

# HOMEOWNERSHIP LOAN PORTFOLIO DELINQUENCY, REO AND SHORT SALE REPORT

September 30, 2019

## 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	4,353	\$ 337,916,575	34.57%	185	4.25%	60	1.38%	72	1.65%	317	7.28%
VA	73	4,852,486	0.50%	3	4.11%	0	0.00%	2	2.74%	5	6.85%
RHS	60	8,537,768	0.87%	1	1.67%	1	1.67%	2	3.33%	4	6.67%
<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	635	142,367,665	14.57%	32	5.04%	8	1.26%	23	3.62%	63	9.92%
<b>without MI</b>											
Originated with no MI	2,165	293,572,521	30.03%	57	2.63%	23	1.06%	23	1.06%	103	4.76%
MI Cancelled*	1,244	190,197,898	19.46%	39	3.14%	10	0.80%	11	0.88%	60	4.82%
<b>Total CalHFA</b>	<b>8,530</b>	<b>\$ 977,444,913</b>	<b>100.00%</b>	<b>317</b>	<b>3.72%</b>	<b>102</b>	<b>1.20%</b>	<b>133</b>	<b>1.56%</b>	<b>552</b>	<b>6.47%</b>
<i>Weighted average of conventional loans:</i>				128	3.17%	41	1.01%	57	1.41%	226	5.59%

\*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	4,353	\$ 337,916,575	34.57%	185	4.25%	60	1.38%	72	1.65%	317	7.28%
VA	73	4,852,486	0.50%	3	4.11%	0	0.00%	2	2.74%	5	6.85%
RHS	60	8,537,768	0.87%	1	1.67%	1	1.67%	2	3.33%	4	6.67%
Conventional - with MI	175	33,852,995	3.46%	9	5.14%	2	1.14%	7	4.00%	18	10.29%
Conventional - w/o MI	2,983	399,166,620	40.84%	80	2.68%	27	0.91%	27	0.91%	134	4.49%
<b>40-yr level amort</b>											
Conventional - with MI	82	19,617,301	2.01%	4	4.88%	2	2.44%	3	3.66%	9	10.98%
Conventional - w/o MI	123	21,739,623	2.22%	8	6.50%	2	1.63%	1	0.81%	11	8.94%
<b>*5-yr IOP, 30-yr amort</b>											
Conventional - with MI	378	88,897,369	9.09%	19	5.03%	4	1.06%	13	3.44%	36	9.52%
Conventional - w/o MI	303	62,864,176	6.43%	8	2.64%	4	1.32%	6	1.98%	18	5.94%
<b>Total CalHFA</b>	<b>8,530</b>	<b>\$ 977,444,913</b>	<b>100.00%</b>	<b>317</b>	<b>3.72%</b>	<b>102</b>	<b>1.20%</b>	<b>133</b>	<b>1.56%</b>	<b>552</b>	<b>6.47%</b>
<i>Weighted average of conventional loans:</i>				128	3.17%	41	1.01%	57	1.41%	226	5.59%

