

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

November 30, 2015

## 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	6,291	\$ 605,012,177	31.38%	306	4.86%	104	1.65%	155	2.46%	565	8.98%
VA	132	11,561,983	0.60%	4	3.03%	3	2.27%	5	3.79%	12	9.09%
RHS	70	11,551,135	0.60%	0	0.00%	1	1.43%	0	0.00%	1	1.43%
<b>Conventional loans</b>											
<b>with MI</b>											
MI with Reinsurance	1,792	437,946,046	22.72%	73	4.07%	25	1.40%	67	3.74%	165	9.21%
No Reinsurance	321	72,527,938	3.76%	17	5.30%	9	2.80%	17	5.30%	43	13.40%
<b>without MI</b>											
Originated with no MI	3,187	525,295,285	27.25%	98	3.07%	25	0.78%	57	1.79%	180	5.65%
MI Cancelled*	1,574	263,995,945	13.69%	35	2.22%	9	0.57%	14	0.89%	58	3.68%
<b>Total CalHFA</b>	<b>13,367</b>	<b>\$ 1,927,890,509</b>	<b>100.00%</b>	<b>533</b>	<b>3.99%</b>	<b>176</b>	<b>1.32%</b>	<b>315</b>	<b>2.36%</b>	<b>1,024</b>	<b>7.66%</b>
<i>Weighted average of conventional loans:</i>				223	3.24%	68	0.99%	155	2.25%	446	6.49%

\*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	6,291	\$ 605,012,177	31.38%	306	4.86%	104	1.65%	155	2.46%	565	8.98%
VA	132	11,561,983	0.60%	4	3.03%	3	2.27%	5	3.79%	12	9.09%
RHS	70	11,551,135	0.60%	0	0.00%	1	1.43%	0	0.00%	1	1.43%
Conventional - with MI	861	182,226,616	9.45%	35	4.07%	16	1.86%	33	3.83%	84	9.76%
Conventional - w/o MI	4,244	677,686,494	35.15%	117	2.76%	27	0.64%	54	1.27%	198	4.67%
<b>40-yr level amort</b>											
Conventional - with MI	206	53,721,203	2.79%	15	7.28%	3	1.46%	12	5.83%	30	14.56%
Conventional - w/o MI	158	29,770,309	1.54%	7	4.43%	1	0.63%	5	3.16%	13	8.23%
<b>*5-yr IOP, 30-yr amort</b>											
Conventional - with MI	1,046	274,526,166	14.24%	40	3.82%	15	1.43%	39	3.73%	94	8.99%
Conventional - w/o MI	359	81,834,426	4.24%	9	2.51%	6	1.67%	12	3.34%	27	7.52%
<b>Total CalHFA</b>	<b>13,367</b>	<b>\$ 1,927,890,509</b>	<b>100.00%</b>	<b>533</b>	<b>3.99%</b>	<b>176</b>	<b>1.32%</b>	<b>315</b>	<b>2.36%</b>	<b>1,024</b>	<b>7.66%</b>
<i>Weighted average of conventional loans:</i>				223	3.24%	68	0.99%	155	2.25%	446	6.49%

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

November 30, 2015

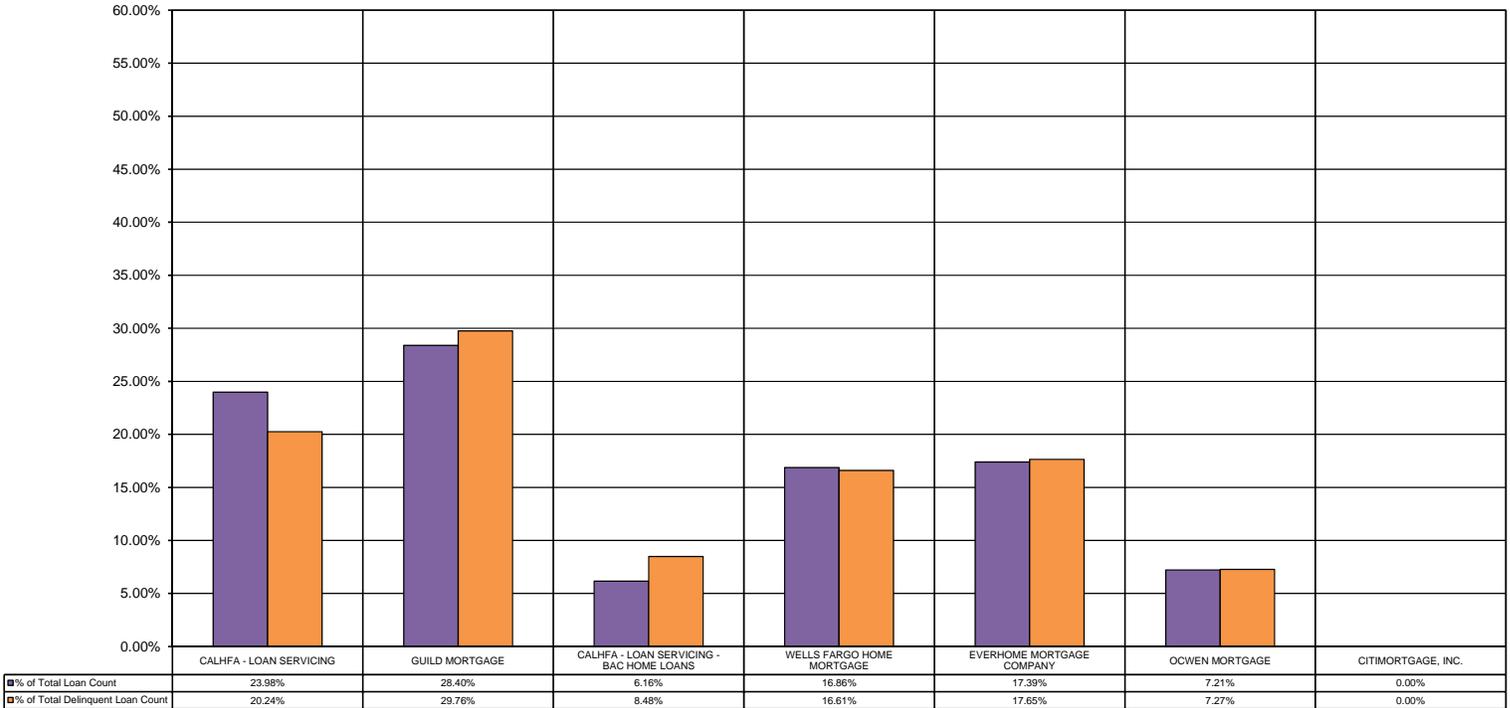
**Reconciled Loan Delinquency Summary  
All Active Loans By Servicer**

