MORTGAGE MONITOR

DECEMBER 2020 REPORT

BLACK KNIGHT®

MORTGAGE MONITOR

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DECEMBER 2020 *OVERVIEW*

Each month, the Black Knight Mortgage Monitor looks at a variety of issues related to the mortgage finance and housing industries.

This month, as always, we begin with a review of some of the high-level mortgage performance statistics reported in our most recent First Look report, with an update on delinquency, foreclosure and prepayment trends. Then, we take a closer look at December's mortgage data in terms of performance, as well as a look at 2020 in comparison with years past, including forbearance trends.

With improvement in the number of forbearance plans slowing in recent weeks, we then look at active volumes, along with forbearance start, removal and extension activity. We also break down the population of borrowers who have exited forbearance and examine how they're performing on their mortgages. Finally, last year's record low rates and housing inventory have created unique market conditions. We examine how interest rate movements have impacted refinance incentive in early 2021, plus provide updates on rate lock activity, for sale inventory and home price growth rates nationally.

In producing the Mortgage Monitor, Black Knight's Data & Analytics division aggregates, analyzes and reports upon the most recently available data from the company's vast mortgage and housing related data assets. Information is gathered from the McDash loan-level mortgage performance dataset, Collateral Analytics home price trends data, origination and secondary market metrics from the company's Secondary Marketing Technologies division and the company's robust public records database covering 99.9% of the U.S. population. For more information on gaining access to Black Knight's data assets, please call 844-474-2537 or email mortgage.monitor@bkfs.com.

MORTGAGE MONITOR

DECEMBER 2020 FIRST LOOK RELEASE

Here we have an overview of findings from Black Knight's 'First Look' at December mortgage performance data. This information has been compiled from Black Knight's McDash loan-level mortgage performance database. You may click on each chart to see its contents in high-resolution.

DECEMBER OVERVIEW STATS

3.90%

CHANGE IN DELINQUENCY RATE

December marked **another month of modest improvement** in overall mortgage delinquencies

Serious delinquencies also improved falling to 3.43M from 3.56M the month prior

82%

FORECLOSURE STARTS

Despite a monthly rise in December, **foreclosure starts hit a record low in 2020,** a result of homeowner protections currently in place

December saw **just 7.1K starts** and 2020 as a whole was down 67% year-over-year

12%

PREPAYMENT ACTIVITY

A still-strong refinance market pushed the prepayment rate to a **112% year-over-year increase**

December's single month mortality rate of 3.15% was a **12% increase over November**

Though delinquencies are at their lowest rate since April 2020, the year ended with 1.54M more delinquent and 1.7M more seriously delinquent homeowners than a year ago, a looming reminder of market challenges entering 2021

