

## HOMEOWNERSHIP LOAN PORTFOLIO DELINQUENCY, REO AND SHORT SALE REPORT

February 28, 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	4,576	\$ 364,225,785	34.20%	223	4.87%	62	1.35%	104	2.27%	389	8.50%
VA	79	5,256,388	0.49%	1	1.27%	2	2.53%	2	2.53%	5	6.33%
RHS	61	8,961,924	0.84%	1	1.64%	1	1.64%	1	1.64%	3	4.92%
<b>Total Government:</b>	<b>4,716</b>	<b>378,444,097</b>	<b>35.53%</b>	<b>225</b>	<b>4.77%</b>	<b>65</b>	<b>1.38%</b>	<b>107</b>	<b>2.27%</b>	<b>397</b>	<b>8.42%</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	743	166,680,861	15.65%	50	6.73%	13	1.75%	28	3.77%	91	12.25%
<b>without MI</b>											
Originated with no MI	2,281	318,381,600	29.89%	72	3.16%	26	1.14%	30	1.32%	128	5.61%
MI Cancelled*	1,295	201,541,432	18.92%	41	3.17%	10	0.77%	10	0.77%	61	4.71%
<b>Total Conventional:</b>	<b>4,319</b>	<b>686,603,893</b>	<b>64.47%</b>	<b>163</b>	<b>3.77%</b>	<b>49</b>	<b>1.13%</b>	<b>68</b>	<b>1.57%</b>	<b>280</b>	<b>6.48%</b>
<b>Total CalHFA</b>	<b>9,035</b>	<b>\$ 1,065,047,990</b>	<b>100.00%</b>	<b>388</b>	<b>4.29%</b>	<b>114</b>	<b>1.26%</b>	<b>175</b>	<b>1.94%</b>	<b>677</b>	<b>7.49%</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	4,576	\$ 364,225,785	34.20%	223	4.87%	62	1.35%	104	2.27%	389	8.50%
VA	79	5,256,388	0.49%	1	1.27%	2	2.53%	2	2.53%	5	6.33%
RHS	61	8,961,924	0.84%	1	1.64%	1	1.64%	1	1.64%	3	4.92%
Conventional - with MI	222	42,238,767	3.97%	16	7.21%	4	1.80%	8	3.60%	28	12.61%
Conventional - w/o MI	3,129	430,290,647	40.40%	98	3.13%	33	1.05%	29	0.93%	160	5.11%
<b>40-yr level amort</b>											
Conventional - with MI	91	22,238,649	2.09%	6	6.59%	1	1.10%	3	3.30%	10	10.99%
Conventional - w/o MI	128	22,644,116	2.13%	6	4.69%	0	0.00%	2	1.56%	8	6.25%
<b>*5-yr IOP, 30-yr amort</b>											
Conventional - with MI	430	102,203,446	9.60%	28	6.51%	8	1.86%	17	3.95%	53	12.33%
Conventional - w/o MI	319	66,988,268	6.29%	9	2.82%	3	0.94%	9	2.82%	21	6.58%
<b>Total CalHFA</b>	<b>9,035</b>	<b>\$ 1,065,047,990</b>	<b>100.00%</b>	<b>388</b>	<b>4.29%</b>	<b>114</b>	<b>1.26%</b>	<b>175</b>	<b>1.94%</b>	<b>677</b>	<b>7.49%</b>
<i>Weighted average of conventional loans:</i>				163	3.77%	49	1.13%	68	1.57%	280	6.48%

