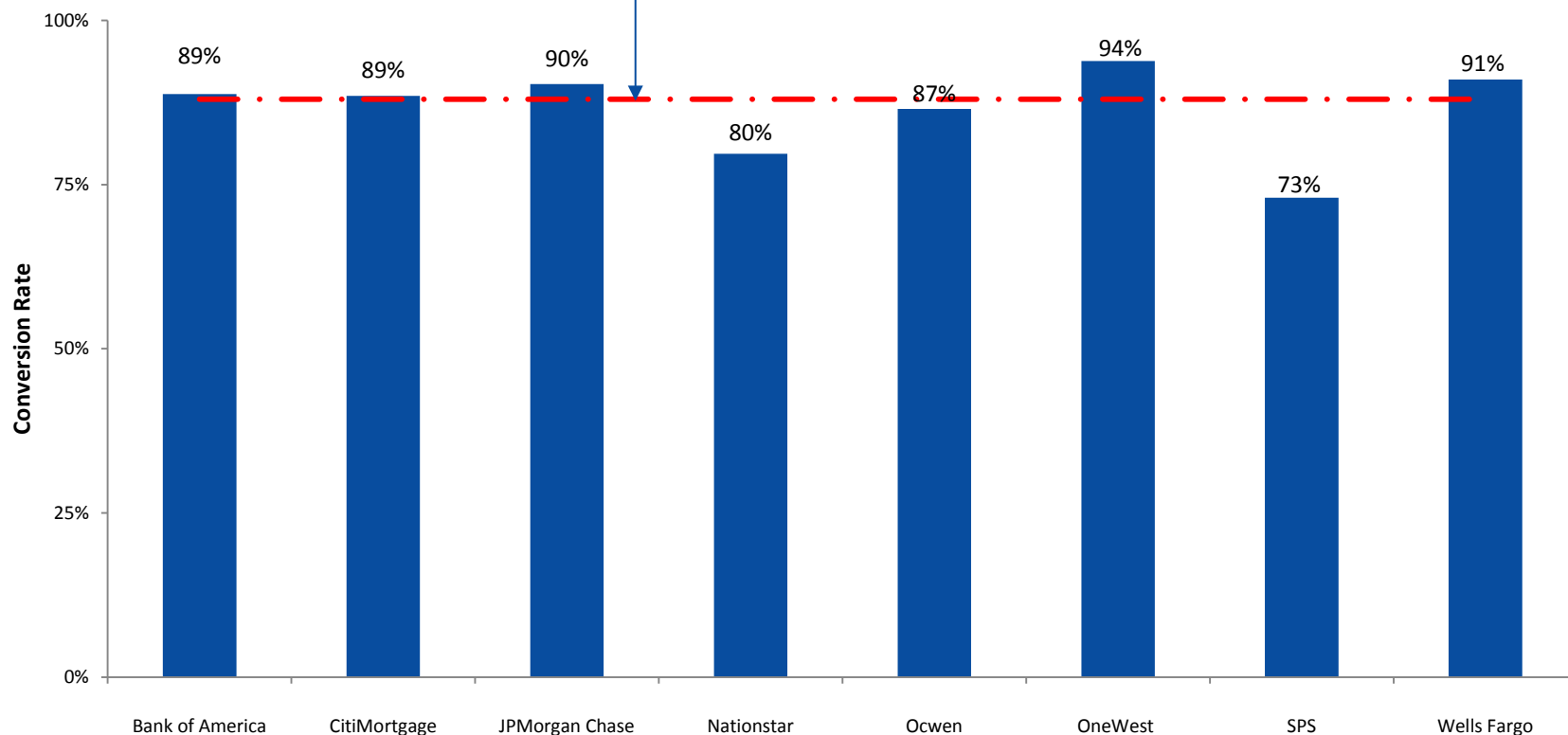
Making Home Affordable: Servicer Results

Program Performance Report Through August 2013

Conversion Rate¹

Per program guidelines, effective June 1, 2010, all trials must be started using verified income documentation. Of eligible trials started on or after June 1, 2010, 88% have converted to permanent modifications with an average trial length of 3.5 months. Prior to June 1, 2010, some servicers initiated trials using stated income information. Of trials started prior to June 1, 2010, 44% have converted to permanent modifications.

