

Making Home Affordable

Program Performance Report Through March 2013

Report Highlights

Nearly 1.6 Million Homeowner Assistance Actions Taken through Making Home Affordable

- More than 1.1 million homeowners have received a permanent modification through the Home Affordable Modification Program (HAMP). These homeowners have reduced their first lien mortgage payments by a median of approximately \$546 each month – more than one-third of their median before-modification payment – saving a total estimated \$19.1 billion to date in monthly mortgage payments.
- Homeowners currently in HAMP permanent modifications with some form of principal reduction have been granted an estimated \$9.9 billion in principal reduction. Of all non-GSE loans eligible for principal reduction entering HAMP in March, 70% included a principal reduction feature.
- More than 109,000 second lien modifications have been completed through the Second Lien Modification Program (2MP).

Performance of Permanent HAMP Modifications has Improved Over Time

- HAMP modifications continue to exhibit lower delinquency and re-default rates than industry modifications as reported by the Office of the Comptroller of the Currency.
- After six months in the program, more than 94% of homeowners remain in permanent modifications and 9.2% of homeowners are 60+ days delinquent.
- Payment reduction is strongly correlated with permanent modification sustainability. For modifications seasoned 24 months, only 16.7% of modifications with a monthly payment reduction greater than 50% have been disqualified due to missing three payments, compared to a disqualification rate of 42.8% where the payment had been cut by 20% or less.
- Performance of HAMP modifications has improved over time. For modifications seasoned 24 months, 33.3% of modifications started in the third quarter of 2009 have disqualified, compared to 24.7% for modifications started in the first quarter of 2011.
- The majority of homeowners who disqualify from HAMP receive another foreclosure prevention option.

Inside: Additional Reporting on the Home Affordable Foreclosure Alternatives Program (HAFA)

- More than 140,000 homeowners have exited their homes through a short sale or deed-in-lieu of foreclosure with assistance from the Home Affordable Foreclosure Alternatives Program (HAFA).

Note: For information and quarterly updates about the Hardest Hit Fund, please visit the website for the [Hardest Hit Fund](#) or the [TARP Monthly Report to Congress](#).

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Making Home Affordable Program Activity

The Making Home Affordable Program was launched in March 2009 with the Home Affordable Modification Program (HAMP) which provides assistance to struggling homeowners by lowering monthly first lien mortgage payments to an affordable level. Additional programs were subsequently rolled out to expand the program reach.

In total, the MHA program has completed nearly 1.6 million first and second lien permanent modifications, HAFA transactions, and UP forbearance plans.

	Program-to-Date	Reported Since Prior Period
MHA First Lien Permanent Modifications Started ¹	1,306,119	20,654
2MP Modifications Started	109,313	1,913
HAFA Transactions Completed ²	140,434	14,194
UP Forbearance Plans Started (through February 2013)	32,154	863
Cumulative Activity³	1,588,020	37,624

MHA Program Activity

Cumulative Transactions Completed



Program	Purpose
MHA First Lien Modifications	The Home Affordable Modification Program (HAMP) provides eligible borrowers the opportunity to lower their first lien mortgage payment to affordable and sustainable levels through a uniform loan modification process. Effective June 2012, HAMP's eligibility requirements were expanded to include a "Tier 2" evaluation for non-GSE loans that is modeled after the GSE Standard Modification and includes properties that are currently occupied by a tenant as well as vacant properties the borrower intends to rent. FHA-HAMP and RD-HAMP provide first lien modifications for distressed borrowers in loans guaranteed through the Federal Housing Administration and Rural Housing Service.
Second Lien Modification Program (2MP)	Provides modifications and extinguishments on second liens when there has been a first lien HAMP modification on the same property.
Home Affordable Foreclosure Alternatives (HAFA)	Provides transition alternatives to foreclosure in the form of a short sale or deed-in-lieu of foreclosure. Effective November 2012, the GSEs jointly streamlined their short sale and deed-in-lieu of foreclosure programs. The GSE Standard HAFA program is closely aligned with Treasury's MHA HAFA program.
Unemployment Program (UP)	Provides temporary forbearance of mortgage principal to enable unemployed borrowers to look for a new job without fear of foreclosure.

¹ Includes (a) 1,178,639 GSE and Non-GSE HAMP permanent modifications, (b) 12,586 FHA- and RD-HAMP modifications, and (c) 114,894 GSE Standard Modifications since October 2011 under the GSEs' Servicer Alignment Initiative. The GSEs and other government agencies also undertake other foreclosure prevention activities beyond their participation in MHA which is not reflected in this report. Per the Federal Housing Finance Agency's Foreclosure Prevention Report for the Fourth Quarter of 2012, since 4Q 2008 the GSEs have completed more than 1.3 million permanent modifications and nearly 450,000 short sales and deed-in-lieu of foreclosure actions, which includes their activity under MHA. Please visit www.FHFA.gov for the complete FHFA report. As reported in the March 2013 edition of the Obama Administration's Housing Scorecard, FHA has offered more than 1.8 million loss mitigation and early delinquency interventions, which includes their activity under MHA.

² Includes the GSE and Non-GSE activity under the MHA program, in addition to the cumulative GSE Standard HAFA transactions completed since November 2012. Does not include other GSE short sale and deed-in-lieu activity prior to November 2012 outside the GSE Standard HAFA program.

³ This does not include trial modifications that have cancelled or not yet converted to permanent modifications, or HAFA transactions started but not yet completed.

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HAMP (First Lien) Modifications

HAMP Activity Through March 2013		Total
Trial Modifications	All Trials Started	2,016,626
	Tier 1	2,005,294
	Tier 2	11,332
	Trials Reported Since February 2013 Report ¹	16,402
	Trial Modifications Canceled Since June 1, 2010 ²	67,770
	Active Trials	63,219
Permanent Modifications	All Permanent Modifications Started	1,178,639
	Tier 1	1,174,799
	Tier 2	3,840
	Permanent Modifications Reported Since February 2013 Report ³	11,913
	Permanent Modifications Canceled (Cumulative) ⁴	312,561
	Active Permanent Modifications	866,078

¹ Servicers may enter new trial modifications into the HAMP system of record at any time.

² 774,768 cumulative including 706,998 that had trial start dates prior to June 1, 2010 when Treasury implemented a verified income requirement.

³ Per program guidance, servicers began processing GSE loan repurchase activity. This process requires cancellation of the impacted permanent modifications from the HAMP system of record with re-boarding of some of these modifications in subsequent months. As a result, fluctuations are expected in the monthly activity reported.

⁴ A permanent modification is canceled when the borrower has missed three consecutive monthly payments. Includes 12,683 loans paid off.

Estimated Eligible Loans and Borrowers

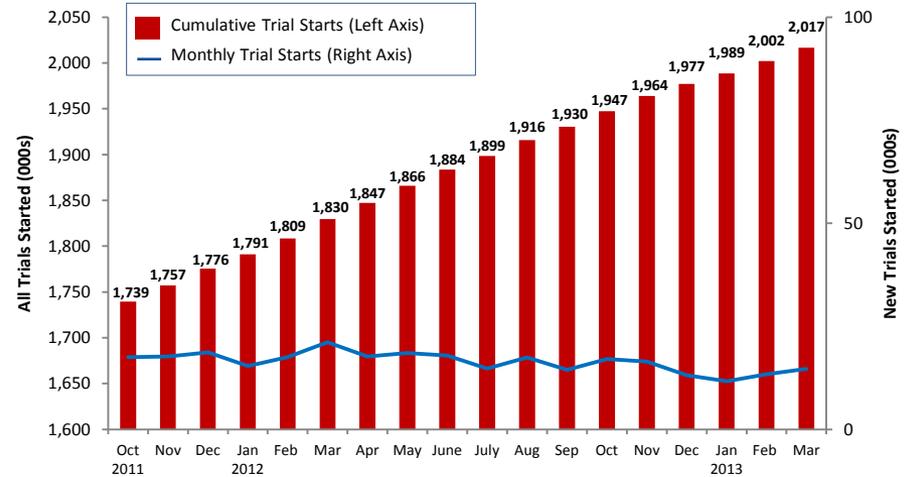
Under the original HAMP program, launched in March 2009, now referred to as “Tier 1,” eligible loans include conventional loans more than 60 days delinquent (unless the borrower is in imminent default), that originated on or before January 1, 2009 with a current unpaid principal balance below the maximum conforming loan limit⁵ and were owner-occupied at origination.

Homeowners who have HAMP-eligible loans may qualify for Tier 1 if they meet additional criteria including, but not limited to requiring: a debt-to-income ratio greater than 31%, occupancy, employment, and pooling and servicing agreement eligibility. Based on current estimates, of the 3.8 million homeowners who are currently 60+ days delinquent, an estimated 629,000 homeowners are eligible for HAMP Tier 1.

On January 27, 2012, Treasury announced an expansion of the eligibility for HAMP to reduce additional foreclosures and help stabilize neighborhoods. The eligibility was expanded for non-GSE loans to (1) allow for more flexible debt-to-income criteria and (2) include properties that are currently occupied by a tenant, as well as vacant properties which the borrower intends to rent. This expanded HAMP criteria, referred to as HAMP “Tier 2,” became effective on June 1, 2012 (although not all servicers began offering Tier 2 modifications on that date). There is insufficient program data at this time to estimate the number of homeowners who may qualify for HAMP Tier 2.

