

HOMEOWNERSHIP LOAN PORTFOLIO DELINQUENCY, REO AND SHORT SALE REPORT

March 31, 2020

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	%
Federal Guaranty											
FHA	4154	\$312,888,386.56	34.94%	177	4.26%	45	1.08%	73	1.76%	295	7.10%
VA	70	\$4,414,386.54	0.49%	4	5.71%			1	1.43%	5	7.14%
RHS	58	\$8,019,592.58	0.90%	2	3.45%	1	1.72%	1	1.72%	4	6.90%
Conventional Loans											
with MI											
MI with Reinsurance	0	\$0.00	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
No Reinsurance	549	\$122,811,434.67	13.71%	38	6.92%	13	2.37%	25	4.55%	76	13.84%
without MI											
Originated with no MI	2071	\$272,365,972.39	30.41%	50	2.41%	23	1.11%	22	1.06%	95	4.59%
MI Cancelled*	1184	\$175,000,387.80	19.54%	33	2.79%	6	0.51%	7	0.59%	46	3.89%
Total CalHFA	8086	\$895,500,160.54	100.00%	304	3.76%	88	1.09%	129	1.60%	521	6.44%
<i>Weighted Average of Conventional Loans:</i>				121	3.18%	42	1.10%	54	1.42%	217	5.70%

*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	%
30-yr level amort											
FHA	4154	\$312,888,386.56	34.94%	177	4.26%	45	1.08%	73	1.76%	295	7.10%
VA	70	\$4,414,386.54	0.49%	4	5.71%			1	1.43%	5	7.14%
RHS	58	\$8,019,592.58	0.90%	2	3.45%	1	1.72%	1	1.72%	4	6.90%
With MI	134	\$26,792,917.38	2.99%	7	5.22%	4	2.99%	7	5.22%	18	13.43%
Without MI	2858	\$369,773,271.37	41.29%	71	2.48%	22	0.77%	26	0.91%	119	4.16%
40-yr level amort											
With MI	76	\$18,269,589.65	2.04%	6	7.89%	3	3.95%	3	3.95%	12	15.79%
Without MI	118	\$20,164,960.12	2.25%	2	1.69%	4	3.39%	1	0.85%	7	5.93%
*5-yr IOP, 30-yr amort											
With MI	339	\$77,748,927.64	8.68%	25	7.37%	6	1.77%	15	4.42%	46	13.57%
Without MI	279	\$57,428,128.70	6.41%	10	3.58%	3	1.08%	2	0.72%	15	5.38%
Total CalHFA	8086	\$895,500,160.54	100.00%	304	3.76%	88	1.09%	129	1.60%	521	6.44%
<i>Weighted Average of Conventional Loans:</i>				121	0.031809	42	0.011041	54	0.014196	217	0.057045

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

March 31, 2020

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

	Loan Count	Balance	% of Balance	DELINQUENCY RATIOS - % of Loan Count							
				Loan Count	30-Day	Loan Count	60-Day	Loan Count	90(+) Day	Total Count	%
CALHFA - LOAN SERVICING											
Conventional Loans	2647	\$425,442,737.35	47.51%	82	3.10%	29	1.10%	39	1.47%	150	5.67%
Federal Guaranty	1540	\$144,943,803.67	16.19%	68	4.42%	17	1.10%	30	1.95%	115	7.47%
	<u>4187</u>	<u>\$570,386,541.02</u>	<u>63.69%</u>	<u>150</u>	<u>3.58%</u>	<u>46</u>	<u>1.10%</u>	<u>69</u>	<u>1.65%</u>	<u>265</u>	<u>6.33%</u>
GUILD MORTGAGE											
Conventional Loans	747	\$103,793,620.65	11.59%	28	3.75%	10	1.34%	9	1.20%	47	6.29%
Federal Guaranty	1267	\$98,475,453.73	11.00%	47	3.71%	14	1.10%	22	1.74%	83	6.55%
	<u>2014</u>	<u>\$202,269,074.38</u>	<u>22.59%</u>	<u>75</u>	<u>3.72%</u>	<u>24</u>	<u>1.19%</u>	<u>31</u>	<u>1.54%</u>	<u>130</u>	<u>6.45%</u>
WELLS FARGO HOME MORTGAGE											
Conventional Loans	254	\$27,771,923.32	3.10%	7	2.76%	2	0.79%	5	1.97%	14	5.51%
Federal Guaranty	773	\$42,376,876.54	4.73%	38	4.92%	6	0.78%	16	2.07%	60	7.76%
	<u>1027</u>	<u>\$70,148,799.86</u>	<u>7.83%</u>	<u>45</u>	<u>4.38%</u>	<u>8</u>	<u>0.78%</u>	<u>21</u>	<u>2.04%</u>	<u>74</u>	<u>7.21%</u>
NATIONSTAR MORTGAGE											
Conventional Loans	156	\$13,169,513.54	1.47%	4	2.56%	1	0.64%	1	0.64%	6	3.85%
Federal Guaranty	702	\$ 39,526,231.74	4.41%	30	4.27%	9	1.28%	7	1.00%	46	6.55%
	<u>858</u>	<u>\$ 52,695,745.28</u>	<u>5.88%</u>	<u>34</u>	<u>3.96%</u>	<u>10</u>	<u>1.17%</u>	<u>8</u>	<u>0.93%</u>	<u>52</u>	<u>6.06%</u>
Total CalHFA	<u>8086</u>	<u>\$ 895,500,160.54</u>	<u>1</u>	<u>304</u>	<u>3.76%</u>	<u>88</u>	<u>1.09%</u>	<u>129</u>	<u>1.60%</u>	<u>521</u>	<u>6.44%</u>