	Loan Count	Balance	% of Balance	DELINQUENCY RATIOS - % of Loan Count					Totals		
				Loan Count	30-Day	Loan Count	60-Day	Loan Count	90(+)-Day	Count	%
CALHFA - LOAN SERVICING	5,401	\$ 998,366,716	51.79%	159	2.94%	59	1.09%	128	2.37%	346	6.41%
GUILD MORTGAGE	3,181	427,493,349	22.17%	154	4.84%	50	1.57%	70	2.20%	274	8.61%
WELLS FARGO HOME MORTGAGE	1,521	139,113,044	7.22%	62	4.08%	18	1.18%	42	2.76%	122	8.02%
EVERHOME MORTGAGE COMPANY	1,371	106,466,361	5.52%	72	5.25%	20	1.46%	30	2.19%	122	8.90%
CALHFA - LOAN SERVICING - BAC HOME LOANS	1,314	192,276,734	9.97%	64	4.87%	16	1.22%	32	2.44%	112	8.52%
OCWEN MORTGAGE	548	58,262,453	3.02%	21	3.83%	11	2.01%	12	2.19%	44	8.03%
CITIMORTGAGE, INC.	31	5,911,852	0.31%	1	3.23%	2	6.45%	1	3.23%	4	12.90%
Total CalHFA	13,367	\$ 1,927,890,509	100.00%	533	3.99%	176	1.32%	315	2.36%	1,024	7.66%

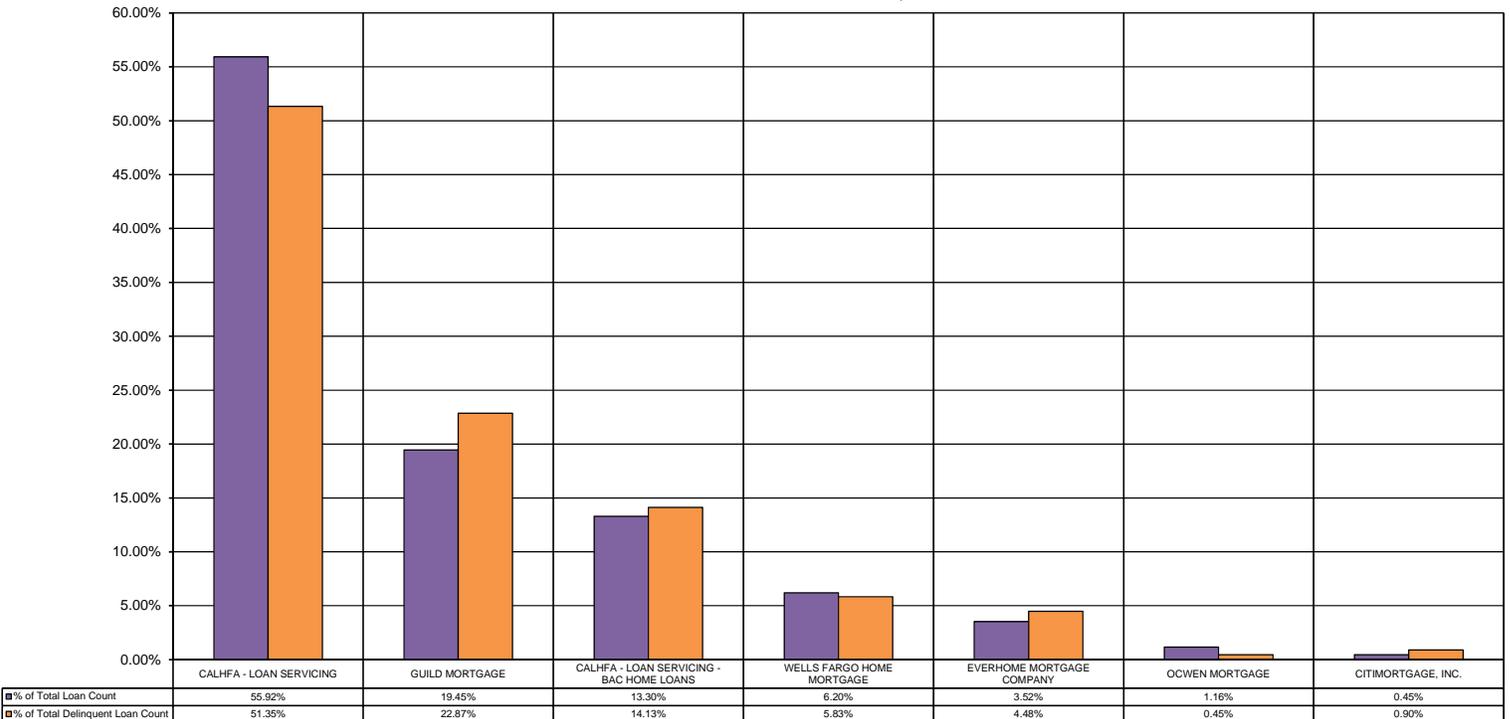
**Reconciled Loan Delinquency Summary  
All Active Loans By County**