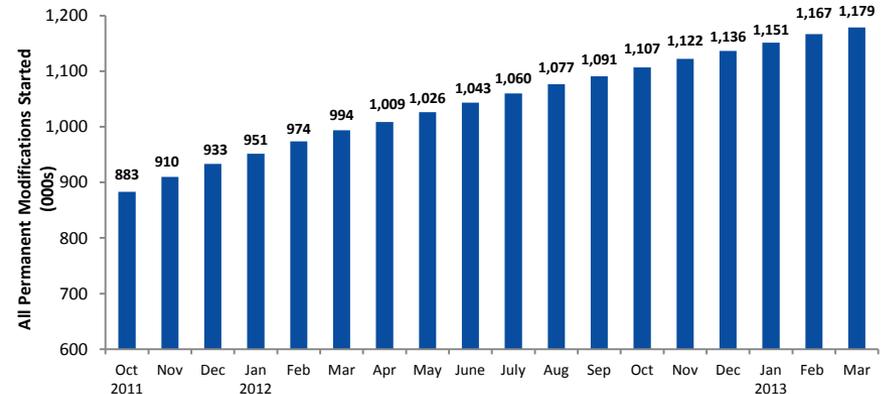
⁵ Current unpaid principal balance must be no greater than: \$729,750 for a single-unit property, 2 units: \$934,200, 3 Units: \$1,129,250, 4 Units: \$1,403,400.

HAMP Trials Started



Servicers may enter new trial modifications into the HAMP system of record at any time. For example, 16,402 trials have entered the HAMP system of record since the prior report; 14,650 were trials with a first payment recorded in March 2013.

HAMP Permanent Modifications Started (Cumulative)



Source: HAMP system of record.

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HAMP Principal Reduction Activity

Servicers of non-GSE loans are required to evaluate the benefit of principal reduction under the HAMP Principal Reduction Alternative (PRA) for mortgages with a loan-to-value (LTV) ratio greater than 115% when evaluating a homeowner for a HAMP first lien modification. While servicers are required to evaluate homeowners for principal reduction, they are not required to reduce principal as part of the modification. The MHA Program allows servicers to provide principal reduction on HAMP modifications in two ways:

- Under HAMP PRA, principal is reduced to lower the LTV, the investor is eligible to receive an incentive on the amount of principal reduced, and the reduction vests over a 3-year period.
- Servicers can also offer principal reduction to homeowners on a HAMP modification outside the requirements of HAMP PRA. If they do, the investor receives no incentive payment for the principal reduction and the principal reduction can be recognized immediately.

The terms of the \$25 billion settlement of mortgage servicing deficiencies between the five largest mortgage servicers, the Federal government, and 49 state attorneys general, have caused servicers to increase use of non-PRA principal reductions. Of all non-GSE loans eligible¹ for principal reduction that started a trial in March 2013, 70% included a principal reduction feature, including 55% through the HAMP PRA program.

	HAMP Modifications with Earned Principal Reduction Under PRA ²	HAMP Modifications with Upfront Principal Reduction Outside of PRA	Total HAMP Modifications with Principal Reduction
All Trial Modifications Started	123,743	40,543	164,286
Trials Reported Since February 2013 Report	4,299	1,359	5,658
Active Trial Modifications	14,260	3,895	18,155
All Permanent Modifications Started	99,217	33,413	132,630
Permanent Modifications Reported Since February 2013 Report	3,123	1,230	4,353
Active Permanent Modifications	85,183	29,155	114,338
Median Principal Amount Reduced for Active Permanent Modifications ³	\$73,384	\$56,386	\$67,600
Median Principal Amount Reduced for Active Permanent Modifications (%) ⁴	32.1%	18.0%	29.4%
Total Outstanding Principal Balance Reduced on Active Permanent Modifications ³	\$7,901,003,885	\$1,979,045,542	\$9,880,049,427

¹ Eligible loans include those receiving evaluation under HAMP PRA guidelines plus loans that did not require an evaluation but received principal reduction on their modification.

² Includes some modifications with additional principal reduction outside of HAMP PRA.

³ Under HAMP PRA, principal reduction vests over a 3-year period. The amounts noted reflect the entire amount that may be forgiven.

⁴ Principal amount reduced as a percentage of before-modification UPB, excluding capitalization.

Treasury FHA-HAMP Modification Activity

The Treasury FHA-HAMP Program provides assistance to eligible homeowners with FHA-insured mortgages.

All Treasury FHA-HAMP Trial Modifications Started	24,389
All Treasury FHA-HAMP Permanent Modifications Started	12,558

Second Lien Modification Program (2MP) Activity

The Second Lien Modification Program (2MP) provides assistance to homeowners in a first lien permanent modification who have an eligible second lien with a participating HAMP servicer. This assistance can result in a modification of the second lien and even full or partial extinguishment of the second lien. Second lien modifications follow a series of steps and may include capitalization, interest rate reduction, term extension and principal forbearance or forgiveness.

2MP modifications and partial extinguishments require that the first lien HAMP modification be permanent and active and that the second lien have an unpaid balance of \$5,000 or more and a monthly payment of at least \$100.

All Second Lien Modifications Started (Cumulative) ¹	109,313
Second Lien Modifications Involving Full Lien Extinguishments	27,711
Second Lien Modifications Disqualified ²	9,757
Active Second Lien Modifications ³	71,845
Active Second Lien Modifications Involving Partial Lien Extinguishments	7,531

Second Lien Extinguishment Details

Median Amount of Full Extinguishment	\$61,300
Median Amount of Partial Extinguishment for Active Second Lien Modifications	\$9,630

¹ Includes second lien modifications reported into HAMP system of record through the end of cycle for March 2013 data, though the effective date may occur in April 2013. Number of modifications is net of cancellations, which are primarily due to servicer data corrections.

² Includes 2,867 loans paid off.

³ Includes 5,762 loans in active non-payment status whereby the 1MP has disqualified from HAMP. As a result, the servicer is no longer required to report payment activity on the 2MP modification.

Unemployment Program (UP) Activity

The Treasury MHA Unemployment Program (UP) provides a temporary forbearance to homeowners who are unemployed. Under Treasury guidelines, unemployed homeowners must be considered for a minimum of 12 months' forbearance.

All UP Forbearance Plans Started	32,154
UP Forbearance Plans With Some Payment Required	27,561
UP Forbearance Plans With No Payment Required	4,593

Note: Data is as reported by servicers via survey for UP participation through February, 2013.

See Appendix A2 for servicer participants in additional Making Home Affordable programs.

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Home Affordable Foreclosure Alternatives (HAFA)

The Home Affordable Foreclosure Alternatives Program (HAFA) offers incentives and a streamlined process for homeowners looking to exit their homes through a short sale or deed-in-lieu of foreclosure. HAFA has established important homeowner protections and an industry standard for streamlined transactions. Effective November 2012, the GSEs revised their short sale and deed-in-lieu programs. The GSE Standard HAFA program is closely aligned with Treasury's MHA HAFA program. In HAFA transactions, homeowners:

- Follow a streamlined process for short sales and deed-in-lieu transactions that requires no verification of income (unless required by investors) and allows for pre-approved short sale terms;
- Receive a waiver of deficiency once the transaction is completed that releases the homeowner from remaining mortgage debt;
- Receive at least \$3,000 in relocation assistance at closing.

Combined Short Sale and Deed-In-Lieu Activity

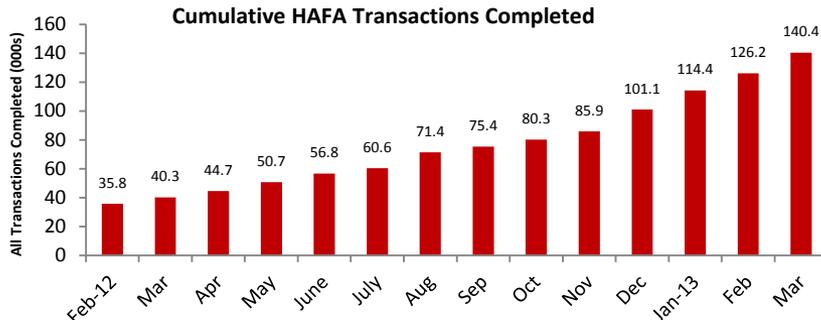
	Non-GSE Activity	GSE Activity ¹	Total
Short Sale	102,901	34,279	137,180
Deed-in-Lieu	2,999	255	3,254
Total Transactions Completed	105,900	34,534	140,434

HAFA Activity by Investor Type

Investor Type	Transactions Completed
GSE ¹	34,534
Portfolio	29,057
Private	76,843
Total	140,434

SPA servicers must consider all borrowers denied for HAMP for a short sale or deed-in-lieu of foreclosure through the HAFA program. However, individual investors can impose additional eligibility requirements.

¹ Includes GSE activity under the MHA program in addition to the GSE Standard HAFA program implemented in November 2012. GSE Standard HAFA data provided by Fannie Mae and Freddie Mac as of March 2013. Does not include other GSE short sale and deed-in-lieu activity outside the HAFA program. Per the Federal Housing Finance Agency's Foreclosure Prevention Report for the Fourth Quarter of 2012, since 4Q 2008 the GSEs have completed nearly 450,000 short sales and deed-in-lieu of foreclosure actions, which includes their activity under MHA. Please visit www.FHFA.gov for the complete FHFA report.



Includes transactions reported into the HAMP system of record through the end of cycle for March 2013 data, though the effective date may occur in April 2013. GSE Standard HAFA data provided by Fannie Mae and Freddie Mac as of March 2013.

Characteristics of Non-GSE HAFA Activity

In 17% of HAFA transactions completed, the homeowner began a HAMP trial modification but later requested a HAFA agreement or was disqualified from HAMP.

HAFA Debt Relief

Through HAFA, borrowers can be relieved of significant unpaid principal balances. Homeowners have been granted an estimated \$15.1 billion in debt relief ² since the beginning of the program.

Median Unpaid Principal Balance	\$294,837
Median Debt Relief	\$134,924
Median % Debt Relief	48%
Median Sales Price	\$170,000

In addition to satisfying the primary mortgage debt, as part of a HAFA short sale or deed-in-lieu the borrower must be fully released from liability for subordinate liens.

- Thirty-seven percent of the HAFA transactions completed included release of a homeowner's subordinate liens.
- Approximately \$221 million has been released thus far.

