

HOMEOWNERSHIP LOAN PORTFOLIO DELINQUENCY, REO AND SHORT SALE REPORT

March 31, 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	%
Federal Guaranty											
FHA	4,542	\$ 360,439,342	34.23%	183	4.03%	57	1.25%	89	1.96%	329	7.24%
VA	78	5,221,694	0.50%	3	3.85%	0	0.00%	3	3.85%	6	7.69%
RHS	61	8,930,460	0.85%	0	0.00%	1	1.64%	1	1.64%	2	3.28%
Total Government:	4,681	374,591,495	35.58%	186	3.97%	58	1.24%	93	1.99%	337	7.20%
Conventional loans											
with MI											
MI with Reinsurance	-	-	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
No Reinsurance	730	163,683,362	15.55%	29	3.97%	19	2.60%	25	3.42%	73	10.00%
without MI											
Originated with no MI	2,266	315,407,701	29.96%	55	2.43%	11	0.49%	28	1.24%	94	4.15%
MI Cancelled*	1,286	199,211,426	18.92%	36	2.80%	8	0.62%	12	0.93%	56	4.35%
Total Conventional:	4,282	678,302,488	64.42%	120	2.80%	38	0.89%	65	1.52%	223	5.21%
Total CalHFA	8,963	\$ 1,052,893,984	100.00%	306	3.41%	96	1.07%	158	1.76%	560	6.25%

*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	4,542	\$ 360,439,342	34.23%	183	4.03%	57	1.25%	89	1.96%	329	7.24%
VA	78	5,221,694	0.50%	3	3.85%	0	0.00%	3	3.85%	6	7.69%
RHS	61	8,930,460	0.85%	0	0.00%	1	1.64%	1	1.64%	2	3.28%
Conventional - with MI	216	41,228,950	3.92%	11	5.09%	7	3.24%	6	2.78%	24	11.11%
Conventional - w/o MI	3,106	425,104,203	40.37%	80	2.58%	17	0.55%	29	0.93%	126	4.06%
40-yr level amort											
Conventional - with MI	90	22,005,851	2.09%	4	4.44%	1	1.11%	3	3.33%	8	8.89%
Conventional - w/o MI	128	22,607,160	2.15%	4	3.13%	1	0.78%	1	0.78%	6	4.69%
*5-yr IOP, 30-yr amort											
Conventional - with MI	424	100,448,560	9.54%	14	3.30%	11	2.59%	16	3.77%	41	9.67%
Conventional - w/o MI	318	66,907,764	6.35%	7	2.20%	1	0.31%	10	3.14%	18	5.66%
Total CalHFA	8,963	\$ 1,052,893,984	100.00%	306	3.41%	96	1.07%	158	1.76%	560	6.25%
<i>Weighted average of conventional loans:</i>				120	2.80%	38	0.89%	65	1.52%	223	5.21%