	Loan Count	Balance	% of Balance	DELINQUENCY RATIOS - % of Loan Count					Total		
				Loan Count	30-Day	Loan Count	60-Day	Loan Count	90-Day+	Count	%
LOS ANGELES	2,224	\$ 396,640,532	20.57%	79	3.55%	27	1.21%	47	2.11%	153	6.88%
SAN DIEGO	1,030	185,568,084	9.63%	39	3.79%	12	1.17%	26	2.52%	77	7.48%
KERN	926	78,639,802	4.08%	39	4.21%	19	2.05%	21	2.27%	79	8.53%
FRESNO	827	60,787,486	3.15%	40	4.84%	10	1.21%	18	2.18%	68	8.22%
TULARE	812	60,025,631	3.11%	39	4.80%	12	1.48%	25	3.08%	76	9.36%
SANTA CLARA	741	157,295,014	8.16%	15	2.02%	6	0.81%	8	1.08%	29	3.91%
SAN BERNARDINO	591	82,829,353	4.30%	27	4.57%	11	1.86%	16	2.71%	54	9.14%
RIVERSIDE	585	75,725,835	3.93%	37	6.32%	15	2.56%	25	4.27%	77	13.16%
SACRAMENTO	566	85,615,194	4.44%	23	4.06%	6	1.06%	17	3.00%	46	8.13%
ALAMEDA	533	106,798,147	5.54%	13	2.44%	3	0.56%	9	1.69%	25	4.69%
ORANGE	525	96,879,249	5.03%	14	2.67%	3	0.57%	8	1.52%	25	4.76%
CONTRA COSTA	447	85,473,557	4.43%	12	2.68%	8	1.79%	9	2.01%	29	6.49%
IMPERIAL	399	34,094,814	1.77%	23	5.76%	8	2.01%	11	2.76%	42	10.53%
VENTURA	304	67,464,893	3.50%	9	2.96%	2	0.66%	6	1.97%	17	5.59%
BUTTE	299	28,239,852	1.46%	18	6.02%	2	0.67%	11	3.68%	31	10.37%
OTHER COUNTIES	2,558	325,813,068	16.90%	106	4.14%	32	1.25%	58	2.27%	196	7.66%
Total CalHFA	13,367	\$ 1,927,890,509	100.00%	533	3.99%	176	1.32%	315	2.36%	1,024	7.66%

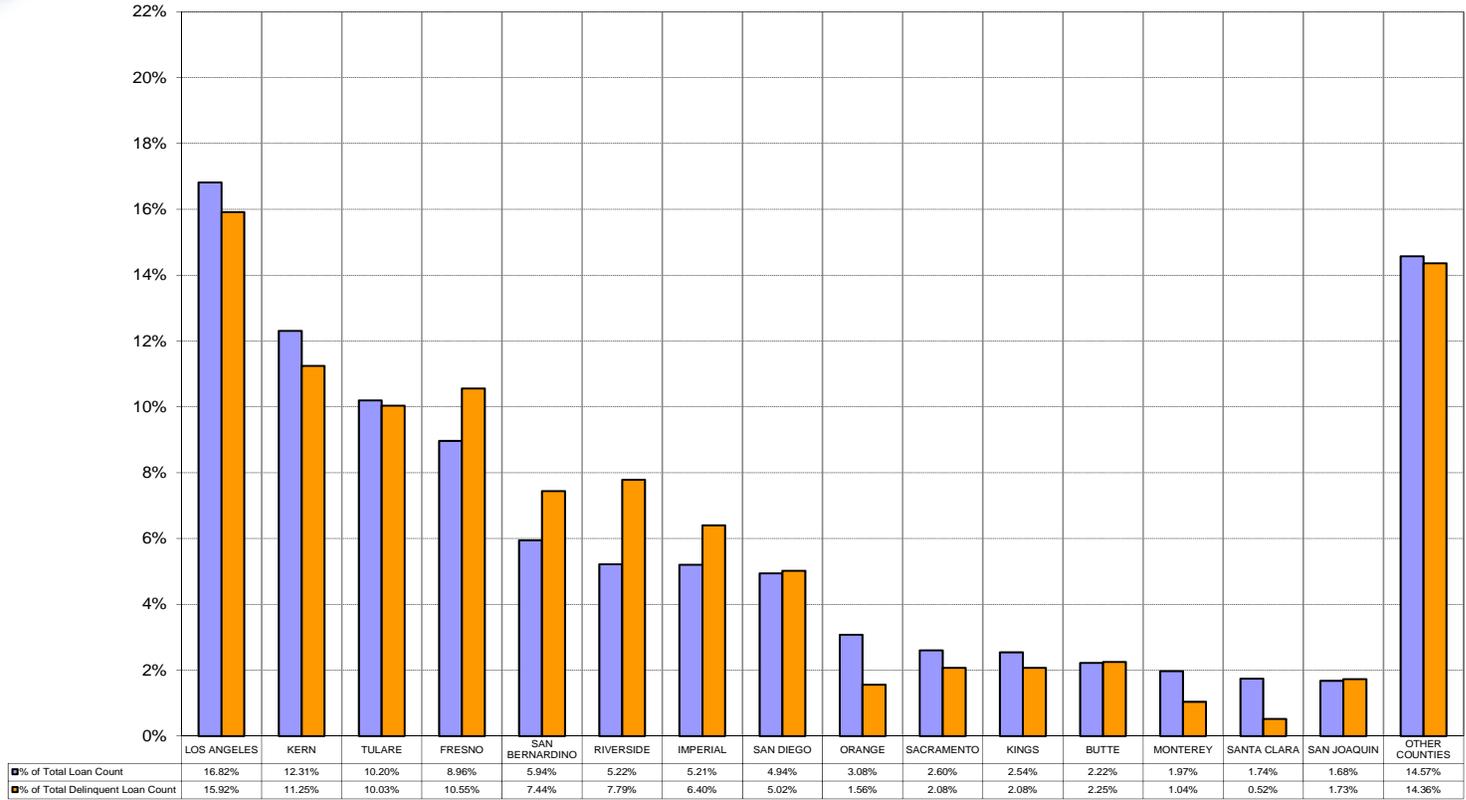
**CalHFA FHA Loan Portfolio Performance Comparison by Servicer**  
 (% of Total Loan Count vs. % of Total Delinquent Loan Count)  
 as of November 30, 2015