² The debt relief represents the obligation relieved by the short sale or deed-in-lieu transaction and is calculated as the unpaid principal balance and allowable transactions costs less the property sales price. The allowable transaction costs may include release of any subordinate lien, borrower relocation assistance, sales commission, and closing costs for taxes, title, and attorney fees.

MHA HAFA Activity by State

Top Three States by HAFA Activity:	% of HAFA Transactions Completed
• California	42%
• Florida	15%
• Arizona	6%

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Performance of Permanent Modifications (As of February 28, 2013)

This table shows the performance of permanent HAMP modifications at 3, 6, 12, 18, 24, 30 and 36 months of age and includes modifications that have aged at least 3, 6, 12, 18, 24, 30 or 36 months, as applicable. For example:

Of loans that became permanent in the 4th quarter of 2010, 8.6% were 60+ days delinquent at 6 months' seasoning.

Modification Became Permanent in:	Delinquency: Months After Conversion to Permanent Modification																				
	3			6			12			18			24			30			36		
	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days
Q3 2009	3,568	9.4%	3.1%	4,413	14.8%	9.6%	4,657	25.2%	20.4%	4,993	31.9%	28.5%	5,103	36.6%	33.3%	5,166	40.9%	38.3%	5,210	43.7%	41.5%
Q4 2009	44,200	5.3%	1.4%	48,025	9.6%	5.6%	52,003	19.8%	15.2%	55,327	25.0%	21.8%	56,335	31.2%	28.1%	57,491	34.9%	32.5%	57,197	39.4%	36.8%
Q1 2010	125,180	3.7%	0.9%	151,579	9.7%	5.3%	163,496	20.2%	15.8%	168,758	26.0%	22.4%	170,866	32.0%	28.8%	170,826	35.6%	33.2%	169,011	39.8%	37.6%
Q2 2010	149,451	5.0%	1.4%	158,989	11.8%	7.0%	176,067	19.4%	15.9%	173,360	27.7%	24.0%	181,934	31.2%	28.8%	180,348	36.0%	33.5%			
Q3 2010	86,767	4.7%	1.4%	96,633	10.7%	6.6%	105,037	17.9%	14.1%	107,241	25.1%	21.7%	107,407	29.4%	26.6%	106,966	34.1%	31.5%			
Q4 2010	58,266	4.3%	1.4%	62,720	8.6%	5.4%	65,322	18.1%	14.1%	67,024	23.8%	21.0%	66,751	29.4%	26.4%						
Q1 2011	71,514	2.6%	0.8%	76,367	7.7%	4.5%	80,377	16.8%	13.3%	82,187	22.1%	19.1%	81,725	27.4%	24.7%						
Q2 2011	80,710	3.4%	1.0%	89,871	8.9%	5.3%	93,639	16.1%	13.1%	92,959	23.1%	20.0%									
Q3 2011	81,560	3.6%	1.1%	86,714	8.7%	5.4%	87,745	15.5%	12.2%	87,398	21.7%	18.8%									
Q4 2011	65,384	3.2%	1.1%	67,944	6.8%	4.3%	68,301	14.6%	11.3%												
Q1 2012	49,701	2.4%	0.7%	51,169	6.6%	3.9%	51,191	13.9%	10.7%												
Q2 2012	44,214	2.8%	0.8%	45,197	7.5%	4.4%															
Q3 2012	47,721	3.0%	1.0%	49,404	7.2%	4.4%															
Q4 2012	40,045	3.0%	0.9%																		
ALL	948,281	3.8%	1.1%	989,025	9.2%	5.5%	947,835	17.8%	14.1%	839,247	24.9%	21.6%	670,121	30.5%	27.7%	520,797	35.4%	32.9%	231,418	39.8%	37.5%

- For permanent loans aged at least 3 months as of February 28, 2013, as reported by servicers through March 15, 2013.
- The table stratifies the data by the quarter in which the permanent modification became effective and provides two separate performance metrics:
 - 60+ days delinquent:** All loans that have missed two or more consecutive monthly payments, including 90+ days delinquent loans.
 - 90+ days delinquent:** All loans that have missed three or more consecutive monthly payments.
- Loan payment status is not reported by servicers after program disqualification (90+ days delinquent). Therefore, 90+ days delinquent loans are included in each of the 60+ days delinquent and 90+ days delinquent metrics for all future reporting periods, even though some loans may have cured or paid off following program disqualification.
- This table reflects a total of 271,324 disqualified loans that have aged 3, 6, 12, 18, 24, 30 or 36 months through the February activity period as reported by servicers through March 15, 2013.
- Servicers are required to report monthly payment information on HAMP modifications in the form of an Official Monthly Report (OMR). Servicers did not submit 28,012 OMRs, or 3.3% of total required OMR's for payments due February 1, 2013. If a servicer does not report an OMR for a loan in a given month, the performance of that loan is not included in the table for that month. This table reflects improved servicer OMR reporting as the modification ages, causing the total loan count for each quarter in months 6 and beyond to be higher than the count in month 3. Reported loan counts may shift from prior reports due to servicer data corrections. If one were to assume all unreported OMRs reflect either a current payment status or the maximum number of missed payments based on the most recently submitted OMR, the re-default rate for permanent modifications that have aged 36 months may range between 36.9%-37.6%.
- Once a loan is paid off, it is no longer reflected in future periods.
- This table will be published quarterly. Beyond 6 months, performance is noted in 6-month increments.

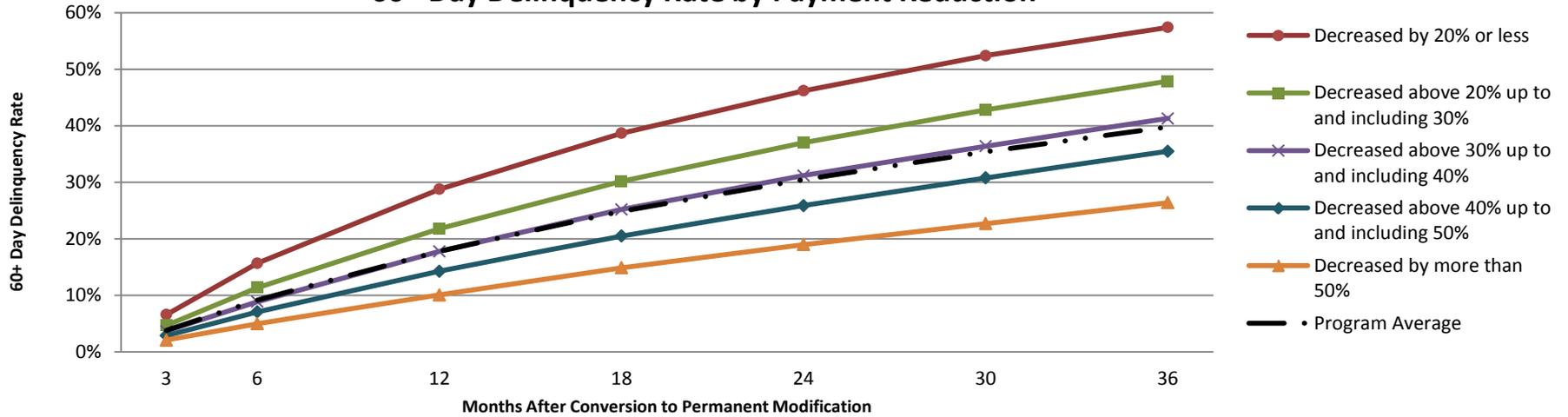
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Performance of Permanent Modifications by Homeowner Payment Reduction (As of February 28, 2013)

This chart and the table that follows show the performance of permanent HAMP modifications at 3, 6, 12, 18, 24, 30 and 36 months of age as related to homeowner payment reduction. For example: *Of loans that featured a payment reduction between 40% and 50%, 7.1% were 60+ days delinquent at 6 months' seasoning.*

60+ Day Delinquency Rate by Payment Reduction



Decrease From Before-Modification Principal + Interest Payment:	Delinquency: Months After Conversion to Permanent Modification																				
	3			6			12			18			24			30			36		
	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days	#	60+ Days	90+ Days
≤20% Decrease	187,710	6.6%	2.0%	196,424	15.7%	9.7%	189,295	28.8%	23.5%	167,631	38.7%	34.4%	129,903	46.2%	42.8%	99,577	52.4%	49.7%	42,545	57.4%	55.0%
(20%-30%] Decrease	145,417	4.7%	1.4%	152,396	11.4%	6.8%	147,113	21.8%	17.4%	131,508	30.2%	26.4%	104,654	37.0%	33.8%	80,834	42.8%	40.1%	35,914	47.9%	45.4%
(30%-40%] Decrease	164,333	3.7%	1.1%	171,863	8.9%	5.3%	165,741	17.8%	14.1%	147,646	25.2%	21.7%	118,471	31.2%	28.3%	92,182	36.4%	33.9%	41,780	41.3%	38.8%
(40%-50%] Decrease	171,261	2.9%	0.8%	178,919	7.1%	4.1%	172,613	14.3%	11.1%	153,686	20.5%	17.4%	123,149	25.9%	23.2%	95,565	30.8%	28.4%	43,030	35.5%	33.3%
>50% Decrease	279,560	2.1%	0.6%	289,423	5.0%	2.8%	273,073	10.1%	7.7%	238,776	14.9%	12.4%	193,944	19.0%	16.7%	152,639	22.7%	20.5%	68,149	26.4%	24.2%
ALL	948,281	3.8%	1.1%	989,025	9.2%	5.5%	947,835	17.8%	14.1%	839,247	24.9%	21.6%	670,121	30.5%	27.7%	520,797	35.4%	32.9%	231,418	39.8%	37.5%

Note: For permanent loans aged at least 3 months as of February 28, 2013, as reported by servicers through March 15, 2013. See previous page for technical notes.

