

# HOMEOWNERSHIP LOAN PORTFOLIO DELINQUENCY, REO AND SHORT SALE REPORT

June 30, 2019

Beginning January 2019, we will no longer produce the graphs for loan portfolio, delinquency ratios, REO inventory, uninsured loss from sales, or the default rate for modified loans.

## Reconciled Loan Delinquency Summary All Active Loans By Insurance Type

	Loan Count	Balance	% of Balance	DELINQUENCY RATIOS - % of Loan Count						Totals	
				Loan Count	30-Day	Loan Count	60-Day	Loan Count	90(+)-Day	Count	%
<b>Federal Guaranty</b>											
FHA	4,448	\$ 350,386,763	34.45%	201	4.52%	50	1.12%	76	1.71%	327	7.35%
VA	76	5,045,842	0.50%	1	1.32%	2	2.63%	2	2.63%	5	6.58%
RHS	60	8,676,083	0.85%	2	3.33%	0	0.00%	2	3.33%	4	6.67%
<b>Total Government:</b>	<b>4,584</b>	<b>364,108,688</b>	<b>35.80%</b>	<b>204</b>	<b>4.45%</b>	<b>52</b>	<b>1.13%</b>	<b>80</b>	<b>1.75%</b>	<b>336</b>	<b>7.33%</b>
<b>Conventional loans</b>											
<b>with MI</b>											
MI with Reinsurance	-	-	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
No Reinsurance	685	153,627,999	15.11%	32	4.67%	4	0.58%	25	3.65%	61	8.91%
<b>without MI</b>											
Originated with no MI	2,212	304,559,638	29.95%	47	2.12%	19	0.86%	29	1.31%	95	4.29%
MI Cancelled*	1,264	194,722,007	19.15%	31	2.45%	5	0.40%	11	0.87%	47	3.72%
<b>Total Conventional:</b>	<b>4,161</b>	<b>652,909,645</b>	<b>64.20%</b>	<b>110</b>	<b>2.64%</b>	<b>28</b>	<b>0.67%</b>	<b>65</b>	<b>1.56%</b>	<b>203</b>	<b>4.88%</b>
<b>Total CalHFA</b>	<b>8,745</b>	<b>\$ 1,017,018,333</b>	<b>100.00%</b>	<b>314</b>	<b>3.59%</b>	<b>80</b>	<b>0.91%</b>	<b>145</b>	<b>1.66%</b>	<b>539</b>	<b>6.16%</b>

\*Cancelled per Federal Homeowner Protection Act of 1998, which grants the option to cancel the MI with 20% equity.

Note: In accordance with CalHFA's policy, no trustee sale is permitted between December 15 and January 5 of any year without CalHFA's prior written approval.

## Reconciled Loan Delinquency Summary All Active Loans By Loan Type

	Loan Count	Balance	% of Balance	DELINQUENCY RATIOS - % of Loan Count						Totals	
				Loan Count	30-Day	Loan Count	60-Day	Loan Count	90(+)-Day	Count	%
<b>30-yr level amort</b>											
FHA	4,448	\$ 350,386,763	34.45%	201	4.52%	50	1.12%	76	1.71%	327	7.35%
VA	76	5,045,842	0.50%	1	1.32%	2	2.63%	2	2.63%	5	6.58%
RHS	60	8,676,083	0.85%	2	3.33%	0	0.00%	2	3.33%	4	6.67%
Conventional - with MI	199	37,866,407	3.72%	9	4.52%	3	1.51%	7	3.52%	19	9.55%
Conventional - w/o MI	3,038	411,705,053	40.48%	70	2.30%	21	0.69%	29	0.95%	120	3.95%
<b>40-yr level amort</b>											
Conventional - with MI	88	21,415,639	2.11%	3	3.41%	0	0.00%	3	3.41%	6	6.82%
Conventional - w/o MI	126	22,364,176	2.20%	2	1.59%	2	1.59%	1	0.79%	5	3.97%
<b>*5-yr IOP, 30-yr amort</b>											
Conventional - with MI	398	94,345,954	9.28%	20	5.03%	1	0.25%	15	3.77%	36	9.05%
Conventional - w/o MI	312	65,212,417	6.41%	6	1.92%	1	0.32%	10	3.21%	17	5.45%
<b>Total CalHFA</b>	<b>8,745</b>	<b>\$ 1,017,018,333</b>	<b>100.00%</b>	<b>314</b>	<b>3.59%</b>	<b>80</b>	<b>0.91%</b>	<b>145</b>	<b>1.66%</b>	<b>539</b>	<b>6.16%</b>
<i>Weighted average of conventional loans:</i>				110	2.64%	28	0.67%	65	1.56%	203	4.88%

\*All IOP loans were converted to fixed (amortizing) loans.