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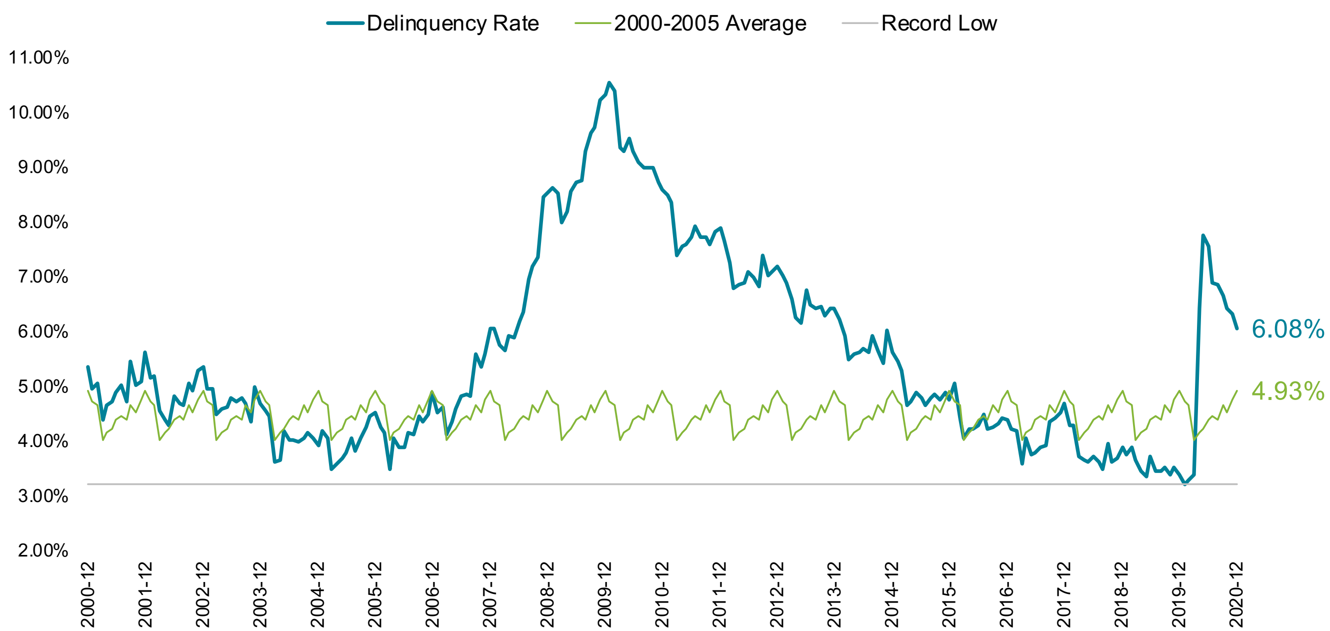
DECEMBER 2020 PERFORMANCE HIGHLIGHTS & 2020 YEAR IN REVIEW

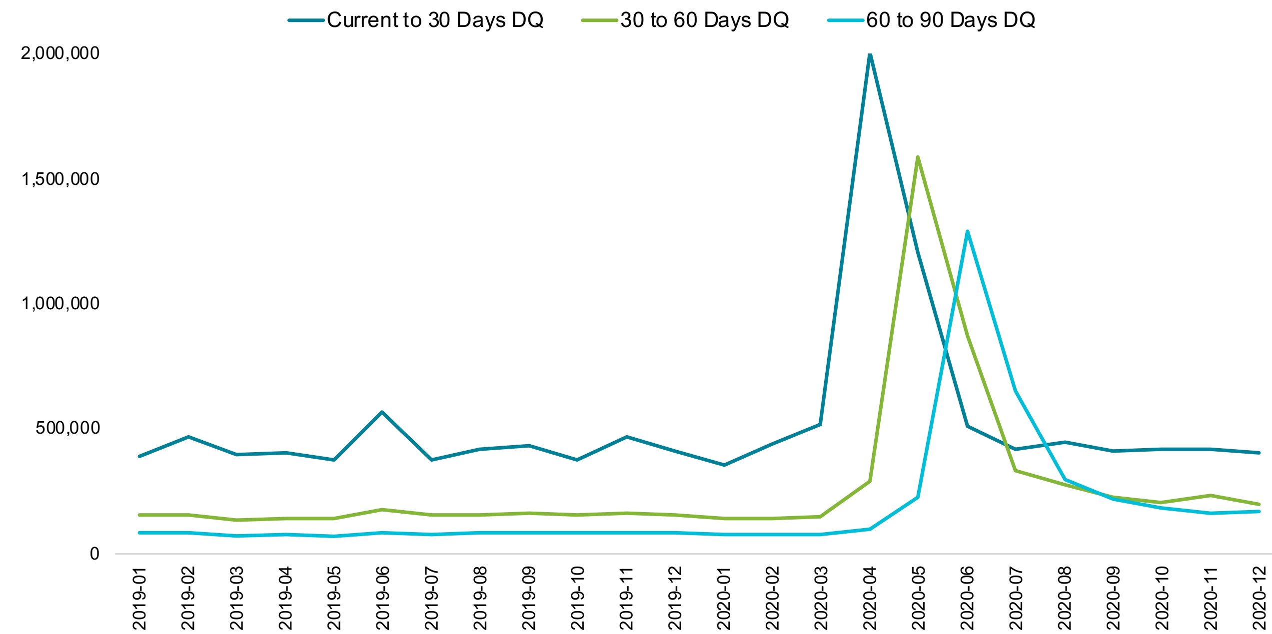
Here we take a detailed look at December mortgage performance data as well as a broader view of 2020 in terms of mortgage performance in comparison to prior years. This information has been compiled from Black Knight's original McDash loan-level mortgage performance database as well as the new, daily McDash Flash data set. You may click on each chart to see its contents in high-resolution.