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Disposition Path Homeowners in Disqualified HAMP Permanent Modifications Survey Data Through February 2013 (Largest Servicers)

- HAMP guidance requires that a servicer work with a delinquent homeowner in a permanent modification to cure the delinquency.
- In the event the homeowner cannot bring a delinquent HAMP modification current without additional assistance, the servicer is prevented from commencing foreclosure proceedings until the borrower is evaluated for any other loss mitigation action, including other types of modifications or short sales.
- The majority of homeowners who fall out of HAMP receive an alternative to foreclosure, including but not limited to HAMP Tier 2, an unemployment forbearance, assistance through the Hardest Hit Fund, a proprietary modification, or a short sale or deed-in-lieu of foreclosure.
- Less than a third of homeowners who have disqualified from HAMP have been referred to foreclosure.

Status of Homeowners Whose HAMP Permanent Modification Was Disqualified:	
Action Pending ¹	12.9%
Action Not Allowed – Bankruptcy in Process	5.8%
Borrower Became Current	7.2%
Alternative Modification	28.7%
Payment Plan ²	5.1%
Loan Payoff	1.2%
Short Sale/Deed in Lieu	12.4%
Foreclosure Starts	15.9%
Foreclosure Completions	10.8%

Note: Data is as reported by servicers for actions completed through February 28, 2013. This data reflects the status of homeowners as of February 28, 2013; a homeowner's status may change over time. Survey data is not subject to the same data quality checks as data uploaded into the HAMP system of record.

¹ Permanent modifications that have been canceled, but no further action has yet been taken.

² An arrangement with the borrower and servicer that does not involve a formal loan modification.

Note: Excludes disqualifications pending data corrections and loans otherwise removed from servicing portfolios.

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Homeowner Benefits and First Lien Modification Characteristics

Aggregate payment savings to homeowners who received HAMP first lien permanent modifications are estimated to total **approximately \$19.1 billion**, program to date, compared with unmodified mortgage obligations. The median monthly savings for homeowners in active permanent first lien modifications is \$545.99, or **38% of the median monthly payment** before modification.

Modification Steps of Active Permanent Modifications

HAMP modifications follow a series of waterfall steps. The modification steps include interest rate adjustment, term extension and principal forbearance.

- Under Tier 1, servicers apply the modification steps in sequence until the homeowner's after modification front-end debt-to-income (DTI) ratio is 31%. The impact of each modification step can vary to achieve the target of 31%.
- Under Tier 2, servicers apply consistent modification terms resulting in the homeowner's post modification DTI falling within an allowable target range.¹

Active permanent modifications reflect the following **modification steps**:

Modification Step	Tier 1	Tier 2
Interest Rate Reduction	96.6%	72.1%
Term Extension	61.9%	82.3%
Principal Forbearance	32.7%	20.6%

¹ Subject to investor restrictions. Effective February 1, 2013, Supplemental Directive 12-09 expands the acceptable DTI range for Tier 2 to 10-55%.

Select Median Characteristics of Active Permanent Modifications

Loan Characteristic	Before Modification	After Modification	Median Decrease
Front-End Debt-to-Income Ratio²			
Tier 1	45.5%	31.0%	-14.9 pct pts
Tier 2	40.6%	30.6%	-8.2 pct pts
Back-End Debt-to-Income Ratio³			
Tier 1	70.6%	52.2%	-15.2 pct pts
Tier 2	54.7%	43.1%	-8.3 pct pts
Median Monthly Housing Payment⁴			
Tier 1	\$1,419.61	\$805.46	(\$546.95)
Tier 2	\$1,254.93	\$843.00	(\$358.76)

² Ratio of housing expenses (principal, interest, taxes, insurance and homeowners association and/or condo fees) to monthly gross income.

³ Ratio of total monthly debt payments (including mortgage principal and interest, taxes, insurance, homeowners association and/or condo fees, plus payments on installment debts, junior liens, alimony, car lease payments and investment property payments) to monthly gross income. Homeowners who have a back-end debt-to-income ratio of greater than 55% are required to seek housing counseling under program guidelines.

⁴ Principal and interest payment. Before modification payment is homeowner's current payment at time of evaluation.

Homeowner Characteristics

- Tier 2 provides another modification opportunity for struggling homeowners who did not qualify for Tier 1 or received a Tier 1 trial or permanent modification but lost good standing. Of the Tier 2 trial modifications started:
 - 32% were previously in a Tier 1 trial or permanent modification.
 - 21% were previously evaluated for Tier 1 and did not meet eligibility requirements.

- Of the Tier 2 trial modifications started, **9% were for non owner-occupied properties.**

- The median gross monthly income of homeowners in the program is \$3,840.28.
- The median credit score of homeowners in the program is 575.

- The **primary hardship reasons** for homeowners in active permanent modifications are:
 - 68.1% experienced loss of income (curtailment of income or unemployment)
 - 10.6% reported excessive obligation
 - 3.5% reported an illness of the principal borrower

- Of all HAMP trial modifications started, **80% of homeowners were at least 60 days delinquent at trial start.** The rest were up to 59 days delinquent or current and in imminent default.

Making Home Affordable: Summary Results

Program Performance Report Through March 2013

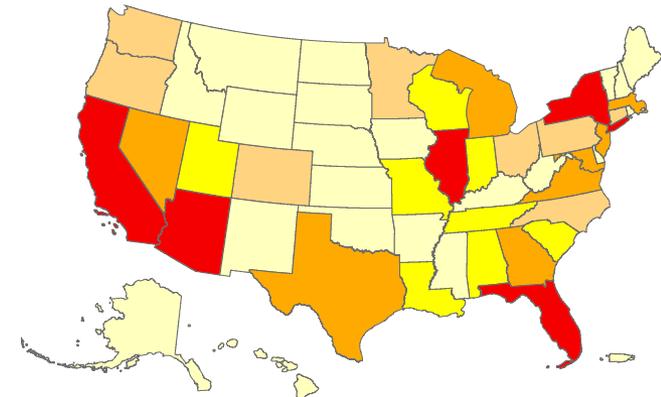
HAMP Activity by State

State	Active Trials	Permanent Modifications	State Total ¹	% of U.S. HAMP Activity	State	Active Trials	Permanent Modifications	State Total ¹	% of U.S. HAMP Activity
AK	35	403	438	0.0%	MT	77	985	1,062	0.1%
AL	427	4,667	5,094	0.5%	NC	1,255	15,287	16,542	1.8%
AR	166	1,822	1,988	0.2%	ND	3	132	135	0.0%
AZ	1,299	33,835	35,134	3.8%	NE	91	1,133	1,224	0.1%
CA	14,803	224,885	239,688	25.8%	NH	279	3,827	4,106	0.4%
CO	822	12,229	13,051	1.4%	NJ	2,429	27,764	30,193	3.2%
CT	970	11,000	11,970	1.3%	NM	281	2,867	3,148	0.3%
DC	99	1,531	1,630	0.2%	NV	1,081	18,986	20,067	2.2%
DE	204	2,526	2,730	0.3%	NY	4,405	43,363	47,768	5.1%
FL	7,771	105,033	112,804	12.1%	OH	1,424	17,914	19,338	2.1%
GA	2,248	30,811	33,059	3.6%	OK	224	1,951	2,175	0.2%
HI	248	3,374	3,622	0.4%	OR	752	9,739	10,491	1.1%
IA	155	1,994	2,149	0.2%	PA	1,665	17,523	19,188	2.1%
ID	198	3,257	3,455	0.4%	RI	271	4,161	4,432	0.5%
IL	3,252	44,692	47,944	5.2%	SC	655	7,712	8,367	0.9%
IN	643	7,963	8,606	0.9%	SD	18	298	316	0.0%
KS	191	1,986	2,177	0.2%	TN	798	8,476	9,274	1.0%
KY	255	3,104	3,359	0.4%	TX	2,124	23,253	25,377	2.7%
LA	439	4,776	5,215	0.6%	UT	408	7,712	8,120	0.9%
MA	1,639	20,718	22,357	2.4%	VA	1,408	20,493	21,901	2.4%
MD	2,113	27,229	29,342	3.2%	VT	79	733	812	0.1%
ME	213	2,376	2,589	0.3%	WA	1,425	18,298	19,723	2.1%
MI	1,335	25,790	27,125	2.9%	WI	687	8,005	8,692	0.9%
MN	708	13,586	14,294	1.5%	WV	85	1,123	1,208	0.1%
MO	679	8,329	9,008	1.0%	WY	27	407	434	0.0%
MS	251	2,896	3,147	0.3%	Other ²	105	3,124	3,229	0.3%

¹ Total reflects active trials and active permanent modifications.

² Includes Guam, Puerto Rico and the U.S. Virgin Islands.

Modification Activity by State

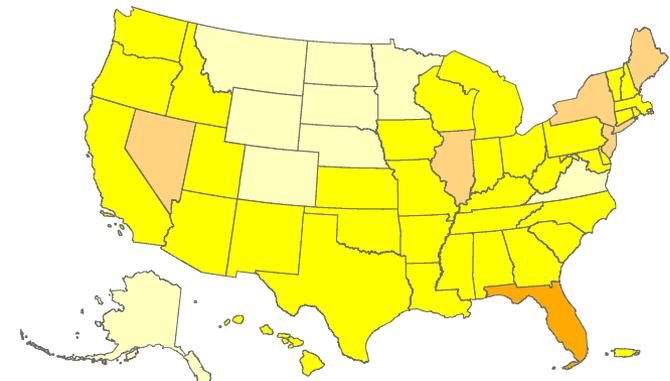


HAMP Modifications

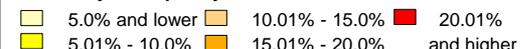


Note: Includes active trial and permanent modifications from the official HAMP system of record.

Mortgage Delinquency Rates by State



60+ Day Delinquency Rate



Source: 4th Quarter 2012 National Delinquency Survey, Mortgage Bankers Association.