Average Of Eligible Trials Started On/After 6/1/10
88% Converted to Permanent Modification
3% Pending Processing or Decision



¹ Chart depicts conversion rates as measured against trials eligible to convert – those three months in trial, or four months if the borrower was at risk of imminent default at trial modification start. Permanent modifications transferred among servicers are credited to the originating servicer. Trial modifications transferred are reflected in the current servicer's population.

Making Home Affordable: Servicer Results

Program Performance Report Through August 2013

Select Measures of Homeowners' Experience with MHA

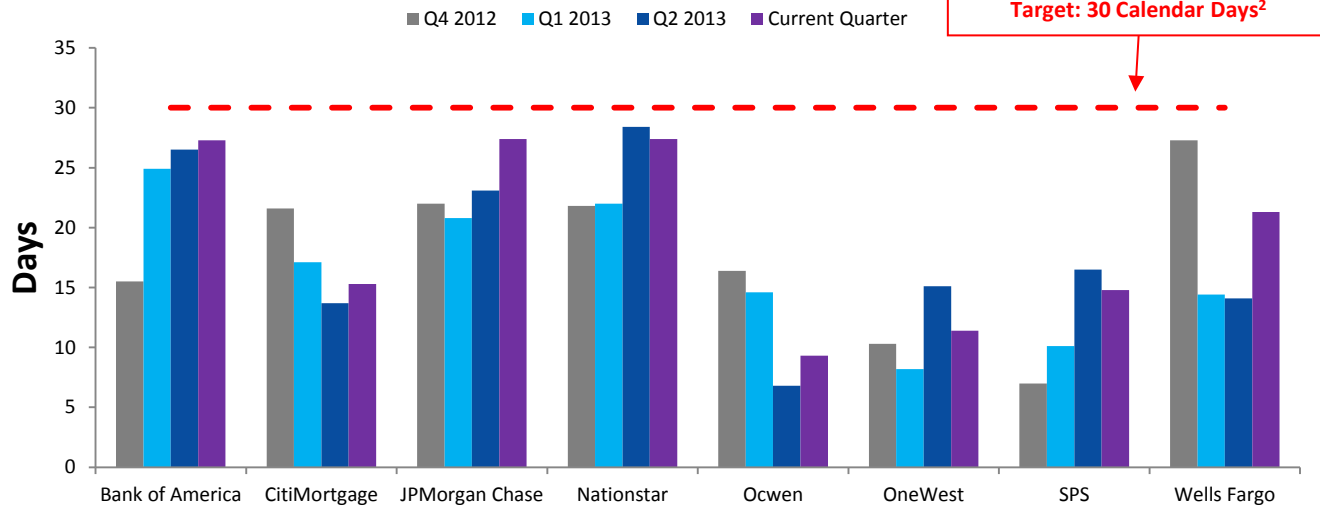
Homeowner's HOPE™ Hotline Volume ¹	Program to Date	August	Selected Homeowner Outreach Measures	Program to Date
Total Number of Calls Taken at 1-888-995-HOPE	3,986,666	47,469	Homeowner Outreach Events Hosted Nationally by Treasury and Partners (cumulative)	87
Borrowers Referred for Free Housing Counseling Assistance Through the Homeowner's HOPE™ Hotline	2,191,059	26,105	Homeowners Attending Treasury-Sponsored Events (cumulative)	74,614
			Servicer Solicitation of Borrowers (cumulative) ²	9,502,203
			Page views on MakingHomeAffordable.gov (August 2013)	1,242,867
			Page views on MakingHomeAffordable.gov (cumulative)	178,312,655

¹Source: Homeowner's HOPE™ Hotline. Numbers reflect calls that resulted in customer records.