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

	Loan Count	Balance	% of Balance	DELINQUENCY RATIOS - % of Loan Count							
				Loan Count	30-Day	Loan Count	60-Day	Loan Count	90(+) Day	Total Count	%
LOS ANGELES	1262	\$176,805,036.91	19.74%	52	4.12%	9	0.71%	16	1.27%	77	6.10%
KERN	643	\$44,757,745.88	5.00%	23	3.58%	12	1.87%	12	1.87%	47	7.31%
FRESNO	583	\$35,863,500.31	4.00%	19	3.26%	5	0.86%	6	1.03%	30	5.15%
TULARE	556	\$33,114,516.08	3.70%	21	3.78%	5	0.90%	9	1.62%	35	6.29%
SAN DIEGO	494	\$72,172,631.18	8.06%	16	3.24%	6	1.21%	9	1.82%	31	6.28%
SANTA CLARA	429	\$70,398,901.59	7.86%	11	2.56%	3	0.70%	6	1.40%	20	4.66%
RIVERSIDE	366	\$38,258,576.22	4.27%	23	6.28%	12	3.28%	14	3.83%	49	13.39%
SAN BERNARDINO	352	\$39,891,390.41	4.45%	18	5.11%	3	0.85%	7	1.99%	28	7.95%
IMPERIAL	305	\$19,935,387.01	2.23%	22	7.21%	6	1.97%	0	0.00%	28	9.18%
ALAMEDA	292	\$46,907,831.80	5.24%	3	1.03%	1	0.34%	6	2.05%	10	3.42%
SACRAMENTO	292	\$36,275,213.81	4.05%	13	4.45%	2	0.68%	6	2.05%	21	7.19%
ORANGE	264	\$36,764,664.96	4.11%	2	0.76%	2	0.76%	3	1.14%	7	2.65%
CONTRA COSTA	225	\$35,606,616.24	3.98%	8	3.56%	5	2.22%	2	0.89%	15	6.67%
BUTTE	209	\$16,068,391.48	1.79%	5	2.39%	2	0.96%	4	1.91%	11	5.26%
MONTEREY	183	\$20,020,286.08	2.24%	4	2.19%	1	0.55%	2	1.09%	7	3.83%
OTHER COUNTIES	1631	\$172,659,470.58	19.28%	64	3.92%	14	0.86%	27	1.66%	105	6.44%
Total CalHFA	<u>8086</u>	<u>\$895,500,160.54</u>	<u>100.00%</u>	<u>304</u>	<u>3.76%</u>	<u>88</u>	<u>1.09%</u>	<u>129</u>	<u>1.60%</u>	<u>521</u>	<u>6.44%</u>

Real Estate Owned

Calendar Year 2020 (As of March 31, 2020)												
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 - Feb	Reverted to CalHFA March	Total Trustee Sales	Repurchased by Lender Jan - Feb	Market Sale(s) Jan - Feb	Repurchased by Lender March	Market Sale(s) March	Total Disposition of REO(s)		
FHA/RHS/VA	7	0	1	0	1	0		4		4	4	\$ 515,294
Conventional	2	0	2	1	3		1		0	1	4	740,989
Total	9	0	3	1	4	0	1	4	0	5	8	\$ 1,256,283

*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, fourteen (14) 3rd party sales in calendar 2018, and eighteen (18) 3rd party sales in calendar 2019. There have been four (4) 3rd party sales for calendar 2020.

2020 Year to Date Composition of 1st Trust Deed Loss (As of March 31, 2020)

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	4		0	\$ 555,863		\$ -
Conventional		1	0	154,746	\$ (79,218)	\$ 247,684,288
	4	1	0	\$ 710,609	\$ (79,218)	\$ 247,684,288