

# HOMEOWNERSHIP LOAN PORTFOLIO DELINQUENCY, REO & SHORT SALE, UNINSURED LOSS, AND LOAN MODIFICATION REPORT

October 31, 2018

## 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	4,701	\$ 378,675,991	34.02%	214	4.55%	68	1.45%	81	1.72%	363	7.72%
VA	80	5,513,647	0.50%	2	2.50%	1	1.25%	2	2.50%	5	6.25%
RHS	62	9,232,967	0.83%	0	0.00%	1	1.61%	1	1.61%	2	3.23%
<b>Total Government:</b>	<b>4,843</b>	<b>393,422,605</b>	<b>35.34%</b>	<b>216</b>	<b>4.46%</b>	<b>70</b>	<b>1.45%</b>	<b>84</b>	<b>1.73%</b>	<b>370</b>	<b>7.64%</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	823	184,432,322	16.57%	38	4.62%	17	2.07%	24	2.92%	79	9.60%
<b>without MI</b>											
Originated with no MI	2,341	330,374,662	29.68%	63	2.69%	18	0.77%	33	1.41%	114	4.87%
MI Cancelled*	1,300	204,893,303	18.41%	38	2.92%	7	0.54%	8	0.62%	53	4.08%
<b>Total Conventional:</b>	<b>4,464</b>	<b>719,700,287</b>	<b>64.66%</b>	<b>139</b>	<b>3.11%</b>	<b>42</b>	<b>0.94%</b>	<b>65</b>	<b>1.46%</b>	<b>246</b>	<b>5.51%</b>
<b>Total CalHFA</b>	<b>9,307</b>	<b>\$ 1,113,122,891</b>	<b>100.00%</b>	<b>355</b>	<b>3.81%</b>	<b>112</b>	<b>1.20%</b>	<b>149</b>	<b>1.60%</b>	<b>616</b>	<b>6.62%</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.

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				Loan Count	30-Day	Loan Count	60-Day	Loan Count	90(+)-Day	Count	%
<b>30-yr level amort</b>											
FHA	4,701	\$ 378,675,991	34.02%	214	4.55%	68	1.45%	81	1.72%	363	7.72%
VA	80	5,513,647	0.50%	2	2.50%	1	1.25%	2	2.50%	5	6.25%
RHS	62	9,232,967	0.83%	0	0.00%	1	1.61%	1	1.61%	2	3.23%
Conventional - with MI	253	47,988,269	4.31%	17	6.72%	5	1.98%	6	2.37%	28	11.07%
Conventional - w/o MI	3,194	445,085,701	39.99%	88	2.76%	22	0.69%	34	1.06%	144	4.51%
<b>40-yr level amort</b>											
Conventional - with MI	101	24,919,973	2.24%	2	1.98%	4	3.96%	1	0.99%	7	6.93%
Conventional - w/o MI	126	22,045,475	1.98%	6	4.76%	0	0.00%	1	0.79%	7	5.56%
<b>*5-yr IOP, 30-yr amort</b>											
Conventional - with MI	469	111,524,080	10.02%	19	4.05%	8	1.71%	17	3.62%	44	9.38%
Conventional - w/o MI	321	68,136,789	6.12%	7	2.18%	3	0.93%	6	1.87%	16	4.98%
<b>Total CalHFA</b>	<b>9,307</b>	<b>\$ 1,113,122,891</b>	<b>100.00%</b>	<b>355</b>	<b>3.81%</b>	<b>112</b>	<b>1.20%</b>	<b>149</b>	<b>1.60%</b>	<b>616</b>	<b>6.62%</b>
<i>Weighted average of conventional loans:</i>				139	3.11%	42	0.94%	65	1.46%	246	5.51%

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

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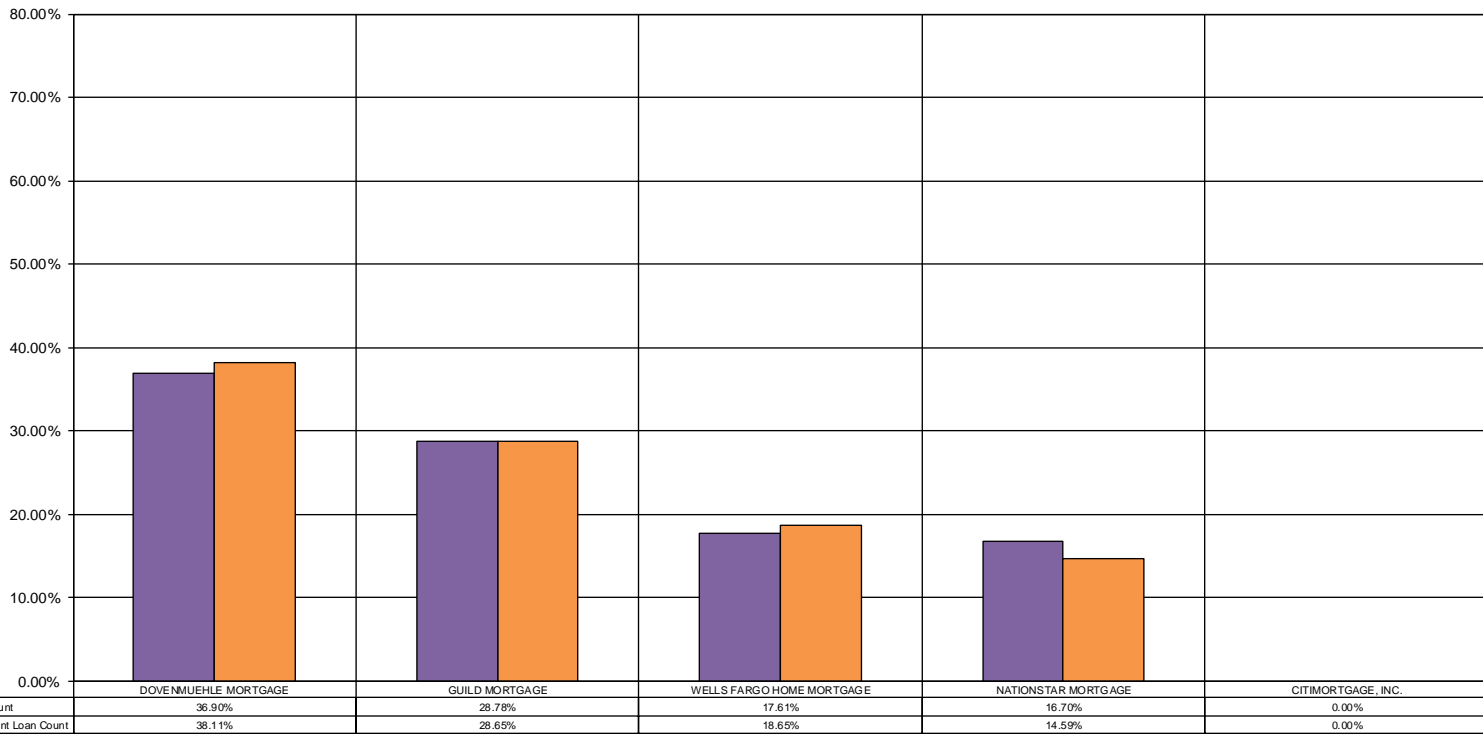
**Reconciled Loan Delinquency Summary  
All Active Loans By Servicer**