Making Home Affordable: Summary Results

Program Performance Report Through March 2013

15 Metropolitan Areas With Highest HAMP Activity

Metropolitan Statistical Area	Active Trials	Active Permanent Modifications	Total MSA HAMP Activity ¹	% of U.S. HAMP Activity	Median \$ Payment Reduction	Median % Payment Reduction ²
Los Angeles-Long Beach-Santa Ana, CA	5,236	71,854	77,090	8.3%	\$875.89	41%
New York-Northern New Jersey-Long Island, NY-NJ-PA	5,391	57,647	63,038	6.8%	\$888.82	43%
Miami-Fort Lauderdale-Pompano Beach, FL	3,535	46,342	49,877	5.4%	\$585.94	45%
Chicago-Joliet-Naperville, IL-IN-WI	3,130	43,405	46,535	5.0%	\$571.79	44%
Riverside-San Bernardino-Ontario, CA	2,521	43,334	45,855	4.9%	\$691.30	40%
Washington-Arlington-Alexandria, DC-VA-MD-WV	1,931	28,987	30,918	3.3%	\$696.83	38%
Phoenix-Mesa-Glendale, AZ	929	26,958	27,887	3.0%	\$502.26	41%
Atlanta-Sandy Springs-Marietta, GA	1,726	24,939	26,665	2.9%	\$412.37	40%
San Francisco-Oakland-Fremont, CA	1,431	20,003	21,434	2.3%	\$934.94	40%
San Diego-Carlsbad-San Marcos, CA	1,076	16,482	17,558	1.9%	\$809.37	38%
Las Vegas-Paradise, NV	872	15,511	16,383	1.8%	\$571.91	42%
Detroit-Warren-Livonia, MI	746	15,576	16,322	1.8%	\$416.79	41%
Orlando-Kissimmee-Sanford, FL	969	15,336	16,305	1.8%	\$497.15	42%
Boston-Cambridge-Quincy, MA-NH	1,133	14,926	16,059	1.7%	\$682.33	38%
Sacramento-Arden-Arcade-Roseville, CA	876	14,614	15,490	1.7%	\$654.94	39%

A complete list of HAMP activity for all metropolitan areas is available at <http://www.treasury.gov/initiatives/financial-stability/results/MHA-Reports/>

¹ Total reflects active trials and active permanent modifications.

² Reflects % of the median monthly payment before modification for active permanent modifications.

Making Home Affordable: Summary Results

Program Performance Report Through March 2013

HAMP Modification Activity by Servicer and Investor Type

Servicer	Trial Plan Offers Extended ¹	All HAMP Trials Started ²	All HAMP Permanent Modifications Started ²	Active Trial Modifications ²	Active Trial Modifications Lasting 6 Months or Longer ³	Active Permanent Modifications ²	Total Active Modifications ⁴			
							GSE	Private	Portfolio	Total
Bank of America, N.A.	571,386	340,865	166,213	11,308	4,867	120,502	65,541	54,712	11,557	131,810
CitiMortgage, Inc.	216,316	142,236	68,434	3,283	1,421	52,674	33,159	5,741	17,057	55,957
GMAC Mortgage, LLC	91,450	61,659	45,075	2,095	56	30,713	12,166	6,846	13,796	32,808
Homeward Residential, Inc. ⁵	57,201	14,739	9,077	291	101	5,933	5,649	575	0	6,224
JPMorgan Chase Bank, N.A.	423,446	339,687	196,233	9,179	926	147,174	68,676	59,128	28,549	156,353
Ocwen Loan Servicing, LLC	120,549	209,050	142,335	9,451	1,384	99,462	13,026	94,583	1,304	108,913
OneWest Bank	98,843	66,845	44,905	1,418	73	35,412	15,357	18,449	3,024	36,830
Select Portfolio Servicing	78,766	67,437	38,577	2,700	406	25,582	497	24,250	3,535	28,282
Wells Fargo Bank, N.A.	258,526	291,618	161,742	13,051	3,443	124,415	56,562	23,850	57,054	137,466
Other Servicers	321,489	482,490	306,048	10,443	1,498	224,211	186,451	29,845	18,358	234,654
Total	2,237,972	2,016,626	1,178,639	63,219	14,175	866,078	457,084	317,979	154,234	929,297

¹ As reported in the monthly servicer survey of large SPA servicers through March 31, 2013.

² As reported into the HAMP system of record by servicers. Excludes FHA-HAMP modifications. Subject to adjustment based on servicer reconciliation of historic loan files. Totals reflect impact of servicing transfers. Servicers may enter new trial modifications into the HAMP system of record at any time.

³ These figures include trial modifications that have been converted to permanent modifications or cancelled by the servicer, but not reported as such to the HAMP system

of record.

⁴ Total active modifications reflects active trial and active permanent HAMP modifications.

⁵ Effective December 27, 2012, Homeward Residential, Inc. was acquired by Ocwen Loan Servicing, LLC. Loans associated with Homeward Residential are in the process of being transferred in the HAMP system of record. The full acquisition will be reflected in future reports.

Making Home Affordable: Servicer Results

Program Performance Report Through March 2013

Making Home Affordable Programs by Servicer¹

Servicer	HAMP First Lien Modifications		Principal Reduction Alternative (PRA) ²		Second Lien Modification (2MP)	Home Affordable Foreclosure Alternatives (HAFA) ⁵
	Trials Started ³	Permanent Modifications Started ³	Trials Started ³	Permanent Modifications Started ³	Second Lien Modifications Started ⁴	Transactions Completed
Bank of America, N.A.	340,865	166,213	13,696	11,455	34,898	35,233
CitiMortgage, Inc.	142,236	68,434	2,523	2,073	13,497	787
GMAC Mortgage, LLC	61,659	45,075	3,920	2,850	4,767	4,369
Homeward Residential, Inc.	14,739	9,077	1	0	N/A	1,482
JPMorgan Chase Bank, N.A.	339,687	196,233	30,434	25,545	31,440	30,819
Ocwen Loan Servicing, LLC	209,050	142,335	34,242	25,717	N/A	2,858
OneWest Bank	66,845	44,905	6,683	5,868	3,571	3,753
Select Portfolio Servicing	67,437	38,577	2,788	2,484	N/A	3,218
Wells Fargo Bank, N.A.	291,618	161,742	24,596	19,078	16,050	16,979
Other Servicers	482,490	306,048	4,860	4,147	5,090	6,402
Total	2,016,626	1,178,639	123,743	99,217	109,313	105,900

¹ MHA Program Effective Dates:
HAMP First Lien: April 6, 2009
PRA: October 1, 2010
2MP: August 13, 2009
HAFA: April 5, 2010

² While both GSE and non-GSE loans are eligible for HAMP, at the present time due to GSE policy, servicers can only offer PRA on non-GSE modifications under HAMP. Servicer volume can vary based on the investor composition of the servicer's portfolio and respective policy with regards to PRA.

³ As reported into the HAMP system of record by servicers. Excludes FHA-HAMP modifications. Subject to adjustment based on servicer reconciliation of historic loan files. Totals reflect impact of servicing transfers. Servicers may enter new trial modifications into the HAMP system of record at any time.

⁴ Number of second lien modifications started is net of cancellations, which are primarily due to servicer data corrections.

⁵ Servicer agreement with homeowner for terms of potential short sale, which lasts at least 120 days; or agreement for a deed-in-lieu transaction. A short sale requires a third-party purchaser and cooperation of junior lienholders and mortgage insurers to complete the transaction. Includes Non-GSE activity under the MHA program only. Servicer GSE program data not available.

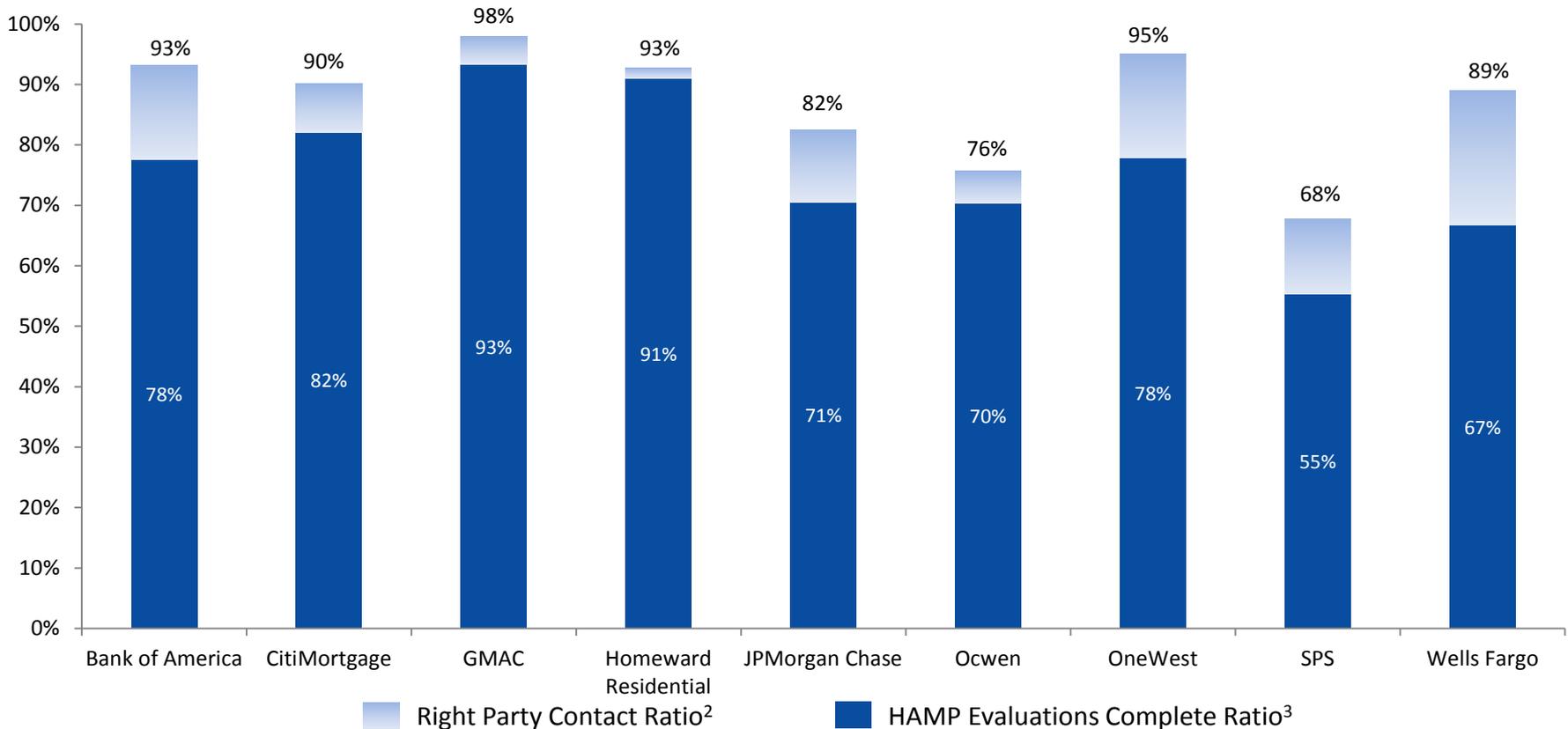
N/A – Servicer does not participate in the program.