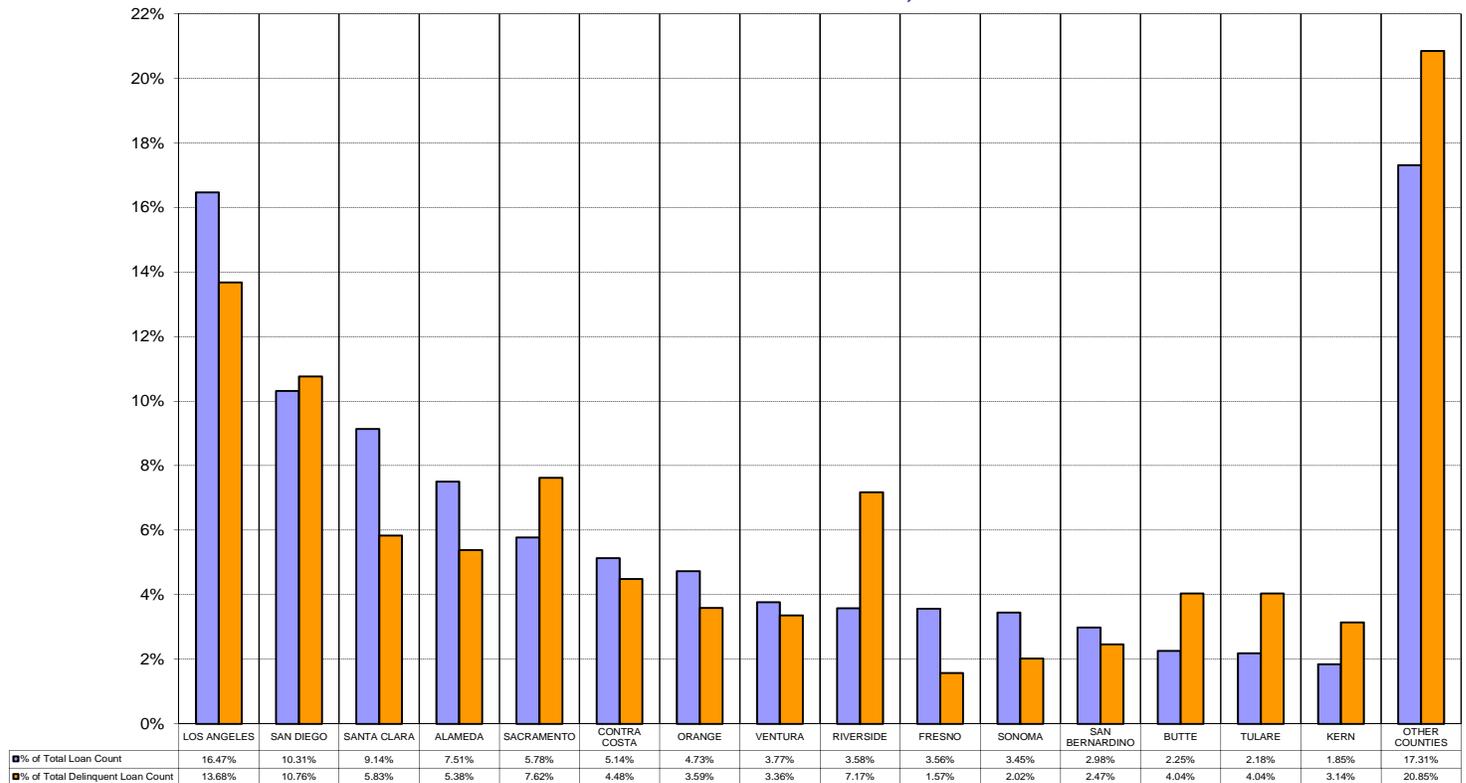
**CalHFA Conventional Loan Portfolio Performance Comparison by Servicer**  
 (% of Total Loan Count vs. % of Total Delinquent Loan Count)  
 as of November 30, 2015



