

# HOMEOWNERSHIP LOAN PORTFOLIO DELINQUENCY, REO AND SHORT SALE REPORT

April 30, 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	4,503	\$ 356,755,828	34.23%	195	4.33%	56	1.24%	79	1.75%	330	7.33%
VA	76	5,114,070	0.49%	2	2.63%	0	0.00%	2	2.63%	4	5.26%
RHS	60	8,736,054	0.84%	2	3.33%	1	1.67%	1	1.67%	4	6.67%
<b>Total Government:</b>	<b>4,639</b>	<b>370,605,953</b>	<b>35.55%</b>	<b>199</b>	<b>4.29%</b>	<b>57</b>	<b>1.23%</b>	<b>82</b>	<b>1.77%</b>	<b>338</b>	<b>7.29%</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	712	159,482,130	15.30%	23	3.23%	13	1.83%	25	3.51%	61	8.57%
<b>without MI</b>											
Originated with no MI	2,252	312,825,536	30.01%	62	2.75%	15	0.67%	27	1.20%	104	4.62%
MI Cancelled*	1,288	199,449,520	19.13%	31	2.41%	5	0.39%	14	1.09%	50	3.88%
<b>Total Conventional:</b>	<b>4,252</b>	<b>671,757,186</b>	<b>64.45%</b>	<b>116</b>	<b>2.73%</b>	<b>33</b>	<b>0.78%</b>	<b>66</b>	<b>1.55%</b>	<b>215</b>	<b>5.06%</b>
<b>Total CalHFA</b>	<b>8,891</b>	<b>\$ 1,042,363,139</b>	<b>100.00%</b>	<b>315</b>	<b>3.54%</b>	<b>90</b>	<b>1.01%</b>	<b>148</b>	<b>1.66%</b>	<b>553</b>	<b>6.22%</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	4,503	\$ 356,755,828	34.23%	195	4.33%	56	1.24%	79	1.75%	330	7.33%
VA	76	5,114,070	0.49%	2	2.63%	0	0.00%	2	2.63%	4	5.26%
RHS	60	8,736,054	0.84%	2	3.33%	1	1.67%	1	1.67%	4	6.67%
Conventional - with MI	210	40,007,313	3.84%	7	3.33%	4	1.90%	6	2.86%	17	8.10%
Conventional - w/o MI	3,091	421,653,988	40.45%	84	2.72%	17	0.55%	29	0.94%	130	4.21%
<b>40-yr level amort</b>											
Conventional - with MI	89	21,682,146	2.08%	2	2.25%	2	2.25%	3	3.37%	7	7.87%
Conventional - w/o MI	128	22,846,611	2.19%	3	2.34%	1	0.78%	2	1.56%	6	4.69%
<b>*5-yr IOP, 30-yr amort</b>											
Conventional - with MI	413	97,792,671	9.38%	14	3.39%	7	1.69%	16	3.87%	37	8.96%
Conventional - w/o MI	321	67,774,457	6.50%	6	1.87%	2	0.62%	10	3.12%	18	5.61%
<b>Total CalHFA</b>	<b>8,891</b>	<b>\$ 1,042,363,139</b>	<b>100.00%</b>	<b>315</b>	<b>3.54%</b>	<b>90</b>	<b>1.01%</b>	<b>148</b>	<b>1.66%</b>	<b>553</b>	<b>6.22%</b>
<i>Weighted average of conventional loans:</i>				116	2.73%	33	0.78%	66	1.55%	215	5.06%