	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	1,787	\$ 176,604,064.34	15.87%	81	4.53%	24	1.34%	36	2.01%	141	7.89%
Conventional	3,125	538,446,790.45	48.37%	87	2.78%	32	1.02%	48	1.54%	167	5.34%
	4,912	\$ 715,050,854.79	64.24%	168	3.42%	56	1.14%	84	1.71%	308	6.27%
<b>GUILD MORTGAGE</b>											
Federal Guaranty	1,394	\$ 117,458,069.15	10.55%	63	4.52%	16	1.15%	27	1.94%	106	7.60%
Conventional	876	131,124,771.57	11.78%	35	4.00%	7	0.80%	12	1.37%	54	6.16%
	2,270	\$ 248,582,840.72	22.33%	98	4.32%	23	1.01%	39	1.72%	160	7.05%
<b>WELLS FARGO HOME MORTGAGE</b>											
Federal Guaranty	853	\$ 51,222,790.09	4.60%	38	4.45%	18	2.11%	13	1.52%	69	8.09%
Conventional	290	34,098,042.81	3.06%	9	3.10%	2	0.69%	2	0.69%	13	4.48%
	1,143	\$ 85,320,832.90	7.66%	47	4.11%	20	1.75%	15	1.31%	82	7.17%
<b>NATIONSTAR MORTGAGE</b>											
Federal Guaranty	809	\$ 48,137,681.01	4.32%	34	4.20%	12	1.48%	8	0.99%	54	6.67%
Conventional	172	15,928,710.32	1.43%	8	4.65%	1	0.58%	2	1.16%	11	6.40%
	981	\$ 64,066,391.33	5.76%	42	4.28%	13	1.33%	10	1.02%	65	6.63%
<b>CITIMORTGAGE, INC.</b>											
Federal Guaranty	-	\$ -	0.00%	-	-	-	-	-	-	-	-
Conventional	1	101,971.57	0.01%	-	0.00%	-	0.00%	1	100.00%	1	100.00%
	1	\$ 101,971.57	0.01%	-	0.00%	-	0.00%	1	100.00%	1	100.00%
<b>Total CalHFA</b>	9,307	\$ 1,113,122,891.31	100.00%	355	3.81%	112	1.20%	149	1.60%	616	6.62%

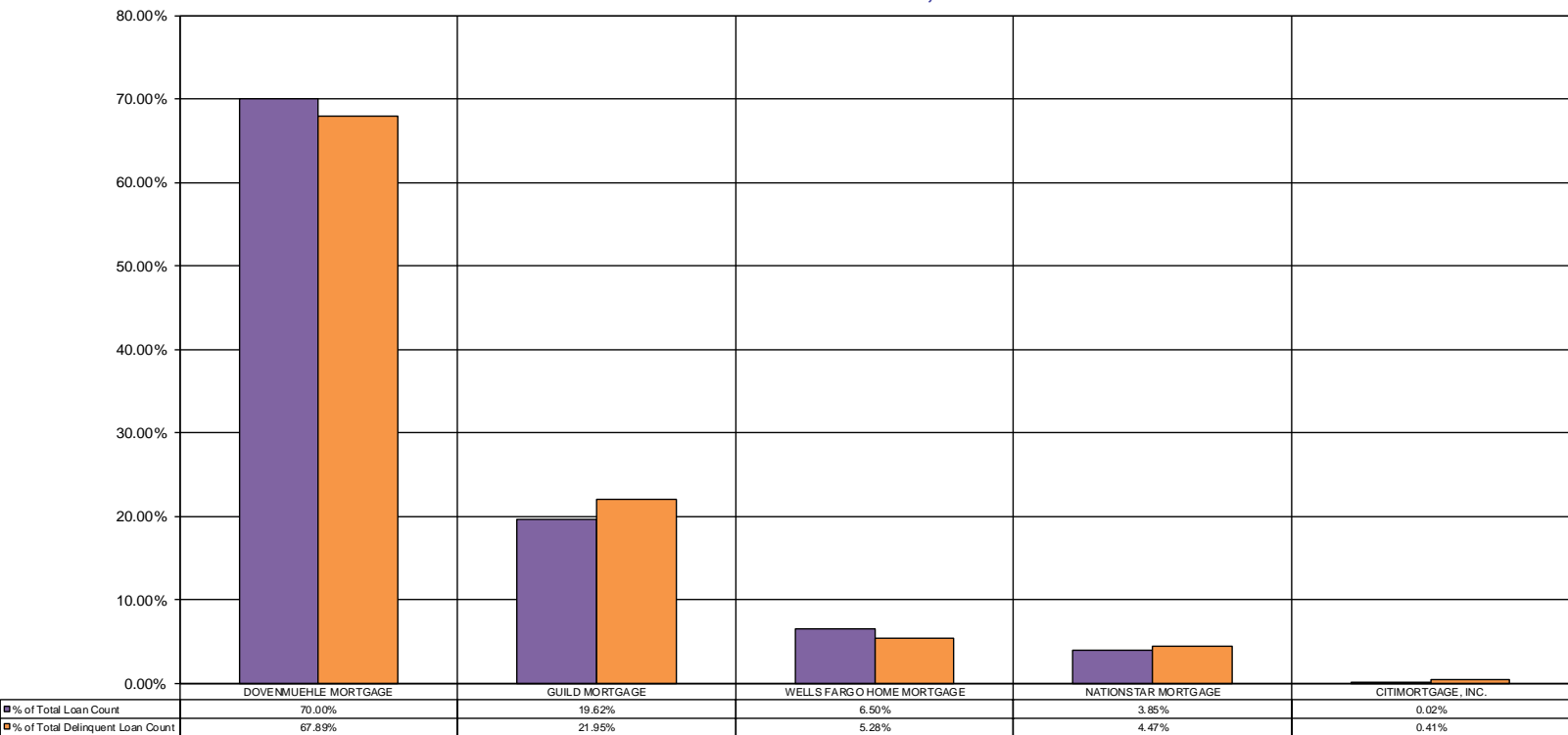
**Reconciled Loan Delinquency Summary  
All Active Loans By County**