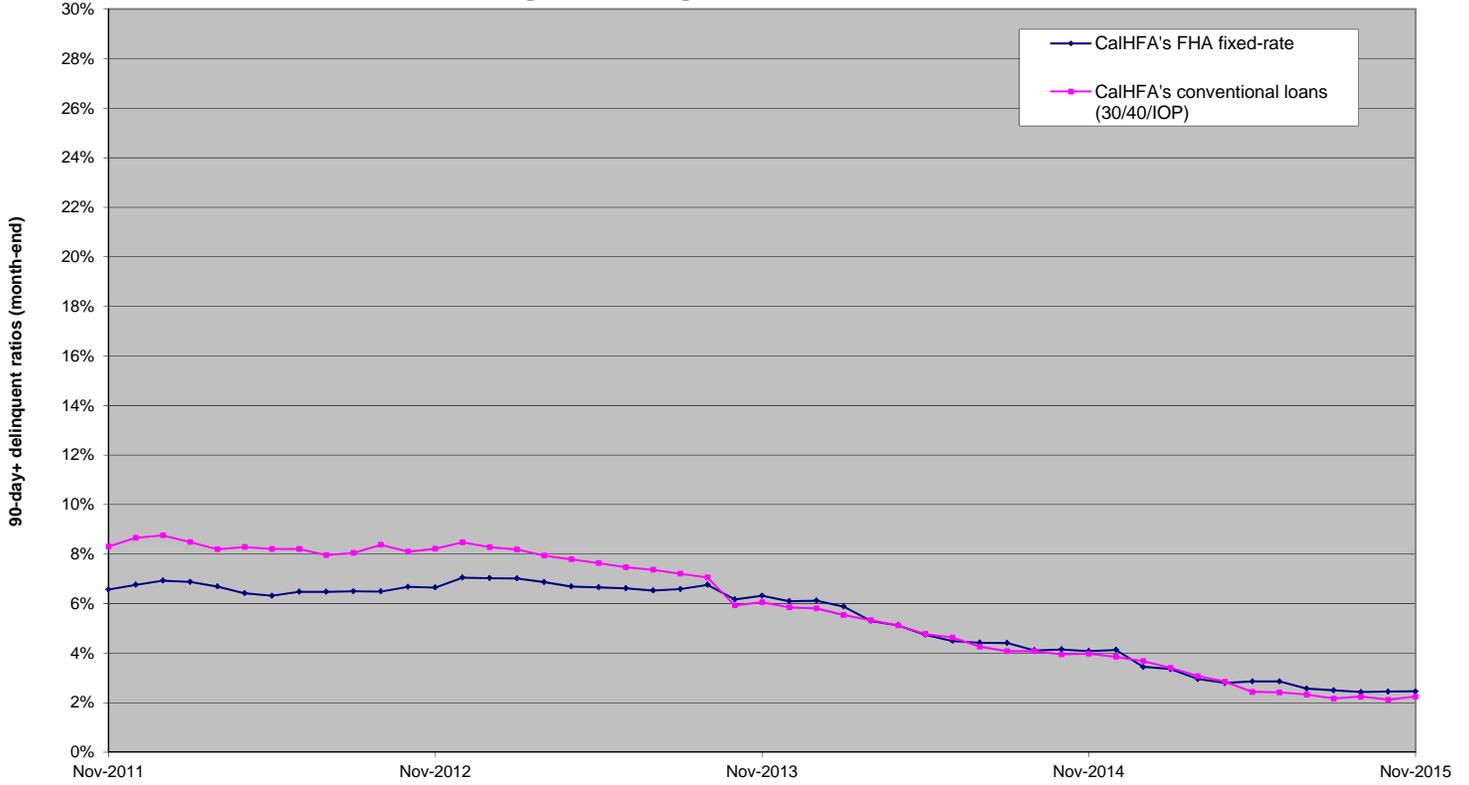
**CalHFA FHA Loan Portfolio Performance Comparison by County**  
 (% of Total Loan Count vs. % of Total Delinquent Loan Count)  
 as of November 30, 2015



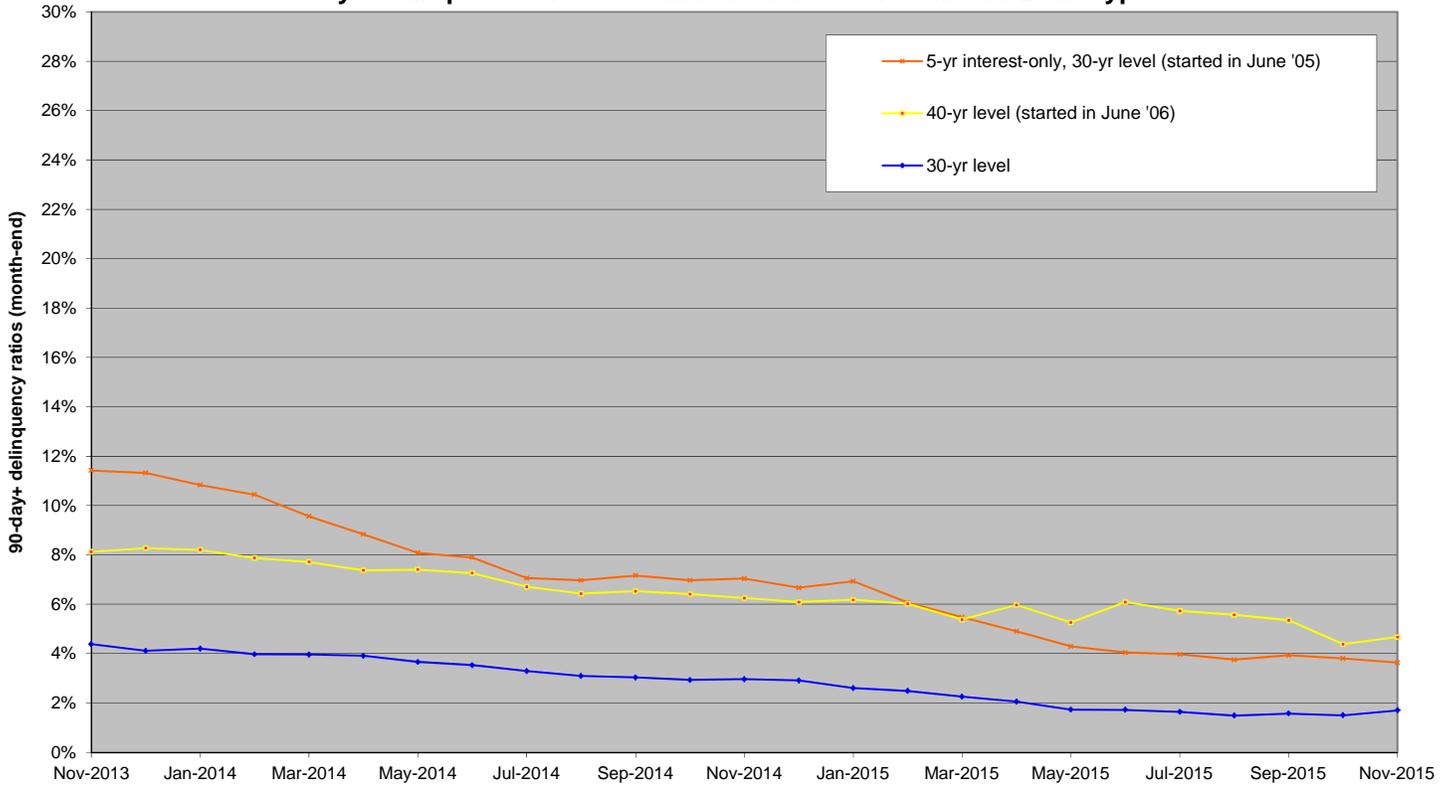
**CalHFA Conventional Loan Portfolio Performance Comparison by County**  
 (% of Total Loan Count vs. % of Total Delinquent Loan Count)  
 as of November 30, 2015