Making Home Affordable: Servicer Results

Program Performance Report Through March 2013

Servicer Outreach to 60+ Day Delinquent Homeowners: Cumulative Servicer Results, March 2012 – February 2013

Per program guidance, servicers are directed to establish Right Party Contact (RPC) with homeowners of delinquent HAMP eligible loans¹ and then evaluate the homeowners' eligibility for HAMP. There is a range of performance results across top program servicers with respect to making RPC and completing the evaluations.



¹ Homeowners with HAMP eligible loans, which include conventional loans that were originated on or before Jan. 1, 2009; excludes loans with current unpaid principal balances greater than current conforming loan limits, FHA and VA loans, loans where investor pooling and servicing agreements preclude modification, and manufactured housing loans with title/chattel issues that exclude them from HAMP. Treasury has expanded HAMP's eligibility criteria to include a "Tier 2" evaluation designed to provide help for borrowers with a financial hardship whose debt-to-income ratio is below 31 percent, who have properties occupied by a tenant or who have vacant properties that the borrower intends to rent. Servicers began accepting HAMP Tier 2 modification requests as of 6/1/2012 and are including HAMP Tier 2 eligible loans in the outreach survey data shown here.

² Right Party Contact (RPC) is achieved when a servicer has successfully communicated directly with the homeowner obligated under the mortgage about resolution of their delinquency in accordance with program guidelines. The RPC ratio reflects the share of homeowners with which the servicer has established RPC as a percent of HAMP eligible loans, excluding homeowners where RPC or HAMP evaluation is no longer needed.

³ HAMP evaluations complete ratio reflects the share of homeowners who have been evaluated for HAMP as a percent of HAMP eligible loans, excluding homeowners where RPC or HAMP evaluation is no longer needed. Evaluated homeowners include those offered a trial plan, those that are denied or did not accept a trial plan and homeowners that failed to submit a complete HAMP evaluation package by program-specified timelines.

Making Home Affordable: Servicer Results

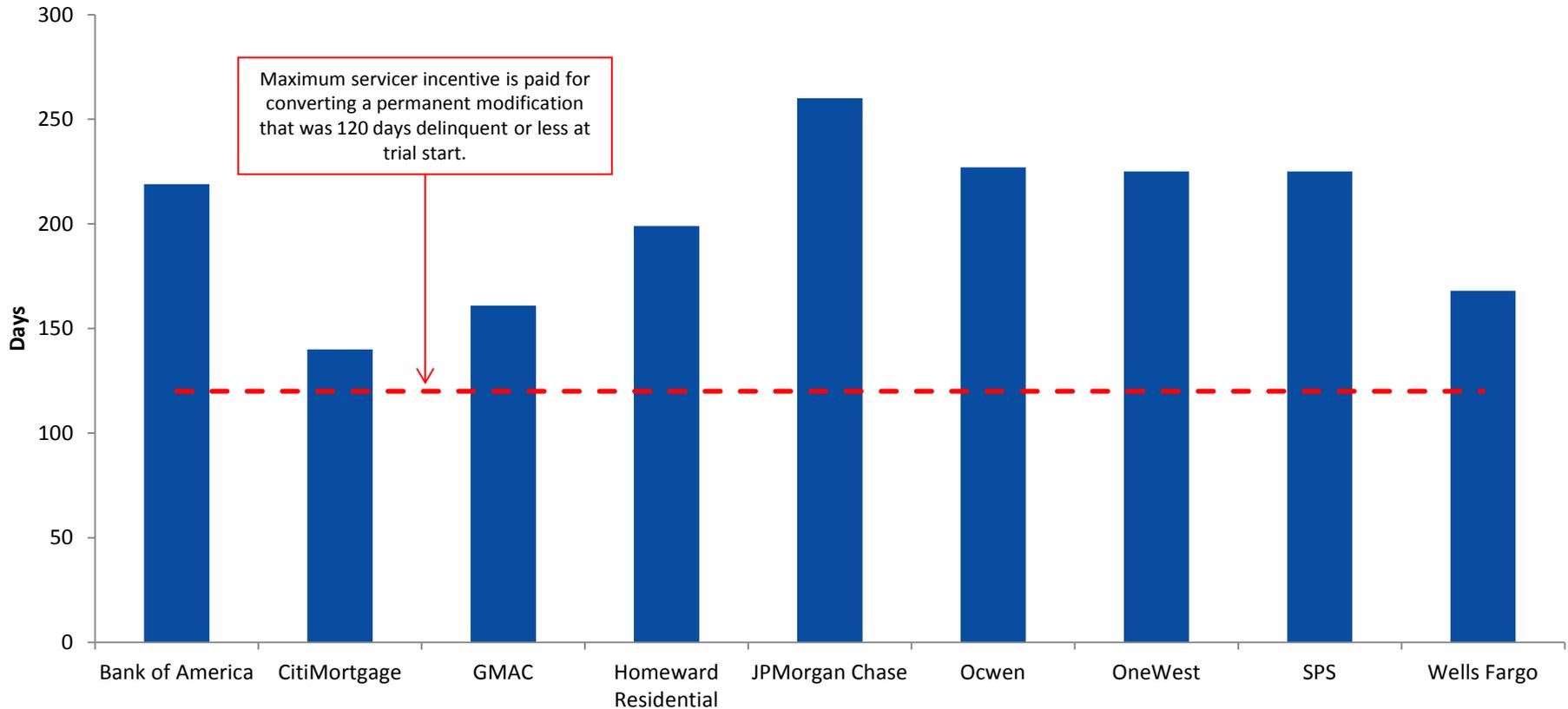
Program Performance Report Through March 2013

Average Homeowner Delinquency at Trial Start¹

Servicers are instructed to follow a series of steps in order to evaluate homeowners for HAMP, including:

- Identifying and soliciting the homeowners in the early stages of delinquency;
- Making reasonable efforts to establish right party contact with the homeowners;
- Gathering required documentation once contact is established in order to evaluate the homeowners for a HAMP trial; and,
- Communicating decisions to the homeowners.

Effective 10/1/11, a new servicer compensation structure exists to encourage servicers to work with struggling homeowners in the early stages of delinquency with the highest incentives paid for permanent modifications completed when the homeowner is 120 days delinquent or less at the trial start.



¹ For all permanent modifications started, the average number of days delinquent as of the trial plan start date. Delinquency is calculated as the number of days between the homeowner's last paid installment before the trial plan and the first payment due date of the trial plan.

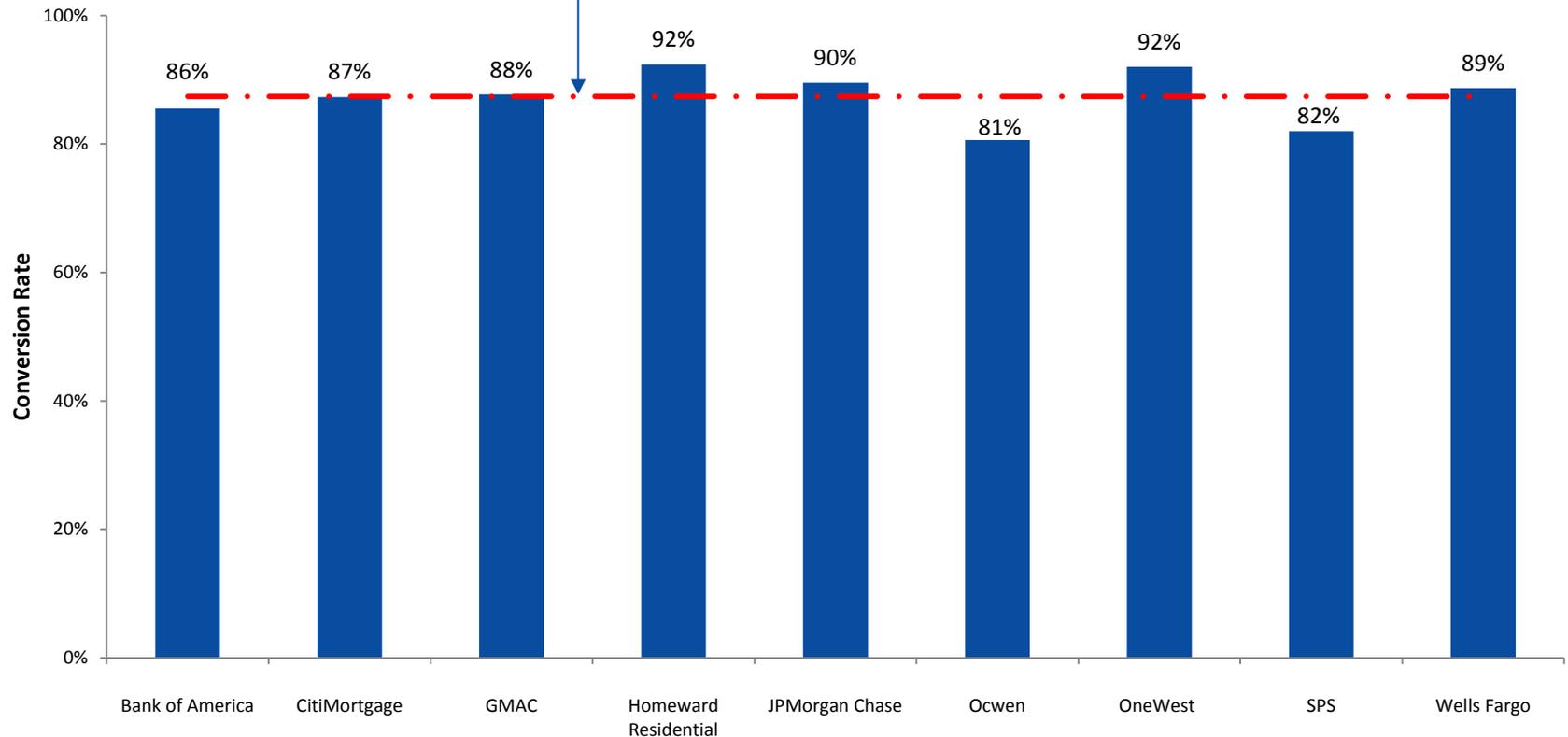
Making Home Affordable: Servicer Results