	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	1,455	\$ 221,374,570	19.89%	47	3.23%	8	0.55%	20	1.37%	75	5.15%
2 KERN	730	53,497,958	4.81%	48	6.58%	20	2.74%	13	1.78%	81	11.10%
3 FRESNO	658	43,203,492	3.88%	19	2.89%	8	1.22%	11	1.67%	38	5.78%
4 TULARE	637	39,255,257	3.53%	28	4.40%	4	0.63%	15	2.35%	47	7.38%
5 SAN DIEGO	622	97,157,421	8.73%	18	2.89%	6	0.96%	12	1.93%	36	5.79%
6 SANTA CLARA	475	84,018,394	7.55%	10	2.11%	1	0.21%	3	0.63%	14	2.95%
7 SAN BERNARDINO	418	50,991,178	4.58%	16	3.83%	5	1.20%	8	1.91%	29	6.94%
8 RIVERSIDE	412	46,392,898	4.17%	30	7.28%	11	2.67%	10	2.43%	51	12.38%
9 SACRAMENTO	353	46,170,953	4.15%	15	4.25%	1	0.28%	6	1.70%	22	6.23%
10 ALAMEDA	351	59,872,615	5.38%	8	2.28%	6	1.71%	4	1.14%	18	5.13%
11 IMPERIAL	328	23,440,892	2.11%	21	6.40%	6	1.83%	3	0.91%	30	9.15%
12 ORANGE	306	46,197,917	4.15%	6	1.96%	1	0.33%	7	2.29%	14	4.58%
13 CONTRA COSTA	270	44,792,911	4.02%	11	4.07%	2	0.74%	8	2.96%	21	7.78%
14 BUTTE	246	20,525,323	1.84%	11	4.47%	3	1.22%	0	0.00%	14	5.69%
15 SONOMA	203	31,706,990	2.85%	8	3.94%	2	0.99%	1	0.49%	11	5.42%
16 OTHER COUNTIES	1,843	204,524,122	18.37%	59	3.20%	28	1.52%	28	1.52%	115	6.24%
<b>Total CalHFA</b>	9,307	\$ 1,113,122,891	100.00%	355	3.81%	112	1.20%	149	1.60%	616	6.62%

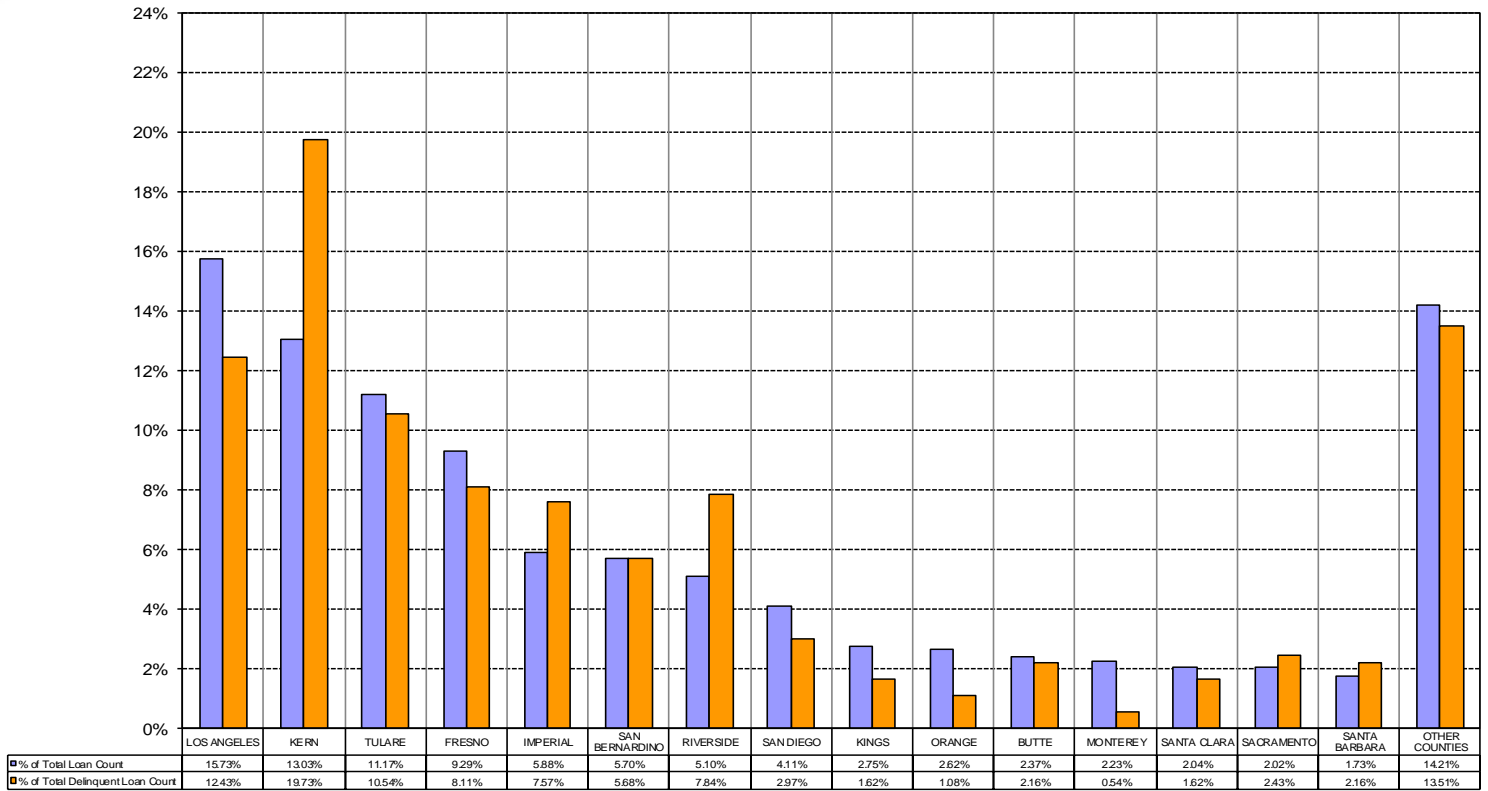
**CalHFA FHA Loan Portfolio Performance Comparison by Servicer  
(% of Total Loan Count vs. % of Total Delinquent Loan Count)  
as of October 31, 2018**