June 30, 2019

**Reconciled Loan Delinquency Summary  
All Active Loans By Servicer**

	Loan Count	Balance	% of Balance	DELINQUENCY RATIOS - % of Loan Count						Totals	
				Loan Count	30-Day	Loan Count	60-Day	Loan Count	90(+)-Day	Count	%
<b>DOVENMUEHLE MORTGAGE</b>											
Federal Guaranty	1,670	\$ 163,715,435.16	16.10%	72	4.31%	19	1.14%	32	1.92%	123	7.37%
Conventional	2,913	488,570,240.33	48.04%	76	2.61%	20	0.69%	47	1.61%	143	4.91%
	<u>4,583</u>	<u>\$ 652,285,675.49</u>	<u>64.14%</u>	<u>148</u>	<u>3.23%</u>	<u>39</u>	<u>0.85%</u>	<u>79</u>	<u>1.72%</u>	<u>266</u>	<u>5.80%</u>
<b>GUILD MORTGAGE</b>											
Federal Guaranty	1,342	\$ 109,194,556.31	10.74%	59	4.40%	14	1.04%	22	1.64%	95	7.08%
Conventional	814	118,594,058.21	11.66%	24	2.95%	3	0.37%	9	1.11%	36	4.42%
	<u>2,156</u>	<u>\$ 227,788,614.52</u>	<u>22.40%</u>	<u>83</u>	<u>3.85%</u>	<u>17</u>	<u>0.79%</u>	<u>31</u>	<u>1.44%</u>	<u>131</u>	<u>6.08%</u>
<b>WELLS FARGO HOME MORTGAGE</b>											
Federal Guaranty	817	\$ 47,352,709.41	4.66%	37	4.53%	8	0.98%	13	1.59%	58	7.10%
Conventional	271	31,099,232.02	3.06%	6	2.21%	3	1.11%	6	2.21%	15	5.54%
	<u>1,088</u>	<u>\$ 78,451,941.43</u>	<u>7.71%</u>	<u>43</u>	<u>3.95%</u>	<u>11</u>	<u>1.01%</u>	<u>19</u>	<u>1.75%</u>	<u>73</u>	<u>6.71%</u>
<b>NATIONSTAR MORTGAGE</b>											
Federal Guaranty	755	\$ 43,845,986.94	4.31%	36	4.77%	11	1.46%	13	1.72%	60	7.95%
Conventional	163	14,646,114.22	1.44%	4	2.45%	2	1.23%	3	1.84%	9	5.52%
	<u>918</u>	<u>\$ 58,492,101.16</u>	<u>5.75%</u>	<u>40</u>	<u>4.36%</u>	<u>13</u>	<u>1.42%</u>	<u>16</u>	<u>1.74%</u>	<u>69</u>	<u>7.52%</u>
<b>Total CalHFA</b>	<u>8,745</u>	<u>\$ 1,017,018,332.60</u>	<u>100.00%</u>	<u>314</u>	<u>3.59%</u>	<u>80</u>	<u>0.91%</u>	<u>145</u>	<u>1.66%</u>	<u>539</u>	<u>6.16%</u>