²Source: Survey data provided by SPA servicers. Servicers are encouraged by HAMP to solicit information from borrowers 60+ days delinquent, regardless of eligibility for a HAMP modification.

Servicer Time to Resolve Non-GSE Escalations: Average Resolution Time by Quarter in Which Escalations were Resolved¹

Servicers are required to resolve borrower inquiries and disputes that are escalated by the MHA Support Centers. Escalated cases include allegations that the servicer did not properly assess the homeowner according to program guidelines, inappropriately denied the homeowner for applicable MHA program(s), or initiated or continued inappropriate foreclosure actions. Effective February 1, 2011, the servicers are directed to review and resolve non-GSE escalated cases within 30 calendar days from receipt of the case by the escalating party. Over the last four quarters, all of the largest servicers' non-GSE resolved cases have an average resolution time below the 30-day target.



		Bank of America	CitiMortgage	JPMorgan Chase	Nationstar	Ocwen	OneWest	SPS	Wells Fargo
Resolved Cases ³	GSE Cases	7,150	1,122	2,474	796	784	599	10	1,941
	Non-GSE Cases	9,240	847	3,802	721	4,391	894	462	4,182
	Total	16,390	1,969	6,276	1,517	5,175	1,493	472	6,123
Active Cases	Total	82	18	44	77	32	10	23	53

¹ Non-GSE escalations only; excludes cases escalated to the MHA Support Centers but not yet escalated to servicers. Average resolution time calculation excludes cases referred to servicers prior to February 1, 2011, 'Investor denial' cases referred to servicers between February 1, 2011 and November 1, 2011, cases involving bankruptcy, and cases that did not require servicer actions.

² Target of 30 calendar days includes an estimated 5 days of processing by MHA Support Centers.

³ Resolved cases include all escalations resolved on or after February 1, 2011 through August 31, 2013 and exclude those that did not require servicer actions.

Source: MHA Support Centers.

Making Home Affordable: Servicer Results

Program Performance Report Through August 2013

Disposition Path Homeowners in Disqualified HAMP Permanent Modifications Survey Data Through July 2013 (Largest Servicers)

- 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 prevented from commencing foreclosure proceedings until the borrower is evaluated for any other loss mitigation action, including other types of modifications or short sales.
- The majority of homeowners who fall out of HAMP receive an alternative to foreclosure, including but not limited to HAMP Tier 2, an unemployment forbearance, assistance through the Hardest Hit Fund, an alternative modification, or a short sale or deed-in-lieu of foreclosure.
- Less than a quarter of homeowners who have disqualified from HAMP have been referred to foreclosure.

Status of Homeowners Whose HAMP Permanent Modification Disqualified:

Servicer	Action Pending ¹	Action Not Allowed – Bankruptcy in Process	Borrower Became Current	Alternative Modification	Payment Plan ²	Loan Payoff	Short Sale/ Deed-in-Lieu	Foreclosure Starts	Foreclosure Completions	Total
Bank of America, N.A.	4,217	1,561	2,738	9,345	1,446	527	7,532	2,287	6,859	36,512
CitiMortgage, Inc.	1,237	1,832	1,234	2,629	628	135	2,053	1,524	2,025	13,297
JPMorgan Chase Bank, N.A.	4,091	1,580	3,813	13,297	1,288	317	7,170	4,496	4,237	40,289
Nationstar Mortgage LLC	9,955	1,865	4,006	839	1	153	2,242	2,863	69	21,993
Ocwen Loan Servicing, LLC	7,416	2,233	3,757	26,257	4,650	782	3,553	6,540	4,270	59,458
OneWest Bank	1,184	589	1,091	1,376	1,038	34	1,491	1,655	1,603	10,061
Select Portfolio Servicing, Inc.	4,095	1,000	878	4,800	1,200	49	1,815	2,477	1,807	18,121
Wells Fargo Bank, N.A.	2,589	3,270	1,274	16,445	1,158	866	3,837	1,826	6,651	37,916
TOTAL	34,784	13,930	18,791	74,988	11,409	2,863	29,693	23,668	27,521	237,647
(These Largest Servicers)	14.6%	5.9%	7.9%	31.6%	4.8%	1.2%	12.5%	10.0%	11.6%	100.0%

Note: Data is as reported by servicers for actions completed through July 31, 2013 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.