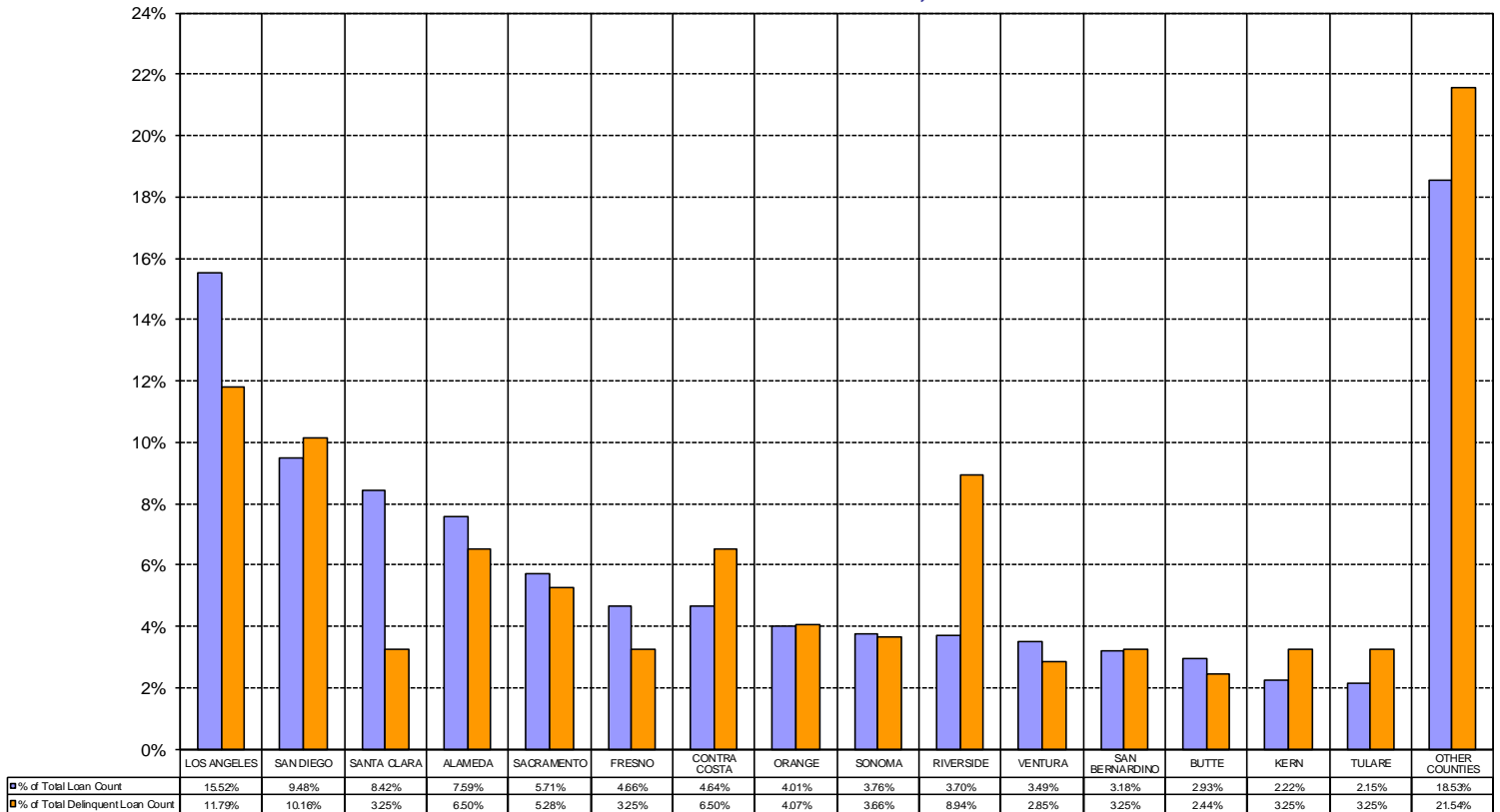
**CalHFA Conventional Loan Portfolio Performance Comparison by Servicer  
(% of Total Loan Count vs. % of Total Delinquent Loan Count)  
as of October 31, 2018**