\*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	1,728	\$ 170,469,883.78	16.01%	84	4.86%	27	1.56%	46	2.66%	157	9.09%
Conventional	3,025	514,351,505.71	48.29%	111	3.67%	33	1.09%	52	1.72%	196	6.48%
	<u>4,753</u>	<u>\$ 684,821,389.49</u>	<u>64.30%</u>	<u>195</u>	<u>4.10%</u>	<u>60</u>	<u>1.26%</u>	<u>98</u>	<u>2.06%</u>	<u>353</u>	<u>7.43%</u>
<b>GUILD MORTGAGE</b>											
Federal Guaranty	1,369	\$ 112,760,739.89	10.59%	74	5.41%	15	1.10%	28	2.05%	117	8.55%
Conventional	843	124,326,508.03	11.67%	41	4.86%	7	0.83%	9	1.07%	57	6.76%
	<u>2,212</u>	<u>\$ 237,087,247.92</u>	<u>22.26%</u>	<u>115</u>	<u>5.20%</u>	<u>22</u>	<u>0.99%</u>	<u>37</u>	<u>1.67%</u>	<u>174</u>	<u>7.87%</u>
<b>WELLS FARGO HOME MORTGAGE</b>											
Federal Guaranty	837	\$ 49,282,318.35	4.63%	29	3.46%	12	1.43%	20	2.39%	61	7.29%
Conventional	281	32,492,448.20	3.05%	7	2.49%	5	1.78%	4	1.42%	16	5.69%
	<u>1,118</u>	<u>\$ 81,774,766.55</u>	<u>7.68%</u>	<u>36</u>	<u>3.22%</u>	<u>17</u>	<u>1.52%</u>	<u>24</u>	<u>2.15%</u>	<u>77</u>	<u>6.89%</u>
<b>NATIONSTAR MORTGAGE</b>											
Federal Guaranty	782	\$ 45,931,154.51	4.31%	38	4.86%	11	1.41%	13	1.66%	62	7.93%
Conventional	170	15,433,431.19	1.45%	4	2.35%	4	2.35%	3	1.76%	11	6.47%
	<u>952</u>	<u>\$ 61,364,585.70</u>	<u>5.76%</u>	<u>42</u>	<u>4.41%</u>	<u>15</u>	<u>1.58%</u>	<u>16</u>	<u>1.68%</u>	<u>73</u>	<u>7.67%</u>
<b>Total CalHFA</b>	<u>9,035</u>	<u>\$ 1,065,047,989.66</u>	<u>100.00%</u>	<u>388</u>	<u>4.29%</u>	<u>114</u>	<u>1.26%</u>	<u>175</u>	<u>1.94%</u>	<u>677</u>	<u>7.49%</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	1,420	\$ 212,288,883	19.93%	57	4.01%	12	0.85%	27	1.90%	96	6.76%
2 KERN	708	51,018,828	4.79%	35	4.94%	16	2.26%	25	3.53%	76	10.73%
3 FRESNO	638	41,203,258	3.87%	31	4.86%	6	0.94%	11	1.72%	48	7.52%
4 TULARE	625	37,919,839	3.56%	26	4.16%	10	1.60%	14	2.24%	50	8.00%
5 SAN DIEGO	599	92,309,952	8.67%	22	3.67%	6	1.00%	14	2.34%	42	7.01%
6 SANTA CLARA	466	80,644,451	7.57%	12	2.58%	4	0.86%	4	0.86%	20	4.29%
7 SAN BERNARDINO	404	48,723,631	4.57%	21	5.20%	4	0.99%	7	1.73%	32	7.92%
8 RIVERSIDE	398	43,686,829	4.10%	33	8.29%	10	2.51%	12	3.02%	55	13.82%
9 SACRAMENTO	341	44,000,052	4.13%	15	4.40%	5	1.47%	6	1.76%	26	7.62%
10 ALAMEDA	338	57,319,643	5.38%	5	1.48%	4	1.18%	6	1.78%	15	4.44%
11 IMPERIAL	327	22,986,764	2.16%	23	7.03%	5	1.53%	3	0.92%	31	9.48%
12 ORANGE	298	44,025,457	4.13%	12	4.03%	1	0.34%	5	1.68%	18	6.04%
13 CONTRA COSTA	259	43,362,337	4.07%	15	5.79%	3	1.16%	5	1.93%	23	8.88%
14 BUTTE	228	18,850,653	1.77%	10	4.39%	6	2.63%	1	0.44%	17	7.46%
15 SONOMA	197	30,208,473	2.84%	4	2.03%	5	2.54%	3	1.52%	12	6.09%
16 OTHER COUNTIES	1,789	196,498,942	18.45%	67	3.75%	17	0.95%	32	1.79%	116	6.48%
<b>Total CalHFA</b>	<u>9,035</u>	<u>\$ 1,065,047,990</u>	<u>100.00%</u>	<u>388</u>	<u>4.29%</u>	<u>114</u>	<u>1.26%</u>	<u>175</u>	<u>1.94%</u>	<u>677</u>	<u>7.49%</u>

### Real Estate Owned

Calendar Year 2019 (As of February 28, 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 January	Reverted to CalHFA February	Total Trustee Sales	Repurchased by Lender Jan	Market Sale(s) Jan	Repurchased by Lender Feb	Market Sale(s) Feb	Total Disposition of REO(s)		
FHA/RHS/VA	2	0	1	0	1	0		1		1	2	\$ 211,949
Conventional	6	0	1	1	2		2		0	2	6	832,303
<b>Total</b>	<b>8</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>8</b>	<b>\$ 1,044,252</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 four (4) 3rd party sale in calendar 2019.

### 2019 Year to Date Composition of 1st Trust Deed Loss (As of February 28, 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	1		0	\$ 168,077		
Conventional		2	0	653,816	\$ 24,944	\$ 247,516,780
	1	2	0	\$ 821,893	\$ 24,944	\$ 247,516,780