¹ Permanent modifications that have been disqualified, but no further action has yet been taken.

² An arrangement with the borrower and servicer that does not involve a formal loan modification.

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

Making Home Affordable: Servicer Results

Program Performance Report Through August 2013

Disposition Path Homeowners in Canceled HAMP Trial Modifications Survey Data Through July 2013 (Largest Servicers)

Status of Homeowners Whose HAMP Trial Modification Was Canceled:

Servicer	Action Pending ¹	Action Not Allowed – Bankruptcy in Process	Borrower Became Current	Alternative Modification	Payment Plan ²	Loan Payoff	Short Sale/ Deed-in-Lieu	Foreclosure Starts	Foreclosure Completions	Total
Bank of America, N.A.	4,296	2,356	7,850	31,009	706	9,193	22,840	5,901	40,611	124,762
CitiMortgage, Inc.	2,651	6,603	6,035	21,238	1,463	3,628	7,032	3,048	12,773	64,471
JPMorgan Chase Bank, N.A.	4,487	2,727	21,103	32,073	1,290	4,362	16,469	6,126	21,500	110,137
Nationstar Mortgage LLC	8,529	2,091	20,766	2,486	4	1,793	2,497	3,908	277	42,351
Ocwen Loan Servicing, LLC	2,711	1,975	3,423	35,417	2,901	2,440	3,809	6,186	8,794	67,656
OneWest Bank	709	611	551	6,166	580	261	2,370	2,720	6,359	20,327
Select Portfolio Servicing, Inc.	3,174	934	2,283	9,356	502	419	2,786	3,771	5,929	29,154
Wells Fargo Bank, N.A.	436	4,840	8,159	43,381	274	11,241	8,461	6,589	31,491	114,872
TOTAL	26,993	22,137	70,170	181,126	7,720	33,337	66,264	38,249	127,734	573,730
(These Largest Servicers)	4.7%	3.9%	12.2%	31.6%	1.3%	5.8%	11.5%	6.7%	22.3%	100%

Note: Data is as reported by servicers for actions completed through July 31, 2013 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.

¹ Trial loans that have been canceled, but no further action has yet been taken.

² An arrangement with the borrower and servicer that does not involve a formal loan modification.

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

See Appendix A1 and A2 for additional information on servicer participants in Making Home Affordable programs.

Making Home Affordable: Servicer Results

Program Performance Report Through August 2013

Disposition Path Homeowners Not Accepted for HAMP Trial Modifications Survey Data Through July 2013 (Largest Servicers)

Status of Homeowners Not Accepted for a HAMP Trial Modification:

Servicer	Action Pending ¹	Action Not Allowed – Bankruptcy in Process	Borrower Became Current	Alternative Modification	Payment Plan ²	Loan Payoff	Short Sale/ Deed-in-Lieu	Foreclosure Starts	Foreclosure Completions	Total
Bank of America, N.A.	12,250	8,255	57,500	76,739	3,090	38,007	49,008	16,576	76,600	338,025
CitiMortgage, Inc.	6,892	19,533	27,204	44,295	6,171	7,666	22,223	11,125	29,548	174,657
JPMorgan Chase Bank, N.A.	20,905	15,485	140,556	159,902	9,521	87,746	83,403	33,389	61,029	611,936
Nationstar Mortgage LLC	45,918	5,808	62,924	8,177	10	14,393	7,800	4,620	385	150,035
Ocwen Loan Servicing, LLC	15,382	8,479	51,379	186,827	16,026	26,226	29,175	27,553	40,964	402,011
OneWest Bank	4,371	3,474	34,893	32,096	5,413	10,112	10,981	9,995	20,088	131,423
Select Portfolio Servicing, Inc.	7,533	1,068	5,760	15,411	894	835	4,878	4,348	4,275	45,002
Wells Fargo Bank, N.A.	8,605	14,262	62,138	65,361	1,663	35,601	36,397	25,328	43,746	293,101
TOTAL (These Largest Servicers)	121,856	76,364	442,354	588,808	42,788	220,586	243,865	132,934	276,635	2,146,190
	5.7%	3.6%	20.6%	27.4%	2.0%	10.3%	11.4%	6.2%	12.9%	100.0%