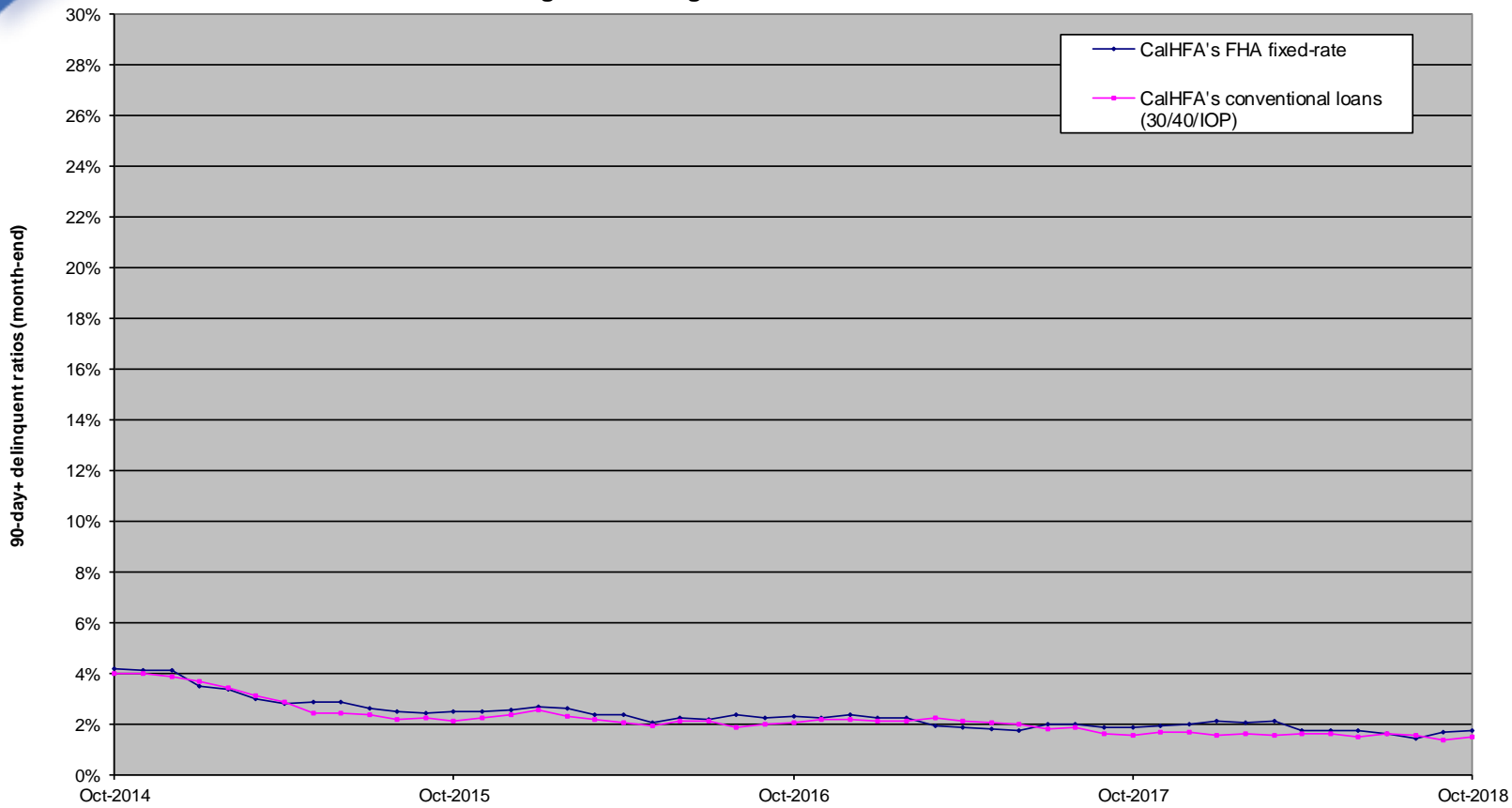
## CalHFA FHA Loan Portfolio Performance Comparison by County (% of Total Loan Count vs. % of Total Delinquent Loan Count) as of October 31, 2018



