

HOMEOWNERSHIP LOAN PORTFOLIO DELINQUENCY, REO AND SHORT SALE REPORT

May 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	4,473	\$ 353,525,388	34.33%	163	3.64%	57	1.27%	75	1.68%	295	6.60%
VA	76	5,080,127	0.49%	4	5.26%	1	1.32%	2	2.63%	7	9.21%
RHS	60	8,705,774	0.85%	1	1.67%	0	0.00%	2	3.33%	3	5.00%
Total Government:	4,609	367,311,289	35.67%	168	3.65%	58	1.26%	79	1.71%	305	6.62%
Conventional loans											
with MI											
MI with Reinsurance	-	-	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
No Reinsurance	697	156,224,569	15.17%	25	3.59%	3	0.43%	27	3.87%	55	7.89%
without MI											
Originated with no MI	2,238	309,631,826	30.07%	38	1.70%	20	0.89%	28	1.25%	86	3.84%
MI Cancelled*	1,277	196,578,029	19.09%	25	1.96%	6	0.47%	13	1.02%	44	3.45%
Total Conventional:	4,212	662,434,424	64.33%	88	2.09%	29	0.69%	68	1.61%	185	4.39%
Total CalHFA	8,821	\$ 1,029,745,714	100.00%	256	2.90%	87	0.99%	147	1.67%	490	5.55%

*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	4,473	\$ 353,525,388	34.33%	163	3.64%	57	1.27%	75	1.68%	295	6.60%
VA	76	5,080,127	0.49%	4	5.26%	1	1.32%	2	2.63%	7	9.21%
RHS	60	8,705,774	0.85%	1	1.67%	0	0.00%	2	3.33%	3	5.00%
Conventional - with MI	204	38,928,625	3.78%	9	4.41%	1	0.49%	7	3.43%	17	8.33%
Conventional - w/o MI	3,071	417,060,078	40.50%	54	1.76%	25	0.81%	28	0.91%	107	3.48%
40-yr level amort											
Conventional - with MI	89	21,654,360	2.10%	3	3.37%	0	0.00%	4	4.49%	7	7.87%
Conventional - w/o MI	126	22,362,240	2.17%	5	3.97%	0	0.00%	2	1.59%	7	5.56%
*5-yr IOP, 30-yr amort											
Conventional - with MI	404	95,641,585	9.29%	13	3.22%	2	0.50%	16	3.96%	31	7.67%
Conventional - w/o MI	318	66,787,537	6.49%	4	1.26%	1	0.31%	11	3.46%	16	5.03%
Total CalHFA	8,821	\$ 1,029,745,714	100.00%	256	2.90%	87	0.99%	147	1.67%	490	5.55%
<i>Weighted average of conventional loans:</i>				88	2.09%	29	0.69%	68	1.61%	185	4.39%