Data is as reported by servicers for actions completed through July 31, 2013 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.

¹ Homeowners who were not approved for a HAMP trial modification, but no further action has yet been taken.

² An arrangement with the borrower and servicer that does not involve a formal loan modification.

Note: Excludes loans removed from servicing portfolios.

See Appendix A1 and A2 for additional information on servicer participants in Making Home Affordable programs.

Making Home Affordable

Program Performance Report Through August 2013

Appendix A1: Non-GSE Participants in HAMP

Servicers participating in the HAMP First Lien Modification Program may also offer additional support for homeowners, including Home Affordable Foreclosure Alternatives (HAFA), a forbearance for unemployed borrowers through the Unemployment Program (UP), and Principal Reduction Alternative (PRA).

Effective October 3, 2010, the ability to make new financial commitments under the Troubled Asset Relief Program (TARP) terminated, and consequently no new Servicer Participation Agreements may be executed. In addition, effective June 25, 2010, no new housing programs may be created under TARP.

Allstate Mortgage Loans & Investments, Inc.	Green Tree Servicing LLC	PennyMac Loan Services, LLC	Wells Fargo Bank, N.A. ⁵
AMS Servicing, LLC	Hartford Savings Bank	PNC Bank, National Association	Yadkin Valley Bank
Bank of America, N.A. ¹	Hillsdale County National Bank	PNC Mortgage ⁴	
Bank United	HomeEq Servicing	Purdue Employees Federal Credit Union	
Bayview Loan Servicing, LLC	Horicon Bank	QLending, Inc.	
Carrington Mortgage Services, LLC	IC Federal Credit Union	Quantum Servicing Corporation	
CCO Mortgage	Idaho Housing and Finance Association	Residential Credit Solutions	
Central Florida Educators Federal Credit Union	iServe Residential Lending LLC	RG Mortgage Corporation	
CitiMortgage, Inc.	iServe Servicing Inc.	RoundPoint Mortgage Servicing Corporation	
Citizens 1st National Bank	JPMorgan Chase Bank, N.A. ²	Schools Financial Credit Union	
Community Bank & Trust Company	Lake City Bank	Select Portfolio Servicing, Inc.	
CUC Mortgage Corporation	Liberty Bank and Trust Co.	Servis One Inc., dba BSI Financial Services, Inc.	
DuPage Credit Union	Los Alamos National Bank	Specialized Loan Servicing, LLC	
Fay Servicing, LLC	Magna Bank	Sterling Savings Bank	
Fidelity Homestead Savings Bank	Marix Servicing, LLC	Technology Credit Union	
First Bank	Midland Mortgage Company	The Golden 1 Credit Union	
First Financial Bank, N.A.	Midwest Community Bank	U.S. Bank National Association	
Franklin Credit Management Corporation	Mission Federal Credit Union	United Bank	
Franklin Savings	Mortgage Center, LLC	United Bank Mortgage Corporation	
Glass City Federal Credit Union	Nationstar Mortgage LLC	Vantium Capital, Inc.	
Great Lakes Credit Union	Navy Federal Credit Union	Vist Financial Corp.	
Greater Nevada Mortgage Services	Ocwen Loan Servicing, LLC ³	Wealthbridge Mortgage Corp.	
	OneWest Bank		
	ORNL Federal Credit Union		
	Pathfinder Bank		

¹ Bank of America, N.A. includes all loans previously reported under BAC Home Loans Servicing LP, Home Loan Services and Wilshire Credit Corporation.