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

April 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	1,694	\$ 166,757,179.96	16.00%	69	4.07%	26	1.53%	31	1.83%	126	7.44%
Conventional	2,977	502,774,349.30	48.23%	78	2.62%	29	0.97%	46	1.55%	153	5.14%
	<u>4,671</u>	<u>\$ 669,531,529.26</u>	<u>64.23%</u>	<u>147</u>	<u>3.15%</u>	<u>55</u>	<u>1.18%</u>	<u>77</u>	<u>1.65%</u>	<u>279</u>	<u>5.97%</u>
<b>GUILD MORTGAGE</b>											
Federal Guaranty	1,350	\$ 110,721,460.60	10.62%	52	3.85%	12	0.89%	23	1.70%	87	6.44%
Conventional	832	122,344,277.06	11.74%	24	2.88%	2	0.24%	13	1.56%	39	4.69%
	<u>2,182</u>	<u>\$ 233,065,737.66</u>	<u>22.36%</u>	<u>76</u>	<u>3.48%</u>	<u>14</u>	<u>0.64%</u>	<u>36</u>	<u>1.65%</u>	<u>126</u>	<u>5.77%</u>
<b>WELLS FARGO HOME MORTGAGE</b>											
Federal Guaranty	826	\$ 48,346,722.78	4.64%	37	4.48%	9	1.09%	17	2.06%	63	7.63%
Conventional	276	31,673,707.79	3.04%	6	2.17%	1	0.36%	4	1.45%	11	3.99%
	<u>1,102</u>	<u>\$ 80,020,430.57</u>	<u>7.68%</u>	<u>43</u>	<u>3.90%</u>	<u>10</u>	<u>0.91%</u>	<u>21</u>	<u>1.91%</u>	<u>74</u>	<u>6.72%</u>
<b>NATIONSTAR MORTGAGE</b>											
Federal Guaranty	769	\$ 44,780,589.31	4.30%	41	5.33%	10	1.30%	11	1.43%	62	8.06%
Conventional	167	14,964,851.74	1.44%	8	4.79%	1	0.60%	3	1.80%	12	7.19%
	<u>936</u>	<u>\$ 59,745,441.05</u>	<u>5.73%</u>	<u>49</u>	<u>5.24%</u>	<u>11</u>	<u>1.18%</u>	<u>14</u>	<u>1.50%</u>	<u>74</u>	<u>7.91%</u>
<b>Total CalHFA</b>	<u>8,891</u>	<u>\$ 1,042,363,138.54</u>	<u>100.00%</u>	<u>315</u>	<u>3.54%</u>	<u>90</u>	<u>1.01%</u>	<u>148</u>	<u>1.66%</u>	<u>553</u>	<u>6.22%</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	1,397	\$ 207,797,561	19.94%	40	2.86%	7	0.50%	20	1.43%	67	4.80%
2 KERN	695	49,960,086	4.79%	36	5.18%	11	1.58%	16	2.30%	63	9.06%
3 FRESNO	630	40,626,308	3.90%	15	2.38%	9	1.43%	9	1.43%	33	5.24%
4 TULARE	610	37,059,681	3.56%	24	3.93%	8	1.31%	10	1.64%	42	6.89%
5 SAN DIEGO	587	90,209,426	8.65%	14	2.39%	6	1.02%	15	2.56%	35	5.96%
6 SANTA CLARA	462	79,439,269	7.62%	10	2.16%	3	0.65%	5	1.08%	18	3.90%
7 RIVERSIDE	396	43,260,509	4.15%	33	8.33%	6	1.52%	9	2.27%	48	12.12%
8 SAN BERNARDINO	395	47,331,604	4.54%	15	3.80%	4	1.01%	6	1.52%	25	6.33%
9 SACRAMENTO	336	43,163,313	4.14%	13	3.87%	5	1.49%	6	1.79%	24	7.14%
10 ALAMEDA	334	56,137,475	5.39%	4	1.20%	3	0.90%	5	1.50%	12	3.59%
11 IMPERIAL	323	22,629,882	2.17%	21	6.50%	3	0.93%	3	0.93%	27	8.36%
12 ORANGE	291	42,381,488	4.07%	7	2.41%	0	0.00%	5	1.72%	12	4.12%
13 CONTRA COSTA	258	42,785,503	4.10%	11	4.26%	3	1.16%	4	1.55%	18	6.98%
14 BUTTE	222	17,978,353	1.72%	9	4.05%	4	1.80%	2	0.90%	15	6.76%
15 SONOMA	193	29,435,917	2.82%	8	4.15%	1	0.52%	2	1.04%	11	5.70%
16 OTHER COUNTIES	1,762	192,166,764	18.44%	55	3.12%	17	0.96%	31	1.76%	103	5.85%
<b>Total CalHFA</b>	<u>8,891</u>	<u>\$ 1,042,363,139</u>	<u>100.00%</u>	<u>315</u>	<u>3.54%</u>	<u>90</u>	<u>1.01%</u>	<u>148</u>	<u>1.66%</u>	<u>553</u>	<u>6.22%</u>

### Real Estate Owned

Calendar Year 2019 (As of April 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 - Mar	Reverted to CalHFA April	Total Trustee Sales	Repurchased by Lender Jan - Mar	Market Sale(s) Jan - Mar	Repurchased by Lender April	Market Sale(s) April	Total Disposition of REO(s)		
FHA/RHS/VA	2	0	3	0	3	1		1		2	3	\$ 492,326
Conventional	6	0	2	0	2		2		1	3	5	1,078,867
<b>Total</b>	<b>8</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>5</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>5</b>	<b>8</b>	<b>\$ 1,571,192</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 ten (10) 3rd party sale in calendar 2019.

### 2019 Year to Date Composition of 1st Trust Deed Loss (As of April 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	\$ 168,077		
Conventional		3	0	789,229	\$ (88,018)	\$ 247,667,871
	2	3	0	\$ 957,305	\$ (88,018)	\$ 247,667,871