Program Performance Report Through March 2013

Conversion Rate¹

Per program guidelines, effective June 1, 2010, all trials must be started using verified income documentation. Of eligible trials started on or after June 1, 2010, 87% have converted to permanent modification with an average trial length of 3.5 months. Prior to June 1, 2010, some servicers initiated trials using stated income information. Of trials started prior to June 1, 2010, 44% have converted to permanent modification.

Average Of Eligible Trials Started On/After 6/1/10
87% Converted to Permanent Modification
3% Pending Processing or Decision



¹ Chart depicts conversion rates as measured against trials eligible to convert – those three months in trial, or four months if the borrower was at risk of imminent default at trial modification start. Permanent modifications transferred among servicers are credited to the originating servicer. Trial modifications transferred are reflected in the current servicer's population.

Making Home Affordable: Servicer Results

Program Performance Report Through March 2013

Select Measures of Homeowners' Experience with MHA

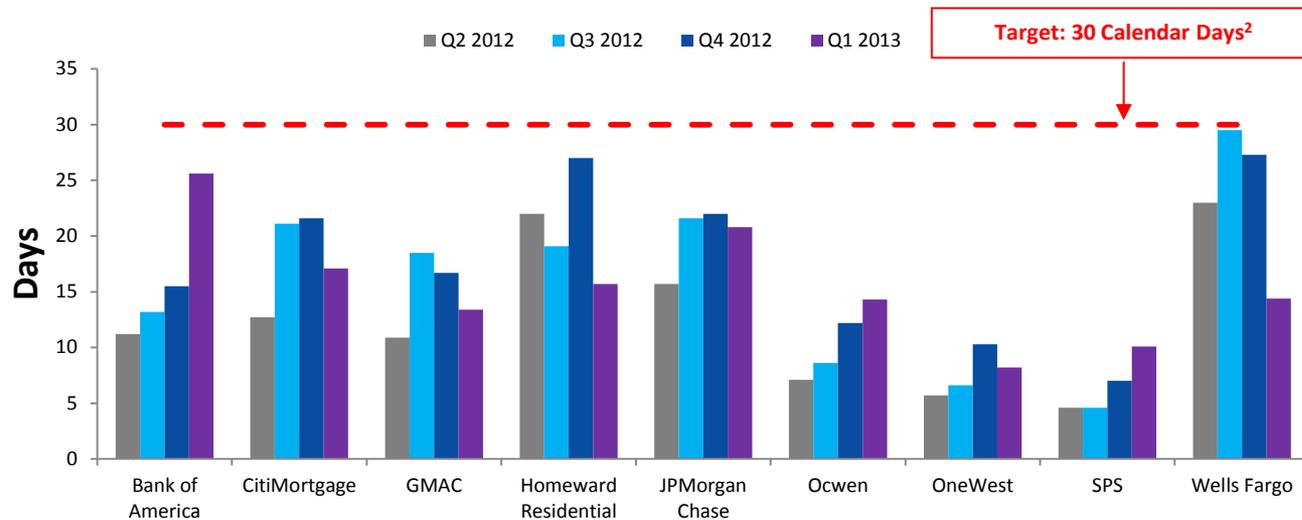
Homeowner's HOPE™ Hotline Volume ¹	Program to Date	March	Selected Homeowner Outreach Measures	Program to Date
Total Number of Calls Taken at 1-888-995-HOPE	3,726,171	54,524	Homeowner Outreach Events Hosted Nationally by Treasury and Partners (cumulative)	83
Borrowers Referred for Free Housing Counseling Assistance Through the Homeowner's HOPE™ Hotline	1,798,270	25,980	Homeowners Attending Treasury-Sponsored Events (cumulative)	72,994
			Servicer Solicitation of Borrowers (cumulative) ²	9,210,659
			Page views on MakingHomeAffordable.gov (March 2013)	2,256,412
			Page views on MakingHomeAffordable.gov (cumulative)	169,968,321

¹Source: Homeowner's HOPE™ Hotline. Numbers reflect calls that resulted in customer records.

²Source: Survey data provided by SPA servicers. Servicers are encouraged by HAMP to solicit information from borrowers 60+ days delinquent, regardless of eligibility for a HAMP modification.

Servicer Time to Resolve Non-GSE Escalations: Average Resolution Time by Quarter in Which Escalations were Resolved¹

Servicers are required to resolve borrower inquiries and disputes that are escalated by the MHA Support Centers. Escalated cases include allegations that the servicer did not properly assess the homeowner according to program guidelines, inappropriately denied the homeowner for applicable MHA program(s), or initiated or continued inappropriate foreclosure actions. Effective February 1, 2011, the servicers are directed to review and resolve non-GSE escalated cases within 30 calendar days from receipt of the case by the escalating party. Over the last four quarters, all of the nine largest servicers' non-GSE resolved cases have an average resolution time at or below the 30 day target.



	Bank of America	CitiMortgage	GMAC	Homeward Residential	JPMorgan Chase	Ocwen	OneWest	SPS	Wells Fargo
Resolved Cases³									
GSE Cases	6,983	1,068	430	55	2,338	269	569	9	1,845
Non-GSE Cases	8,751	780	686	1,263	3,624	2,095	799	358	3,836
Total	15,734	1,848	1,116	1,318	5,962	2,364	1,368	367	5,681
Active Cases									
Total	105	8	3	5	65	16	8	6	39

¹ Non-GSE escalations only; excludes cases escalated to the MHA Support Centers but not yet escalated to servicers. Average resolution time calculation excludes cases referred to servicers prior to February 1, 2011, 'Investor denial' cases referred to servicers between February 1, 2011 and November 1, 2011, cases involving bankruptcy, and cases that did not require servicer actions.

² Target of 30 calendar days includes an estimated 5 days of processing by MHA Support Centers.

³ Resolved cases include all escalations resolved on or after February 1, 2011 through March 31, 2013 and exclude those that did not require servicer actions.

Source: MHA Support Centers.

Making Home Affordable: Servicer Results

Program Performance Report Through March 2013

Disposition Path Homeowners in Canceled HAMP Trial Modifications Survey Data Through February 2013 (Largest Servicers)

Status of Homeowners Whose HAMP Trial Modification Was Canceled:

Servicer	Action Pending ¹	Action Not Allowed – Bankruptcy in Process	Borrower Became Current	Alternative Modification	Payment Plan ²	Loan Payoff	Short Sale/ Deed-in-Lieu	Foreclosure Starts	Foreclosure Completions	Total
Bank of America, N.A.	5,076	3,299	12,551	54,916	1,064	8,199	22,505	10,574	38,436	156,620
CitiMortgage Inc.	4,236	6,625	6,411	24,885	1,694	180	6,242	3,222	12,173	65,668
GMAC Mortgage, LLC	222	160	678	6,484	18	835	1,536	1,139	2,595	13,667
Homeward Residential, Inc.	121	117	785	2,355	84	1,230	260	583	145	5,680
JPMorgan Chase Bank, N.A.	4,146	3,174	21,691	36,267	1,369	3,632	15,868	10,532	19,697	116,376
Ocwen Loan Services, LLC	2,484	1,954	2,650	26,365	2,705	965	1,709	5,930	5,352	50,114
OneWest Bank	779	644	593	6,317	549	179	2,244	3,110	5,995	20,410
Select Portfolio Servicing	2,989	533	1,963	8,348	348	384	2,340	2,134	5,322	24,361
Wells Fargo Bank, N.A.	1,038	4,624	8,694	38,683	690	10,464	9,008	13,987	28,404	115,592
TOTAL (These Largest Servicers)	21,091	21,130	56,016	204,620	8,521	26,068	61,712	51,211	118,119	568,488
	3.7%	3.7%	9.9%	36.0%	1.5%	4.6%	10.9%	9.0%	20.8%	100%

Note: Data is as reported by servicers for actions completed through February 28, 2013. This data reflects the status of homeowners as of February 28, 2013; a homeowner's status may change over time.

Survey data is not subject to the same data quality checks as data uploaded into the HAMP system of record.

¹ Trial loans that have been canceled, but no further action has yet been taken.

² An arrangement with the borrower and servicer that does not involve a formal loan modification.

Note: Excludes cancellations pending data corrections and loans otherwise removed from servicing portfolios.

See Appendix A1 and A2 for additional information on servicer participants in Making Home Affordable programs.