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

May 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	1,681	\$ 165,120,071.49	16.04%	54	3.21%	21	1.25%	33	1.96%	108	6.42%
Conventional	2,948	496,027,564.85	48.17%	61	2.07%	19	0.64%	50	1.70%	130	4.41%
	<u>4,629</u>	<u>\$ 661,147,636.34</u>	<u>64.20%</u>	<u>115</u>	<u>2.48%</u>	<u>40</u>	<u>0.86%</u>	<u>83</u>	<u>1.79%</u>	<u>238</u>	<u>5.14%</u>
GUILD MORTGAGE											
Federal Guaranty	1,345	\$ 109,978,017.46	10.68%	53	3.94%	15	1.12%	19	1.41%	87	6.47%
Conventional	823	120,057,058.85	11.66%	20	2.43%	3	0.36%	11	1.34%	34	4.13%
	<u>2,168</u>	<u>\$ 230,035,076.31</u>	<u>22.34%</u>	<u>73</u>	<u>3.37%</u>	<u>18</u>	<u>0.83%</u>	<u>30</u>	<u>1.38%</u>	<u>121</u>	<u>5.58%</u>
WELLS FARGO HOME MORTGAGE											
Federal Guaranty	821	\$ 47,947,897.33	4.66%	26	3.17%	11	1.34%	16	1.95%	53	6.46%
Conventional	275	31,545,632.47	3.06%	5	1.82%	3	1.09%	5	1.82%	13	4.73%
	<u>1,096</u>	<u>\$ 79,493,529.80</u>	<u>7.72%</u>	<u>31</u>	<u>2.83%</u>	<u>14</u>	<u>1.28%</u>	<u>21</u>	<u>1.92%</u>	<u>66</u>	<u>6.02%</u>
NATIONSTAR MORTGAGE											
Federal Guaranty	762	\$ 44,265,302.98	4.30%	35	4.59%	11	1.44%	11	1.44%	57	7.48%
Conventional	166	14,804,168.13	1.44%	2	1.20%	4	2.41%	2	1.20%	8	4.82%
	<u>928</u>	<u>\$ 59,069,471.11</u>	<u>5.74%</u>	<u>37</u>	<u>3.99%</u>	<u>15</u>	<u>1.62%</u>	<u>13</u>	<u>1.40%</u>	<u>65</u>	<u>7.00%</u>
Total CalHFA	<u>8,821</u>	<u>\$ 1,029,745,713.56</u>	<u>100.00%</u>	<u>256</u>	<u>2.90%</u>	<u>87</u>	<u>0.99%</u>	<u>147</u>	<u>1.67%</u>	<u>490</u>	<u>5.55%</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	1,384	\$ 205,581,617	19.96%	32	2.31%	7	0.51%	17	1.23%	56	4.05%
2 KERN	692	49,620,673	4.82%	29	4.19%	10	1.45%	16	2.31%	55	7.95%
3 FRESNO	627	40,113,717	3.90%	16	2.55%	11	1.75%	9	1.44%	36	5.74%
4 TULARE	605	36,485,847	3.54%	21	3.47%	7	1.16%	11	1.82%	39	6.45%
5 SAN DIEGO	578	88,363,646	8.58%	13	2.25%	2	0.35%	16	2.77%	31	5.36%
6 SANTA CLARA	458	78,531,589	7.63%	4	0.87%	5	1.09%	3	0.66%	12	2.62%
7 RIVERSIDE	392	42,627,421	4.14%	19	4.85%	8	2.04%	12	3.06%	39	9.95%
8 SAN BERNARDINO	394	47,004,533	4.56%	17	4.31%	2	0.51%	7	1.78%	26	6.60%
9 SACRAMENTO	335	42,876,326	4.16%	14	4.18%	5	1.49%	4	1.19%	23	6.87%
10 ALAMEDA	330	55,371,067	5.38%	5	1.52%	1	0.30%	6	1.82%	12	3.64%
11 IMPERIAL	322	22,400,546	2.18%	16	4.97%	3	0.93%	3	0.93%	22	6.83%
12 ORANGE	288	41,517,766	4.03%	5	1.74%	0	0.00%	5	1.74%	10	3.47%
13 CONTRA COSTA	256	42,239,359	4.10%	11	4.30%	2	0.78%	3	1.17%	16	6.25%
14 BUTTE	221	17,831,435	1.73%	9	4.07%	5	2.26%	2	0.90%	16	7.24%
15 SONOMA	191	29,031,230	2.82%	4	2.09%	3	1.57%	2	1.05%	9	4.71%
16 OTHER COUNTIES	1,748	190,148,943	18.47%	41	2.35%	16	0.92%	31	1.77%	88	5.03%
Total CalHFA	<u>8,821</u>	<u>\$ 1,029,745,714</u>	<u>100.00%</u>	<u>256</u>	<u>2.90%</u>	<u>87</u>	<u>0.99%</u>	<u>147</u>	<u>1.67%</u>	<u>490</u>	<u>5.55%</u>

Real Estate Owned

Calendar Year 2019 (As of May 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 - Apr	Reverted to CalHFA May	Total Trustee Sales	Repurchased by Lender Jan - Apr	Market Sale(s) Jan - Apr	Repurchased by Lender May	Market Sale(s) May	Total Disposition of REO(s)		
FHA/RHS/VA	2	0	3	0	3	2		0		2	3	\$ 492,326
Conventional	6	0	2	0	2		3		2	5	3	748,902
Total	8	0	5	0	5	2	3	0	2	7	6	\$ 1,241,227

*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 eleven (11) 3rd party sale in calendar 2019.

2019 Year to Date Composition of 1st Trust Deed Loss (As of May 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	2		0	\$ 168,077		
Conventional		5	0	1,119,194	\$ (92,520)	\$ 247,695,147
	2	5	0	\$ 1,287,270	\$ (92,520)	\$ 247,695,147