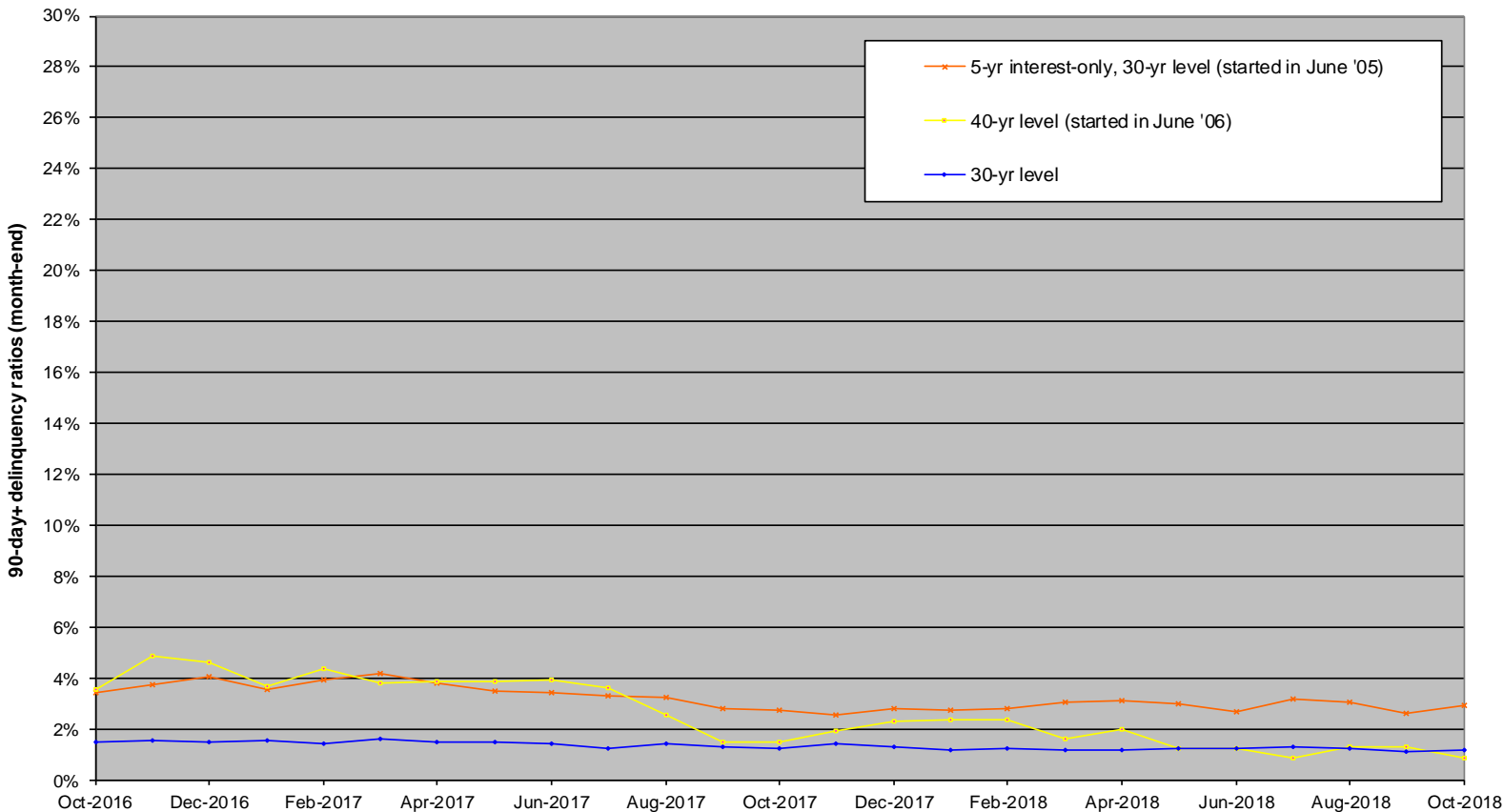
## CalHFA Conventional Loan Portfolio Performance Comparison by County (% of Total Loan Count vs. % of Total Delinquent Loan Count) as of October 31, 2018