**Reconciled Loan Delinquency Summary  
All Active Loans By County**

	Loan Count	Balance	% of Balance	DELINQUENCY RATIOS - % of Loan Count						Total	
				Loan Count	30-Day	Loan Count	60-Day	Loan Count	90-Day+	Count	%
1 LOS ANGELES	1,375	\$ 203,309,504	19.99%	40	2.91%	10	0.73%	16	1.16%	66	4.80%
2 KERN	690	49,297,341	4.85%	34	4.93%	13	1.88%	16	2.32%	63	9.13%
3 FRESNO	623	39,784,292	3.91%	17	2.73%	9	1.44%	6	0.96%	32	5.14%
4 TULARE	599	36,075,224	3.55%	33	5.51%	5	0.83%	12	2.00%	50	8.35%
5 SAN DIEGO	564	86,443,921	8.50%	10	1.77%	4	0.71%	14	2.48%	28	4.96%
6 SANTA CLARA	454	77,879,918	7.66%	6	1.32%	2	0.44%	4	0.88%	12	2.64%
7 SAN BERNARDINO	391	46,524,688	4.57%	16	4.09%	4	1.02%	6	1.53%	26	6.65%
8 RIVERSIDE	390	42,171,508	4.15%	28	7.18%	7	1.79%	10	2.56%	45	11.54%
9 SACRAMENTO	334	42,748,971	4.20%	13	3.89%	4	1.20%	6	1.80%	23	6.89%
10 ALAMEDA	324	54,075,746	5.32%	3	0.93%	1	0.31%	6	1.85%	10	3.09%
11 IMPERIAL	322	22,299,053	2.19%	25	7.76%	4	1.24%	2	0.62%	31	9.63%
12 ORANGE	286	41,261,116	4.06%	7	2.45%	0	0.00%	5	1.75%	12	4.20%
13 CONTRA COSTA	253	41,564,884	4.09%	8	3.16%	4	1.58%	3	1.19%	15	5.93%
14 BUTTE	220	17,680,497	1.74%	6	2.73%	1	0.45%	5	2.27%	12	5.45%
15 SONOMA	191	28,934,135	2.84%	8	4.19%	2	1.05%	2	1.05%	12	6.28%
16 OTHER COUNTIES	1,729	186,967,535	18.38%	60	3.47%	10	0.58%	32	1.85%	102	5.90%
<b>Total CalHFA</b>	<u>8,745</u>	<u>\$ 1,017,018,333</u>	<u>100.00%</u>	<u>314</u>	<u>3.59%</u>	<u>80</u>	<u>0.91%</u>	<u>145</u>	<u>1.66%</u>	<u>539</u>	<u>6.16%</u>

### Real Estate Owned

Calendar Year 2019 (As of June 30, 2019)												
Loan Type	Beginning Balance # of Loans	Prior Calendar Adj.	*Trustee Sales			Disposition of REO(s)					Ending Balance # of Loans	UPB of REO's Owned
			Reverted to CalHFA Jan - Apr	Reverted to CalHFA June	Total Trustee Sales	Repurchased by Lender Jan - Apr	Market Sale(s) Jan - Apr	Repurchased by Lender June	Market Sale(s) June	Total Disposition of REO(s)		
FHA/RHS/VA	2	0	3	0	3	2		0		2	3	\$ 492,326
Conventional	6	0	2	0	2		5		0	5	3	748,902
<b>Total</b>	<b>8</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>5</b>	<b>2</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>6</b>	<b>\$ 1,241,227</b>

\*3rd party trustee sales are not shown in this table (title to these loans were never transferred to CalHFA). There were eight (8) 3rd party sales in calendar year 2008, eighteen (18) 3rd party sales in calendar year 2009, thirty nine (39) 3rd party sales in calendar year 2010, twenty two (22) 3rd party sales in calendar year 2011, forty one (41) 3rd party sales in calendar year 2012, fifty nine (59) 3rd party sales in calendar year 2013, forty three (43) 3rd party sales in calendar 2014, twenty-four (24) 3rd party sales in calendar 2015, seventeen (17) 3rd party sales in calendar 2016, twenty-four (24) 3rd party sales in calendar 2017, and fourteen (14) 3rd party sale in calendar 2018. There has been thirteen (13) 3rd party sale in calendar 2019.

### 2019 Year to Date Composition of 1st Trust Deed Loss (As of June 30, 2019)

Loan Type	Disposition				Principal Write-Offs	Accumulated REO & Short Sale Loss
	Repurchased by Lender	Market Sales	Short Sales	Loan Balance at Sales		
FHA/RHS/VA	2		0	\$ 216,367		
Conventional		5	0	1,119,194	\$ (92,520)	\$ 247,695,147
	2	5	0	\$ 1,335,560	\$ (92,520)	\$ 247,695,147