Making Home Affordable: Servicer Results

Program Performance Report Through March 2013

Disposition Path Homeowners Not Accepted for HAMP Trial Modifications Survey Data Through February 2013 (Largest Servicers)

Status of Homeowners Not Accepted for a HAMP Trial Modification:

Servicer	Action Pending ¹	Action Not Allowed – Bankruptcy in Process	Borrower Became Current	Alternative Modification	Payment Plan ²	Loan Payoff	Short Sale/ Deed-in-Lieu	Foreclosure Starts	Foreclosure Completions	Total
Bank of America, N.A.	13,129	10,430	72,215	120,155	4,433	31,488	48,213	28,565	72,638	401,266
CitiMortgage Inc.	12,575	18,504	26,949	47,918	6,857	676	19,601	11,496	27,117	171,693
GMAC Mortgage, LLC	5,925	2,894	31,088	47,787	955	14,993	16,617	11,711	20,597	152,567
Homeward Residential, Inc.	1,654	1,861	17,293	40,135	1,293	14,053	1,975	8,323	1,963	88,550
JPMorgan Chase Bank, N.A.	20,431	15,779	137,836	147,682	7,969	76,857	75,876	44,666	51,827	578,923
Ocwen Loan Services, LLC	9,366	6,334	26,873	128,768	11,355	7,063	8,728	18,500	16,952	233,939
OneWest Bank	5,318	3,404	35,830	29,320	4,720	6,451	9,968	11,421	17,771	124,203
Select Portfolio Servicing	7,323	683	5,693	4,954	341	620	3,234	3,106	3,582	29,536
Wells Fargo Bank, N.A.	14,977	11,652	58,810	50,271	1,541	27,063	36,968	30,347	37,556	269,185
TOTAL (These Largest Servicers)	90,698	71,541	412,587	616,990	39,464	179,264	221,180	168,135	250,003	2,049,862
	4.4%	3.5%	20.1%	30.1%	1.9%	8.7%	10.8%	8.2%	12.2%	100.0%

Note: Data is as reported by servicers for actions completed through February 28, 2013. This data reflects the status of homeowners as of February 28, 2013; a homeowner's status may change over time.

Survey data is not subject to the same data quality checks as data uploaded into the HAMP system of record.

¹ Homeowners who were not approved for a HAMP trial modification, but no further action has yet been taken.

² An arrangement with the borrower and servicer that does not involve a formal loan modification.

Note: Excludes loans removed from servicing portfolios.

See Appendix A1 and A2 for additional information on servicer participants in Making Home Affordable programs.

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Appendix A1: Non-GSE Participants in HAMP

Servicers participating in the HAMP First Lien Modification Program may also offer additional support for homeowners, including Home Affordable Foreclosure Alternatives (HAFA), a forbearance for unemployed borrowers through the Unemployment Program (UP), and Principal Reduction Alternative (PRA).

Effective October 3, 2010, the ability to make new financial commitments under the Troubled Asset Relief Program (TARP) terminated, and consequently no new Servicer Participation Agreements may be executed. In addition, effective June 25, 2010, no new housing programs may be created under TARP.

Allstate Mortgage Loans & Investments, Inc.	Great Lakes Credit Union	OneWest Bank	U.S. Bank National Association
AMS Servicing, LLC	Greater Nevada Mortgage Services	ORNL Federal Credit Union	United Bank
Aurora Loan Services, LLC	Green Tree Servicing LLC	Pathfinder Bank	United Bank Mortgage Corporation
Bank of America, N.A. ¹	Hartford Savings Bank	PennyMac Loan Services, LLC	Vantium Capital, Inc.
Bank United	Hillsdale County National Bank	PNC Bank, National Association	Vist Financial Corp.
Bayview Loan Servicing, LLC	HomEq Servicing	PNC Mortgage ⁶	Wealthbridge Mortgage Corp.
Carrington Mortgage Services, LLC	Homeward Residential, Inc. ³	Purdue Employees Federal Credit Union	Wells Fargo Bank, N.A. ⁷
CCO Mortgage	Horicon Bank	QLending, Inc.	Yadkin Valley Bank
Central Florida Educators Federal Credit Union	IC Federal Credit Union	Quantum Servicing Corporation	
CitiMortgage, Inc.	Idaho Housing and Finance Association	Residential Credit Solutions	
Citizens 1st National Bank	iServe Residential Lending LLC	RG Mortgage Corporation	
Community Bank & Trust Company	iServe Servicing Inc.	RoundPoint Mortgage Servicing Corporation	
CUC Mortgage Corporation	JPMorgan Chase Bank, N.A. ⁴	Saxon Mortgage Services, Inc.	
DuPage Credit Union	Lake City Bank	Schools Financial Credit Union	
Fay Servicing, LLC	Liberty Bank and Trust Co.	Select Portfolio Servicing	
Fidelity Homestead Savings Bank	Los Alamos National Bank	Servis One Inc., dba BSI Financial Services, Inc.	
First Bank	Magna Bank	ShoreBank	
First Financial Bank, N.A.	Marix Servicing, LLC	Silver State Schools Credit Union	
Franklin Credit Management Corporation	Midland Mortgage Company	Specialized Loan Servicing, LLC	
Franklin Savings	Midwest Community Bank	Sterling Savings Bank	
Glass City Federal Credit Union	Mission Federal Credit Union	Technology Credit Union	
GMAC Mortgage, LLC ²	Mortgage Center, LLC	The Golden 1 Credit Union	
	Nationstar Mortgage, LLC		
	Navy Federal Credit Union		
	Ocwen Loan Servicing, LLC ⁵		

¹ Bank of America, N.A. includes all loans previously reported under BAC Home Loans Servicing LP, Home Loan Services and Wilshire Credit Corporation.

² Effective February 15, 2013, GMAC Mortgage, LLC. was acquired by Ocwen Loan Servicing, LLC. The acquisition will be reflected in future reports.

³ Formerly American Home Mortgage Servicing, Inc. Effective December 27, 2012, Homeward Residential, Inc. was acquired by Ocwen Loan Servicing, LLC. The acquisition will be reflected in future reports.

⁴ JPMorgan Chase Bank, N.A. includes all loans previously reported under EMC Mortgage Corporation.

⁵ Ocwen Loan Servicing, LLC includes Litton Loan Servicing LP.

⁶ Formerly National City Bank.

⁷ Wells Fargo Bank, N.A. includes all loans previously reported under Wachovia Mortgage, FSB.

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Appendix A2: Participants in Additional Making Home Affordable Programs

Second Lien Modification Program (2MP)

Bank of America, N.A.¹
Bayview Loan Servicing, LLC
CitiMortgage, Inc.
GMAC Mortgage, LLC²
Green Tree Servicing LLC
iServe Residential Lending, LLC
iServe Servicing, Inc.
JPMorgan Chase Bank, N.A.³
Nationstar Mortgage LLC
OneWest Bank
PennyMac Loan Services, LLC
PNC Bank, National Association
PNC Mortgage⁴
Residential Credit Solutions
Servis One Inc., dba BSI Financial Services, Inc.
Wells Fargo Bank, N.A.⁵

FHA First Lien Program (Treasury FHA-HAMP)

Amarillo National Bank
American Financial Resources Inc.
Aurora Financial Group, Inc.
Aurora Loan Services, LLC
Banco Popular de Puerto Rico
Bank of America, N.A.¹
Capital International Financial, Inc.
CitiMortgage, Inc.
CU Mortgage Services, Inc.
First Federal Bank of Florida
First Mortgage Corporation
Franklin Savings

Gateway Mortgage Group, LLC
GMAC Mortgage, LLC²
Green Tree Servicing, LLC
Guaranty Bank
iServe Residential Lending, LLC
iServe Servicing, Inc.
James B. Nutter & Company
JPMorgan Chase Bank, N.A.³
M&T Bank
Marix Servicing, LLC
Marsh Associates, Inc.
Midland Mortgage Company
Nationstar Mortgage, LLC
Ocwen Loan Servicing, LLC⁶
PennyMac Loan Services, LLC
PNC Mortgage⁴
RBC Bank (USA)
Residential Credit Solutions
Saxon Mortgage Services, Inc.
Schmidt Mortgage Company
Select Portfolio Servicing
Servis One Inc., dba BSI Financial Services, Inc.
Stockman Bank of Montana
Wells Fargo Bank, N.A.⁵
Weststar Mortgage, Inc.

FHA Second Lien Program (FHA 2LP)

Bank of America, N.A.¹
Bayview Loan Servicing, LLC
CitiMortgage, Inc.
Flagstar Capital Markets Corporation

GMAC Mortgage, LLC²
Green Tree Servicing, LLC
JPMorgan Chase Bank, N.A.³
Nationstar Mortgage LLC
PNC Bank, National Association
PNC Mortgage⁴
Residential Credit Solutions
Saxon Mortgage Services, Inc.
Select Portfolio Servicing
Wells Fargo Bank, N.A.⁵

Rural Housing Service Modification Program (RD-HAMP)

Banco Popular de Puerto Rico
Bank of America, N.A.¹
Horicon Bank
JPMorgan Chase Bank, N.A.³
Magna Bank
Marix Servicing, LLC
Midland Mortgage Company
Nationstar Mortgage LLC
Wells Fargo Bank, N.A.⁵

¹ Bank of America, N.A. includes all loans previously reported under BAC Home Loans Servicing LP, Home Loan Services and Wilshire Credit Corporation.

² Effective February 15, 2013, GMAC Mortgage, LLC. was acquired by Ocwen Loan Servicing, LLC. The acquisition will be reflected in future reports

³ JPMorgan Chase Bank, N.A. includes all loans previously reported under EMC Mortgage Corporation.

⁴ Formerly National City Bank

⁵ Wells Fargo Bank, N.A. includes all loans previously reported under Wachovia Mortgage FSB.

⁶ Ocwen Loan Servicing, LLC includes Litton Loan Servicing LP