**90 day+ delinquent ratios for CalHFA's FHA  
and weighted average of all Conventional Loans**



**90 day+ delinquent ratios for CalHFA's Three Conventional Loan Types**

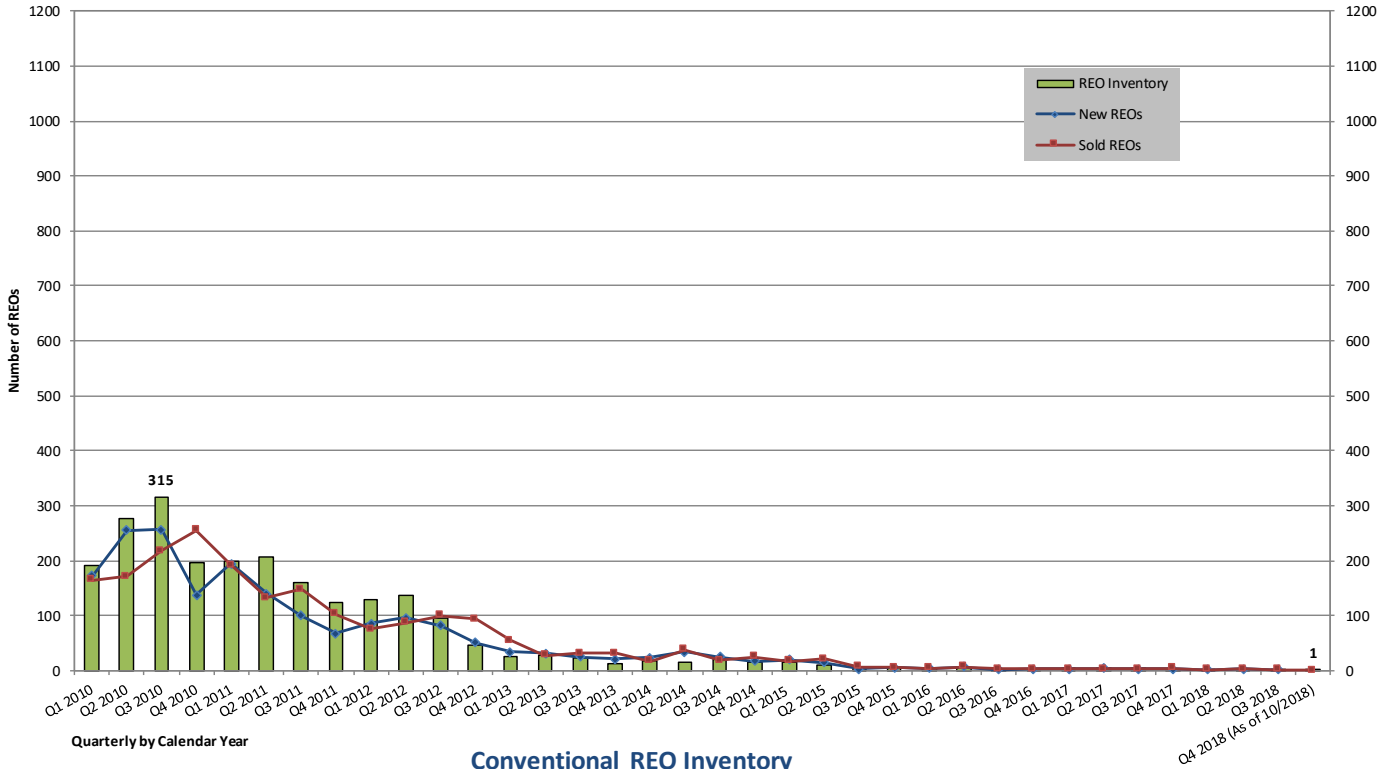


Real Estate Owned

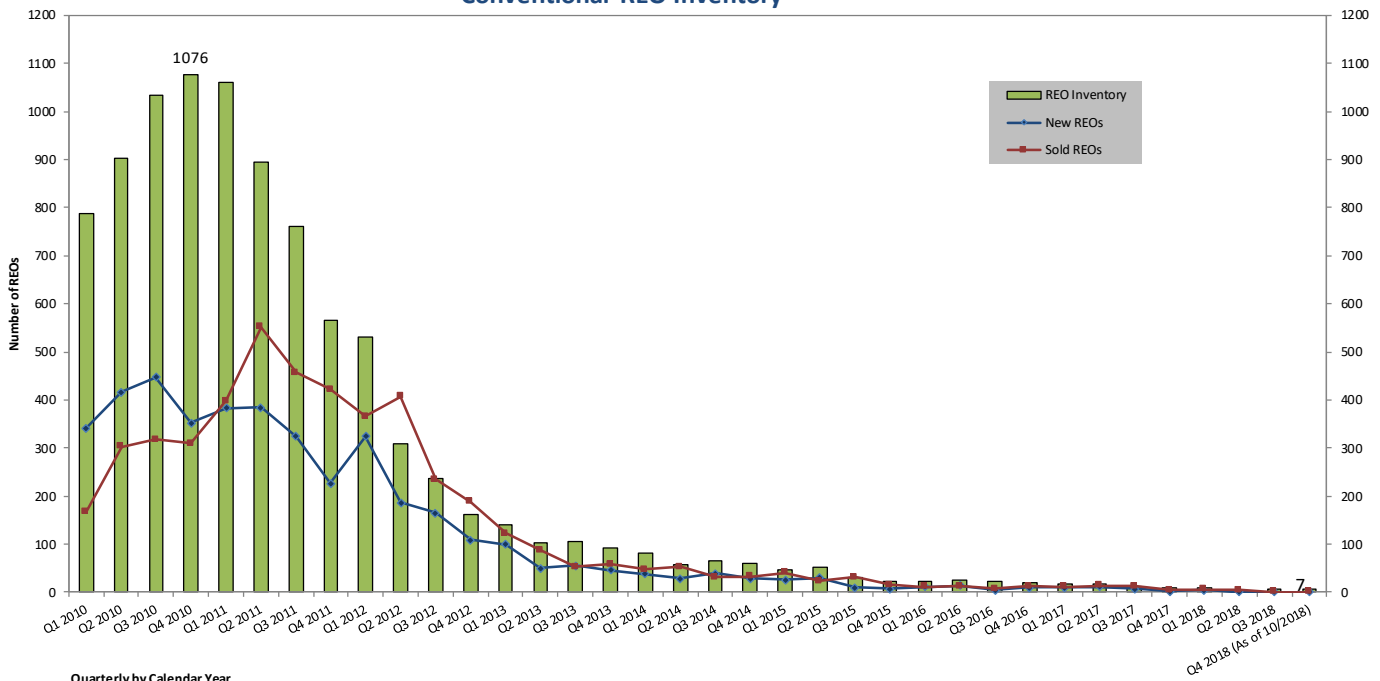
Calendar Year 2018 (As of October 31, 2018)												
Loan Type	Beginning Balance # of Loans	Prior Calendar Adj.	*Trustee Sales			Disposition of REO(s)					Ending Balance # of Loans	UPB of REO's Owned
			Reverted to CalHFA Jan - Sept	Reverted to CalHFA October	Total Trustee Sales	Repurchased by Lender Jan - Sept	Market Sale(s) Jan - Sept	Repurchased by Lender October	Market Sale(s) October	Total Disposition of REO(s)		
FHA/RHS/VA	3	0	4	0	4	5		1		6	1	\$ 168,077
Conventional	9	0	10	0	10		12		0	12	7	1,461,753
<b>Total</b>	<b>12</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>14</b>	<b>5</b>	<b>12</b>	<b>1</b>	<b>0</b>	<b>18</b>	<b>8</b>	<b>\$ 1,629,830</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, and there were twenty-four (24) 3rd party sales in calendar 2017. There has been fourteen (14) 3rd party sale in calendar 2018.

