

HOMEOWNERSHIP LOAN PORTFOLIO DELINQUENCY, REO AND SHORT SALE REPORT

July 31, 2019

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	4,412	\$ 345,737,494	34.42%	179	4.06%	64	1.45%	75	1.70%	318	7.21%
VA	75	4,975,929	0.50%	3	4.00%	1	1.33%	2	2.67%	6	8.00%
RHS	60	8,647,869	0.86%	1	1.67%	1	1.67%	2	3.33%	4	6.67%
Conventional loans											
with MI											
MI with Reinsurance	-	-	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
No Reinsurance	671	150,535,674	14.99%	26	3.87%	10	1.49%	24	3.58%	60	8.94%
without MI											
Originated with no MI	2,200	301,242,390	29.99%	54	2.45%	20	0.91%	28	1.27%	102	4.64%
MI Cancelled*	1,258	193,295,265	19.24%	30	2.38%	11	0.87%	10	0.79%	51	4.05%
Total CalHFA	8,676	\$ 1,004,434,620	100.00%	293	3.38%	107	1.23%	141	1.63%	541	6.24%
<i>Weighted average of conventional loans:</i>				110	2.66%	41	0.99%	62	1.50%	213	5.16%

*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.

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				Loan Count	30-Day	Loan Count	60-Day	Loan Count	90(+)-Day	Count	%
30-yr level amort											
FHA	4,412	\$ 345,737,494	34.42%	179	4.06%	64	1.45%	75	1.70%	318	7.21%
VA	75	4,975,929	0.50%	3	4.00%	1	1.33%	2	2.67%	6	8.00%
RHS	60	8,647,869	0.86%	1	1.67%	1	1.67%	2	3.33%	4	6.67%
Conventional - with MI	193	36,969,199	3.68%	3	1.55%	5	2.59%	7	3.63%	15	7.77%
Conventional - w/o MI	3,023	407,993,209	40.62%	71	2.35%	28	0.93%	30	0.99%	129	4.27%
40-yr level amort											
Conventional - with MI	87	21,134,959	2.10%	5	5.75%	1	1.15%	3	3.45%	9	10.34%
Conventional - w/o MI	126	22,330,587	2.22%	4	3.17%	2	1.59%	1	0.79%	7	5.56%
*5-yr IOP, 30-yr amort											
Conventional - with MI	391	92,431,515	9.20%	18	4.60%	4	1.02%	14	3.58%	36	9.21%
Conventional - w/o MI	309	64,213,858	6.39%	9	2.91%	1	0.32%	7	2.27%	17	5.50%
Total CalHFA	8,676	\$ 1,004,434,620	100.00%	293	3.38%	107	1.23%	141	1.63%	541	6.24%
<i>Weighted average of conventional loans:</i>				110	2.66%	41	0.99%	62	1.50%	213	5.16%