**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**

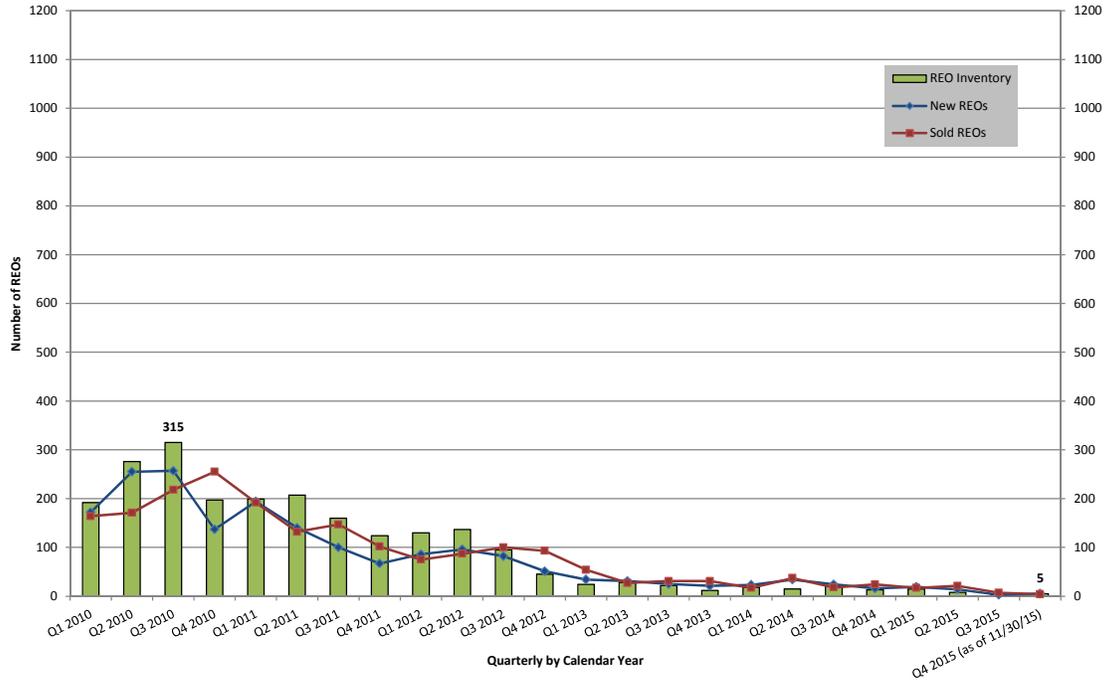


### Real Estate Owned

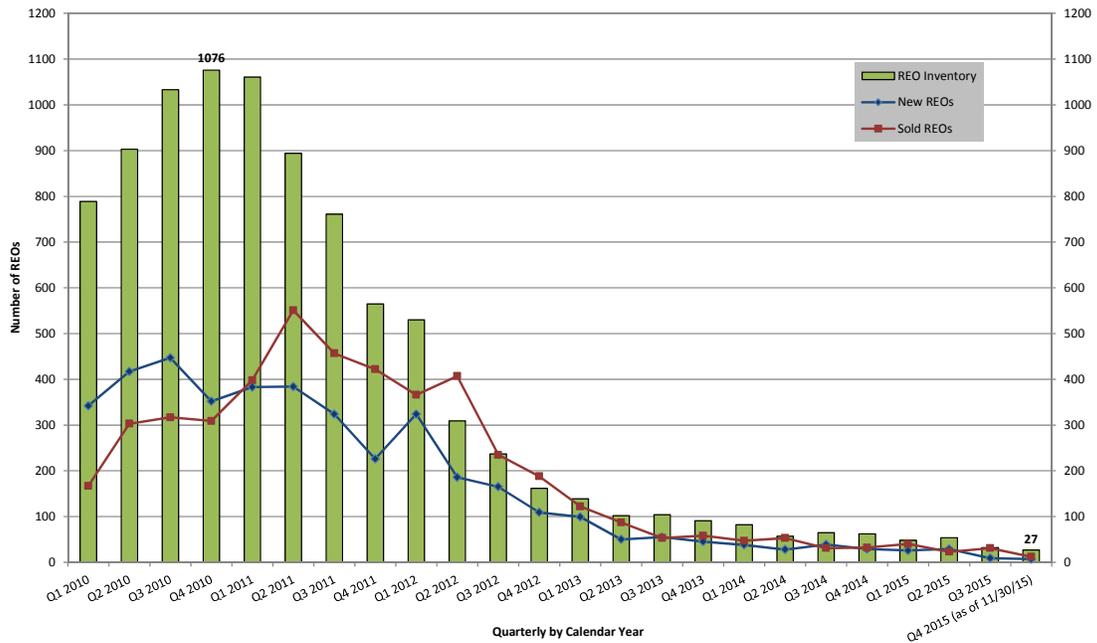
Calendar Year 2015 (As of November 30, 2015)													
Loan Type	Beginning Balance # of Loans	Prior Calendar Adj.	*Trustee Sales			Disposition of REO(s)					Ending Balance # of Loans	UPB of REO's Owned	
			Reverted to CalHFA Jan-Oct	Reverted to CalHFA Nov	Total Trustee Sales	Repurchased by Lender Jan-Oct	Market Sale(s) Jan-Oct	Repurchased by Lender Nov	Market Sale(s) Nov	Total Disposition of REO(s)			
FHA/RHS/VA	15	(2)	38	2	40	47			1		48	5	\$ 716,935
Conventional	60	2	65	6	71		101			5	106	27	5,926,174
<b>Total</b>	<b>75</b>	<b>0</b>	<b>103</b>	<b>8</b>	<b>111</b>	<b>47</b>	<b>101</b>		<b>1</b>	<b>5</b>	<b>154</b>	<b>32</b>	<b>\$ 6,643,110</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 year 2014, and there are twenty-one (21) 3rd party sales to date 2015.