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

March 31, 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	%
DOVENMUEHLE MORTGAGE											
Federal Guaranty	1,714	\$ 168,394,554.89	15.99%	70	4.08%	19	1.11%	38	2.22%	127	7.41%
Conventional	2,996	507,375,172.48	48.19%	83	2.77%	22	0.73%	48	1.60%	153	5.11%
	<u>4,710</u>	<u>\$ 675,769,727.37</u>	<u>64.18%</u>	<u>153</u>	<u>3.25%</u>	<u>41</u>	<u>0.87%</u>	<u>86</u>	<u>1.83%</u>	<u>280</u>	<u>5.94%</u>
GUILD MORTGAGE											
Federal Guaranty	1,360	\$ 111,906,437.61	10.63%	49	3.60%	20	1.47%	26	1.91%	95	6.99%
Conventional	838	123,573,378.19	11.74%	24	2.86%	11	1.31%	11	1.31%	46	5.49%
	<u>2,198</u>	<u>\$ 235,479,815.80</u>	<u>22.37%</u>	<u>73</u>	<u>3.32%</u>	<u>31</u>	<u>1.41%</u>	<u>37</u>	<u>1.68%</u>	<u>141</u>	<u>6.41%</u>
WELLS FARGO HOME MORTGAGE											
Federal Guaranty	830	\$ 48,749,459.89	4.63%	31	3.73%	11	1.33%	15	1.81%	57	6.87%
Conventional	278	31,994,247.26	3.04%	9	3.24%	3	1.08%	3	1.08%	15	5.40%
	<u>1,108</u>	<u>\$ 80,743,707.15</u>	<u>7.67%</u>	<u>40</u>	<u>3.61%</u>	<u>14</u>	<u>1.26%</u>	<u>18</u>	<u>1.62%</u>	<u>72</u>	<u>6.50%</u>
NATIONSTAR MORTGAGE											
Federal Guaranty	777	\$ 45,541,043.10	4.33%	36	4.63%	8	1.03%	14	1.80%	58	7.46%
Conventional	170	15,359,690.47	1.46%	4	2.35%	2	1.18%	3	1.76%	9	5.29%
	<u>947</u>	<u>\$ 60,900,733.57</u>	<u>5.78%</u>	<u>40</u>	<u>4.22%</u>	<u>10</u>	<u>1.06%</u>	<u>17</u>	<u>1.80%</u>	<u>67</u>	<u>7.07%</u>
Total CalHFA	<u>8,963</u>	<u>\$ 1,052,893,983.89</u>	<u>100.00%</u>	<u>306</u>	<u>3.41%</u>	<u>96</u>	<u>1.07%</u>	<u>158</u>	<u>1.76%</u>	<u>560</u>	<u>6.25%</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	1,411	\$ 210,071,733	19.95%	40	2.83%	11	0.78%	22	1.56%	73	5.17%
2 KERN	702	50,412,432	4.79%	34	4.84%	14	1.99%	18	2.56%	66	9.40%
3 FRESNO	635	40,977,085	3.89%	25	3.94%	5	0.79%	7	1.10%	37	5.83%
4 TULARE	618	37,427,955	3.55%	20	3.24%	6	0.97%	15	2.43%	41	6.63%
5 SAN DIEGO	591	91,210,898	8.66%	15	2.54%	4	0.68%	15	2.54%	34	5.75%
6 SANTA CLARA	465	80,256,224	7.62%	5	1.08%	3	0.65%	5	1.08%	13	2.80%
7 SAN BERNARDINO	399	47,927,741	4.55%	18	4.51%	5	1.25%	6	1.50%	29	7.27%
8 RIVERSIDE	397	43,458,613	4.13%	27	6.80%	9	2.27%	11	2.77%	47	11.84%
9 SACRAMENTO	338	43,330,941	4.12%	12	3.55%	6	1.78%	4	1.18%	22	6.51%
10 ALAMEDA	336	56,739,071	5.39%	3	0.89%	4	1.19%	6	1.79%	13	3.87%
11 IMPERIAL	325	22,745,929	2.16%	17	5.23%	6	1.85%	3	0.92%	26	8.00%
12 ORANGE	294	43,000,200	4.08%	8	2.72%	0	0.00%	5	1.70%	13	4.42%
13 CONTRA COSTA	259	43,221,329	4.11%	13	5.02%	2	0.77%	5	1.93%	20	7.72%
14 BUTTE	225	18,433,557	1.75%	6	2.67%	4	1.78%	3	1.33%	13	5.78%
15 SONOMA	193	29,537,667	2.81%	7	3.63%	0	0.00%	2	1.04%	9	4.66%
16 OTHER COUNTIES	1,775	194,142,610	18.44%	56	3.15%	17	0.96%	31	1.75%	104	5.86%
Total CalHFA	<u>8,963</u>	<u>\$ 1,052,893,984</u>	<u>100.00%</u>	<u>306</u>	<u>3.41%</u>	<u>96</u>	<u>1.07%</u>	<u>158</u>	<u>1.76%</u>	<u>560</u>	<u>6.25%</u>

Real Estate Owned

Calendar Year 2019 (As of March 31, 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 - 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	2	0	1	2	3	1		0		1	4	\$ 539,859
Conventional	6	0	2	0	2		2		0	2	6	1,214,279
Total	8	0	3	2	5	1	2	0	0	3	10	\$ 1,754,139

*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 seven (7) 3rd party sale in calendar 2019.

2019 Year to Date Composition of 1st Trust Deed Loss (As of March 31, 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