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

July 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	1,651	\$ 161,625,342.46	16.09%	66	4.00%	25	1.51%	35	2.12%	126	7.63%
Conventional	2,885	481,733,834.85	47.96%	75	2.60%	27	0.94%	46	1.59%	148	5.13%
	<u>4,536</u>	<u>\$ 643,359,177.31</u>	<u>64.05%</u>	<u>141</u>	<u>3.11%</u>	<u>52</u>	<u>1.15%</u>	<u>81</u>	<u>1.79%</u>	<u>274</u>	<u>6.04%</u>
GUILD MORTGAGE											
Federal Guaranty	1,337	\$ 108,016,466.45	10.75%	58	4.34%	18	1.35%	20	1.50%	96	7.18%
Conventional	812	117,860,255.28	11.73%	24	2.96%	10	1.23%	8	0.99%	42	5.17%
	<u>2,149</u>	<u>\$ 225,876,721.73</u>	<u>22.49%</u>	<u>82</u>	<u>3.82%</u>	<u>28</u>	<u>1.30%</u>	<u>28</u>	<u>1.30%</u>	<u>138</u>	<u>6.42%</u>
WELLS FARGO HOME MORTGAGE											
Federal Guaranty	812	\$ 46,487,184.69	4.63%	29	3.57%	14	1.72%	11	1.35%	54	6.65%
Conventional	269	30,905,560.68	3.08%	7	2.60%	2	0.74%	5	1.86%	14	5.20%
	<u>1,081</u>	<u>\$ 77,392,745.37</u>	<u>7.71%</u>	<u>36</u>	<u>3.33%</u>	<u>16</u>	<u>1.48%</u>	<u>16</u>	<u>1.48%</u>	<u>68</u>	<u>6.29%</u>
NATIONSTAR MORTGAGE											
Federal Guaranty	747	\$ 43,232,298.58	4.30%	30	4.02%	9	1.20%	13	1.74%	52	6.96%
Conventional	163	14,573,677.34	1.45%	4	2.45%	2	1.23%	3	1.84%	9	5.52%
	<u>910</u>	<u>\$ 57,805,975.92</u>	<u>5.76%</u>	<u>34</u>	<u>3.74%</u>	<u>11</u>	<u>1.21%</u>	<u>16</u>	<u>1.76%</u>	<u>61</u>	<u>6.70%</u>
Total CalHFA	<u>8,676</u>	<u>\$ 1,004,434,620.33</u>	<u>100.00%</u>	<u>293</u>	<u>3.38%</u>	<u>107</u>	<u>1.23%</u>	<u>141</u>	<u>1.63%</u>	<u>541</u>	<u>6.24%</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	1,364	\$ 200,872,295	20.00%	37	2.71%	11	0.81%	16	1.17%	64	4.69%
2 KERN	683	48,726,306	4.85%	34	4.98%	13	1.90%	19	2.78%	66	9.66%
3 FRESNO	619	39,021,423	3.88%	17	2.75%	9	1.45%	6	0.97%	32	5.17%
4 TULARE	593	35,855,567	3.57%	32	5.40%	6	1.01%	11	1.85%	49	8.26%
5 SAN DIEGO	559	85,322,755	8.49%	11	1.97%	4	0.72%	15	2.68%	30	5.37%
6 SANTA CLARA	453	77,299,267	7.70%	7	1.55%	5	1.10%	3	0.66%	15	3.31%
7 SAN BERNARDINO	390	46,243,180	4.60%	14	3.59%	8	2.05%	7	1.79%	29	7.44%
8 RIVERSIDE	386	41,600,277	4.14%	23	5.96%	6	1.55%	10	2.59%	39	10.10%
9 SACRAMENTO	328	42,087,279	4.19%	15	4.57%	4	1.22%	4	1.22%	23	7.01%
10 IMPERIAL	321	21,981,958	2.19%	22	6.85%	8	2.49%	2	0.62%	32	9.97%
11 ALAMEDA	316	52,160,912	5.19%	9	2.85%	2	0.63%	5	1.58%	16	5.06%
12 ORANGE	283	40,702,635	4.05%	5	1.77%	0	0.00%	4	1.41%	9	3.18%
13 CONTRA COSTA	253	41,389,673	4.12%	9	3.56%	3	1.19%	3	1.19%	15	5.93%
14 BUTTE	219	17,561,026	1.75%	5	2.28%	5	2.28%	2	0.91%	12	5.48%
15 SONOMA	191	28,822,840	2.87%	6	3.14%	1	0.52%	3	1.57%	10	5.24%
16 OTHER COUNTIES	1,718	184,787,227	18.40%	47	2.74%	22	1.28%	31	1.80%	100	5.82%
Total CalHFA	<u>8,676</u>	<u>\$ 1,004,434,620</u>	<u>100.00%</u>	<u>293</u>	<u>3.38%</u>	<u>107</u>	<u>1.23%</u>	<u>141</u>	<u>1.63%</u>	<u>541</u>	<u>6.24%</u>

Real Estate Owned

Calendar Year 2019 (As of July 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 - Jun	Reverted to CalHFA July	Total Trustee Sales	Repurchased by Lender Jan - Jun	Market Sale(s) Jan - Jun	Repurchased by Lender July	Market Sale(s) July	Total Disposition of REO(s)		
FHA/RHS/VA	1	0	3	1	4	2		0		2	3	\$ 413,332
Conventional	6	0	2	0	2		5		2	7	1	154,746
Total	7	0	5	1	6	2	5	0	2	9	4	\$ 568,078

*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 fourteen (14) 3rd party sale in calendar 2019.

2019 Year to Date Composition of 1st Trust Deed Loss (As of July 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	\$ 216,367		
Conventional		7	0	1,713,349	\$ (113,235)	\$ 247,605,070
	2	7	0	\$ 1,929,716	\$ (113,235)	\$ 247,605,070