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

September 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	1,622	\$ 157,309,267.14	16.09%	82	5.06%	23	1.42%	34	2.10%	139	8.57%
Conventional	2,833	469,228,263.17	48.01%	90	3.18%	30	1.06%	43	1.52%	163	5.75%
	<u>4,455</u>	<u>\$ 626,537,530.31</u>	<u>64.10%</u>	<u>172</u>	<u>3.86%</u>	<u>53</u>	<u>1.19%</u>	<u>77</u>	<u>1.73%</u>	<u>302</u>	<u>6.78%</u>
<b>GUILD MORTGAGE</b>											
Federal Guaranty	1,320	\$ 105,941,534.68	10.84%	48	3.64%	17	1.29%	18	1.36%	83	6.29%
Conventional	786	112,742,336.08	11.53%	24	3.05%	7	0.89%	8	1.02%	39	4.96%
	<u>2,106</u>	<u>\$ 218,683,870.76</u>	<u>22.37%</u>	<u>72</u>	<u>3.42%</u>	<u>24</u>	<u>1.14%</u>	<u>26</u>	<u>1.23%</u>	<u>122</u>	<u>5.79%</u>
<b>WELLS FARGO HOME MORTGAGE</b>											
Federal Guaranty	806	\$ 45,525,965.21	4.66%	28	3.47%	14	1.74%	14	1.74%	56	6.95%
Conventional	264	29,734,075.33	3.04%	8	3.03%	1	0.38%	4	1.52%	13	4.92%
	<u>1,070</u>	<u>\$ 75,260,040.54</u>	<u>7.70%</u>	<u>36</u>	<u>3.36%</u>	<u>15</u>	<u>1.40%</u>	<u>18</u>	<u>1.68%</u>	<u>69</u>	<u>6.45%</u>
<b>NATIONSTAR MORTGAGE</b>											
Federal Guaranty	738	\$ 42,530,061.82	4.35%	31	4.20%	7	0.95%	10	1.36%	48	6.50%
Conventional	161	14,433,409.61	1.48%	6	3.73%	3	1.86%	2	1.24%	11	6.83%
	<u>899</u>	<u>\$ 56,963,471.43</u>	<u>5.83%</u>	<u>37</u>	<u>4.12%</u>	<u>10</u>	<u>1.11%</u>	<u>12</u>	<u>1.33%</u>	<u>59</u>	<u>6.56%</u>
<b>Total CalHFA</b>	<u>8,530</u>	<u>\$ 977,444,913.04</u>	<u>100.00%</u>	<u>317</u>	<u>3.72%</u>	<u>102</u>	<u>1.20%</u>	<u>133</u>	<u>1.56%</u>	<u>552</u>	<u>6.47%</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	1,339	\$ 195,044,730	19.95%	54	4.03%	7	0.52%	16	1.19%	77	5.75%
2 KERN	672	47,607,041	4.87%	25	3.72%	13	1.93%	19	2.83%	57	8.48%
3 FRESNO	611	38,143,661	3.90%	27	4.42%	6	0.98%	4	0.65%	37	6.06%
4 TULARE	584	35,126,253	3.59%	29	4.97%	9	1.54%	9	1.54%	47	8.05%
5 SAN DIEGO	543	82,001,874	8.39%	15	2.76%	5	0.92%	11	2.03%	31	5.71%
6 SANTA CLARA	449	75,914,259	7.77%	5	1.11%	2	0.45%	6	1.34%	13	2.90%
7 RIVERSIDE	382	41,058,992	4.20%	33	8.64%	7	1.83%	12	3.14%	52	13.61%
8 SAN BERNARDINO	381	44,612,980	4.56%	16	4.20%	10	2.62%	4	1.05%	30	7.87%
9 SACRAMENTO	314	40,020,924	4.09%	12	3.82%	4	1.27%	6	1.91%	22	7.01%
10 IMPERIAL	314	21,325,461	2.18%	25	7.96%	8	2.55%	1	0.32%	34	10.83%
11 ALAMEDA	310	50,609,214	5.18%	8	2.58%	2	0.65%	5	1.61%	15	4.84%
12 ORANGE	282	40,221,600	4.11%	4	1.42%	1	0.35%	3	1.06%	8	2.84%
13 CONTRA COSTA	245	39,986,593	4.09%	8	3.27%	4	1.63%	1	0.41%	13	5.31%
14 BUTTE	218	17,231,318	1.76%	6	2.75%	3	1.38%	3	1.38%	12	5.50%
15 SONOMA	189	28,260,851	2.89%	7	3.70%	1	0.53%	4	2.12%	12	6.35%
16 OTHER COUNTIES	1,697	180,279,164	18.44%	43	2.53%	20	1.18%	29	1.71%	92	5.42%
<b>Total CalHFA</b>	<u>8,530</u>	<u>\$ 977,444,913</u>	<u>100.00%</u>	<u>317</u>	<u>3.72%</u>	<u>102</u>	<u>1.20%</u>	<u>133</u>	<u>1.56%</u>	<u>552</u>	<u>6.47%</u>

### Real Estate Owned

Calendar Year 2019 (As of September 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 - Aug	Reverted to CalHFA Sept	Total Trustee Sales	Repurchased by Lender Jan - Aug	Market Sale(s) Jan - Aug	Repurchased by Lender Sept	Market Sale(s) Sept	Total Disposition of REO(s)		
FHA/RHS/VA	2	0	4	2	6	2		0		2	6	\$ 805,832
Conventional	6	0	2	0	2		7		0	7	1	154,746
<b>Total</b>	<b>8</b>	<b>0</b>	<b>6</b>	<b>2</b>	<b>8</b>	<b>2</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>7</b>	<b>\$ 960,578</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 Sixteen (16) 3rd party sale in calendar 2019.

### 2019 Year to Date Composition of 1st Trust Deed Loss (As of September 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		7	0	1,713,349	\$ (113,235)	\$ 247,605,070
	2	7	0	\$ 1,929,716	\$ (113,235)	\$ 247,605,070