### FHA REO Inventory



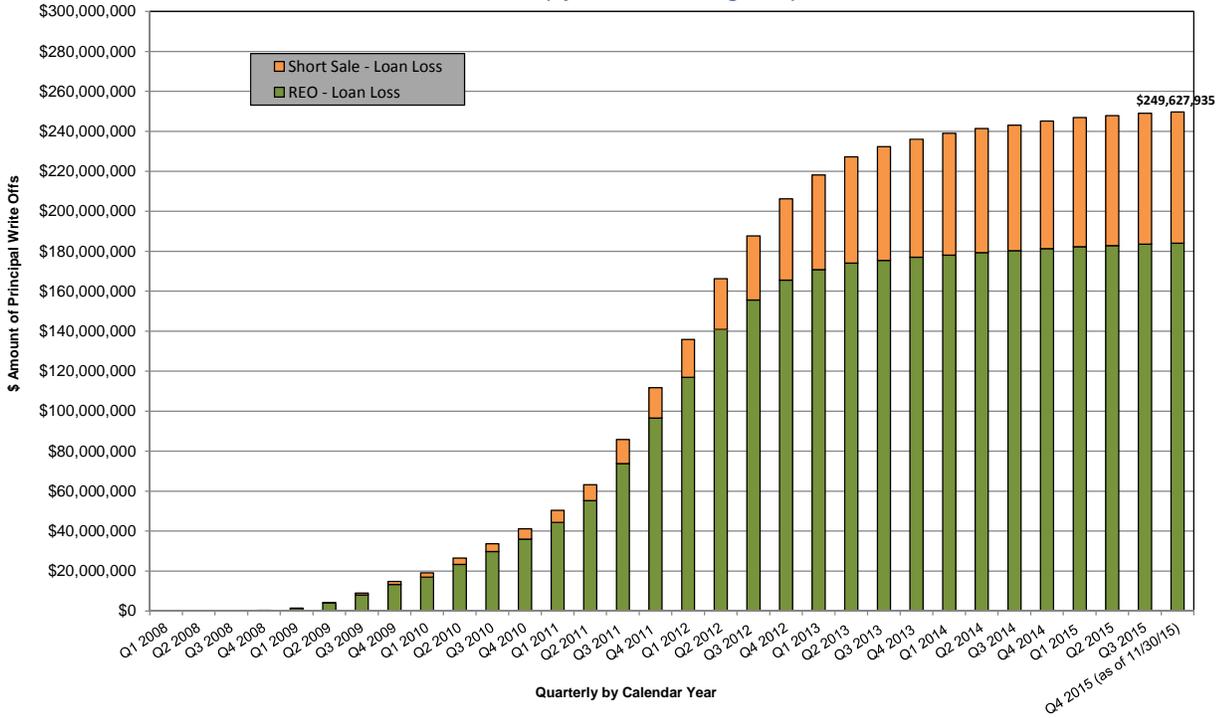
### Conventional REO Inventory



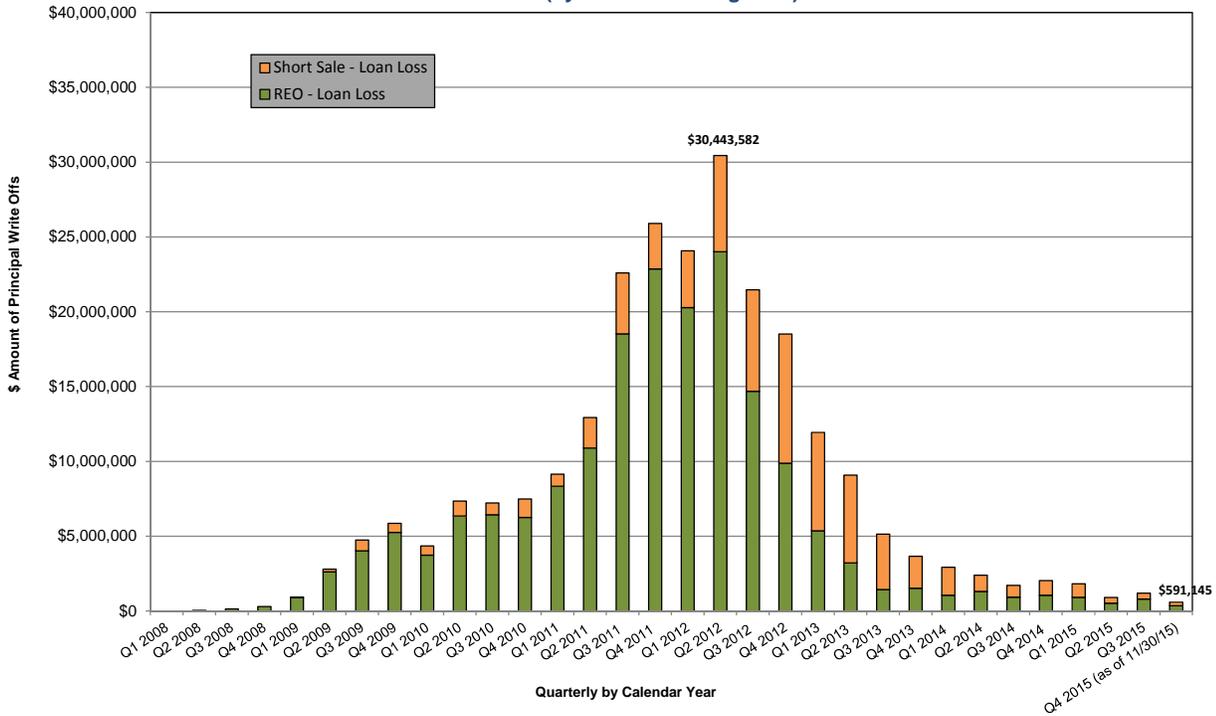
**2015 Year to Date Composition of 1st Trust Deed Loss  
(As of November 30, 2015)**

Loan Type	Disposition				Principal Write-Offs
	Repurchased by Lender	Market Sales	Short Sales	Loan Balance at Sales	
FHA/RHS/VA	48		8	\$ 8,793,158	