² JPMorgan Chase Bank, N.A. includes all loans previously reported under EMC Mortgage Corporation.

³ Ocwen Loan Servicing, LLC includes loans previously reported under Litton Loan Servicing LP, Homeward Residential, Inc. and GMAC Mortgage, LLC.

⁴ Formerly National City Bank.

⁵ Wells Fargo Bank, N.A. includes all loans previously reported under Wachovia Mortgage, FSB.

Making Home Affordable

Program Performance Report Through August 2013

Appendix A2: Participants in Additional Making Home Affordable Programs

Second Lien Modification Program (2MP)

Bank of America, N.A.¹
Bayview Loan Servicing, LLC
CitiMortgage, Inc.
Green Tree Servicing LLC
iServe Residential Lending, LLC
iServe Servicing, Inc.
JPMorgan Chase Bank, N.A.²
Nationstar Mortgage LLC
OneWest Bank
PennyMac Loan Services, LLC
PNC Bank, National Association
PNC Mortgage³
Residential Credit Solutions
Servis One Inc., dba BSI Financial Services, Inc.
Wells Fargo Bank, N.A.⁴

FHA First Lien Program (Treasury FHA-HAMP)

Amarillo National Bank
American Financial Resources Inc.
Aurora Financial Group, Inc.
Banco Popular de Puerto Rico
Bank of America, N.A.¹
Capital International Financial, Inc.
CitiMortgage, Inc.
CU Mortgage Services, Inc.
First Federal Bank of Florida
First Mortgage Corporation
Franklin Savings
Gateway Mortgage Group, LLC
Green Tree Servicing, LLC

Guaranty Bank
iServe Residential Lending, LLC
iServe Servicing, Inc.
James B. Nutter & Company
JPMorgan Chase Bank, N.A.²
M&T Bank
Marix Servicing, LLC
Marsh Associates, Inc.
Midland Mortgage Company
Nationstar Mortgage LLC
Ocwen Loan Servicing, LLC⁵
PennyMac Loan Services, LLC
PNC Mortgage³
Residential Credit Solutions
Schmidt Mortgage Company
Select Portfolio Servicing, Inc.
Servis One Inc., dba BSI Financial Services, Inc.
Stockman Bank of Montana
Wells Fargo Bank, N.A.⁴
Weststar Mortgage, Inc.

FHA Second Lien Program (FHA 2LP)

Bank of America, N.A.¹
Bayview Loan Servicing, LLC
CitiMortgage, Inc.
Flagstar Capital Markets Corporation
Green Tree Servicing, LLC
JPMorgan Chase Bank, N.A.²
Nationstar Mortgage LLC
PNC Bank, National Association
PNC Mortgage³

Residential Credit Solutions
Select Portfolio Servicing, Inc.
Wells Fargo Bank, N.A.⁴

Rural Housing Service Modification Program (RD-HAMP)

Banco Popular de Puerto Rico
Bank of America, N.A.¹
Horicon Bank
JPMorgan Chase Bank, N.A.²
Magna Bank
Marix Servicing, LLC
Midland Mortgage Company
Nationstar Mortgage LLC
Wells Fargo Bank, N.A.⁴

¹ Bank of America, N.A. includes all loans previously reported under BAC Home Loans Servicing LP, Home Loan Services and Wilshire Credit Corporation.

² JPMorgan Chase Bank, N.A. includes all loans previously reported under EMC Mortgage Corporation.

³ Formerly National City Bank.

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

⁵ Ocwen Loan Servicing, LLC includes loans previously reported under Litton Loan Servicing LP and GMAC Mortgage, LLC.