FHA REO Inventory



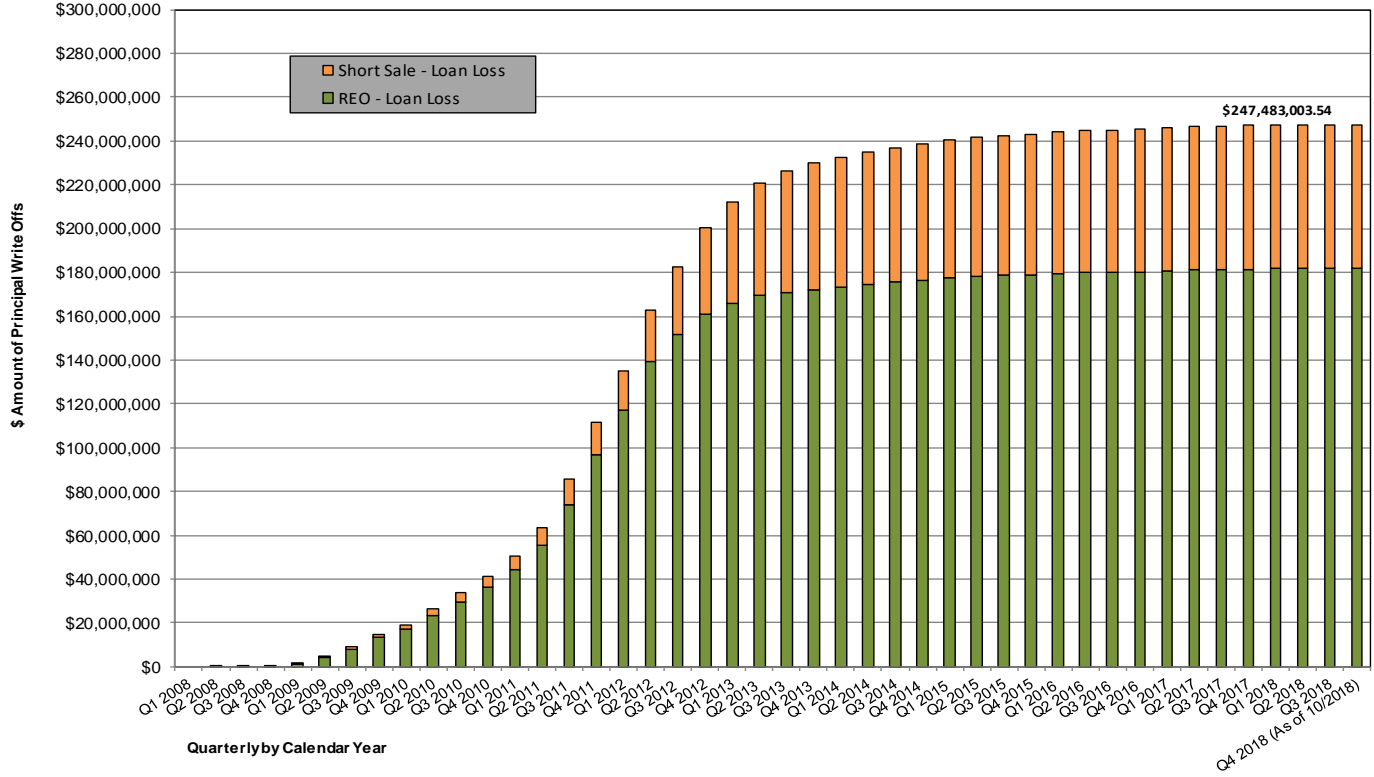
Conventional REO Inventory



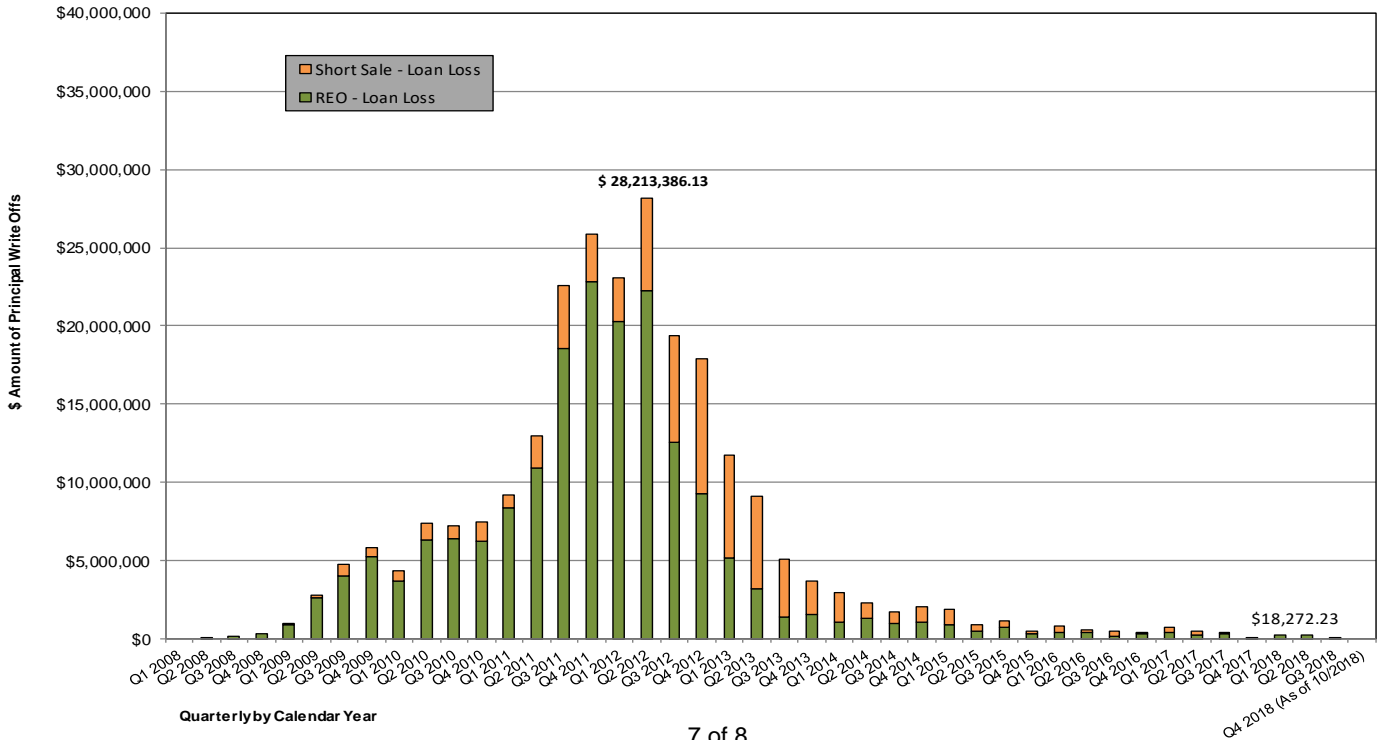
2018 Year to Date Composition of 1st Trust Deed Loss  
(As of October 31, 2018)

Loan Type	Disposition				Principal Write-Offs
	Repurchased by Lender	Market Sales	Short Sales	Loan Balance at Sales	
FHA/RHS/VA	6		0	\$ 900,636	
Conventional		12	0	5,297,010	\$ (421,012)
	6	12	0	\$ 6,197,645	\$ (421,012)

Accumulated Uninsured Loss from Sale of Conventional REOs & Short Sales  
(by Escrow Closing Date)



Comparison of Quarterly Uninsured Loss from Sale of Conventional REOs & Short Sales  
(by Escrow Closing Date)



Cumulative Default Rate For Conventional Modified Loans By Year of Modification