Conventional		106	56	40,104,950	\$ (4,497,002)
	48	106	64	\$ 48,898,108	\$ (4,497,002)

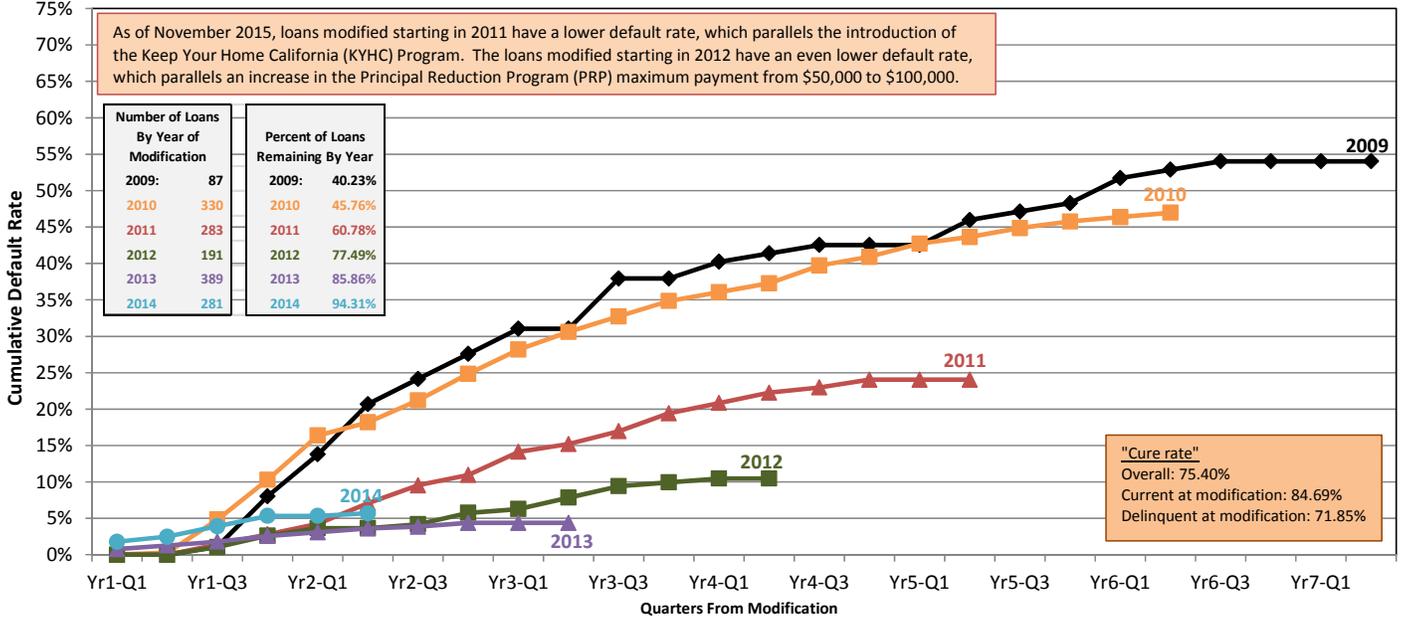
**Accumulated Uninsured Loss from Sale of Conventional REOs & Short Sales  
(by Escrow Closing Date)**



**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



Cumulative Principal Reduction Payments (PRP) received from Keep Your Home California (KYHC)