NATIONAL DELINQUENCY RATE – FIRST LIEN MORTGAGES



Source: McDash

LOANS ROLLING TO A MORE DELINQUENT STATUS



Source: McDash

- December saw another modest improvement in mortgage delinquencies, with the national mortgage delinquency rate falling by 3.9% for the month to 6.08%
- Serious delinquencies (90+ days) also improved in December, falling to 3.43M from 3.56M the month prior
- Nearly 40% of the pandemic-related rise in overall delinquencies has now been reversed, but only 11% of the rise in serious delinquencies, providing a more accurate representation of the true recovery to date
- Though delinquencies are at their lowest level since April, 1.7M excess seriously delinquent mortgages stand as a sobering reminder of the challenges associated with the mortgage market entering 2021
- Inflow of newly delinquent loans – those rolling from current to 30 days past due – returned to pre-pandemic levels in July and continue to remain below 2019 levels

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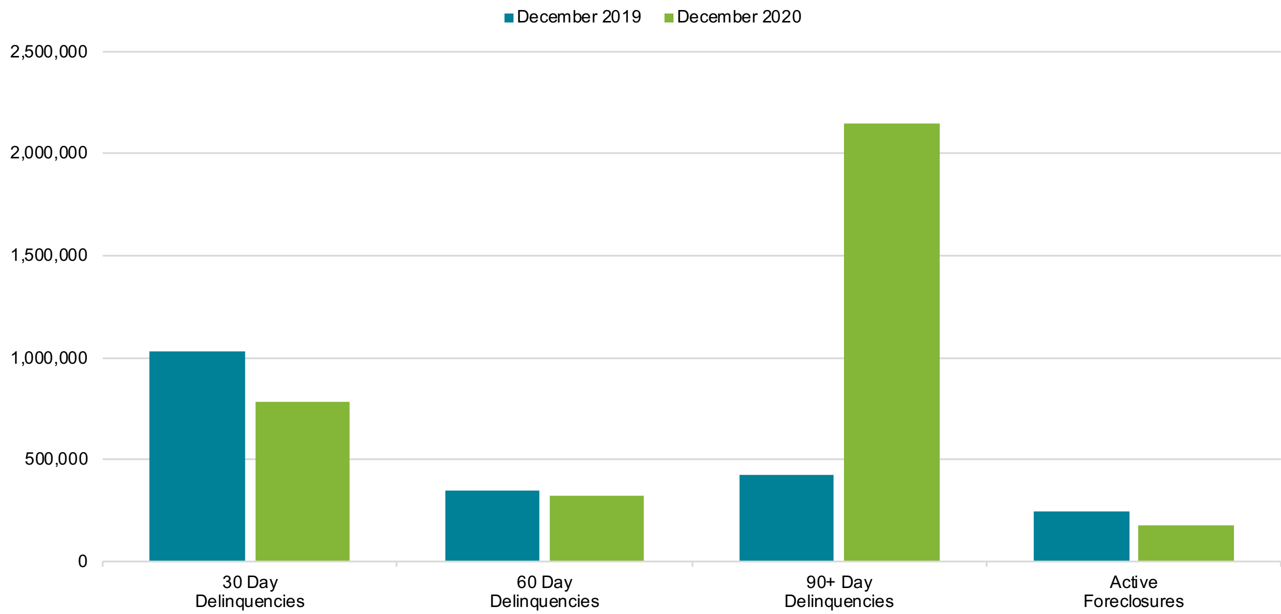
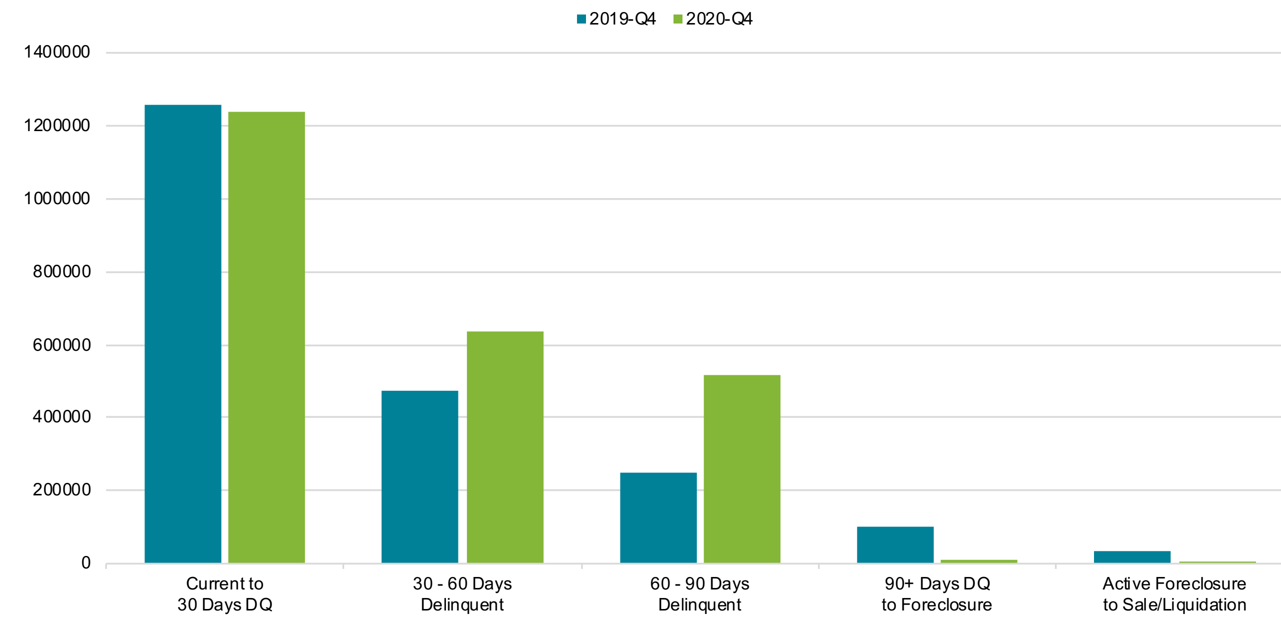
YEAR-END MORTGAGE MARKET COMPARISON 2019 VS. 2020



Source: McDash

DELINQUENCY ROLL COMPARISON 2019-Q4 VS. 2020-Q4



Source: McDash

- 2020 ended with 780K borrowers a single month past due on their mortgage, down 24% from last year and the lowest such total on record dating back to 2019
- Likewise, the year ended with just 178K active foreclosure cases nationwide, a 27% reduction from last year and the lowest year-end volume on record by far
- In addition, new delinquencies remain below pre-pandemic levels, with volumes in Q4 2020 1.6% below the level seen in Q4 2019, impressive, given elevated unemployment and economic stress
- That said, roll rates to later stages of delinquency remain elevated, with the number of loans transitioning from 30 to 60 days delinquent up 34% year-over-year in Q4, and 60 to 90 roll rates are more than double last year's levels
- This suggests that borrowers who may have otherwise been struggling to stay current or a couple payments behind may be rolling to later stages of delinquency due to participation in forbearance plans
- With no outflow due to foreclosure moratoriums, the number of borrowers 90+ days past due has ballooned to 2.15M, up 400% from one year ago

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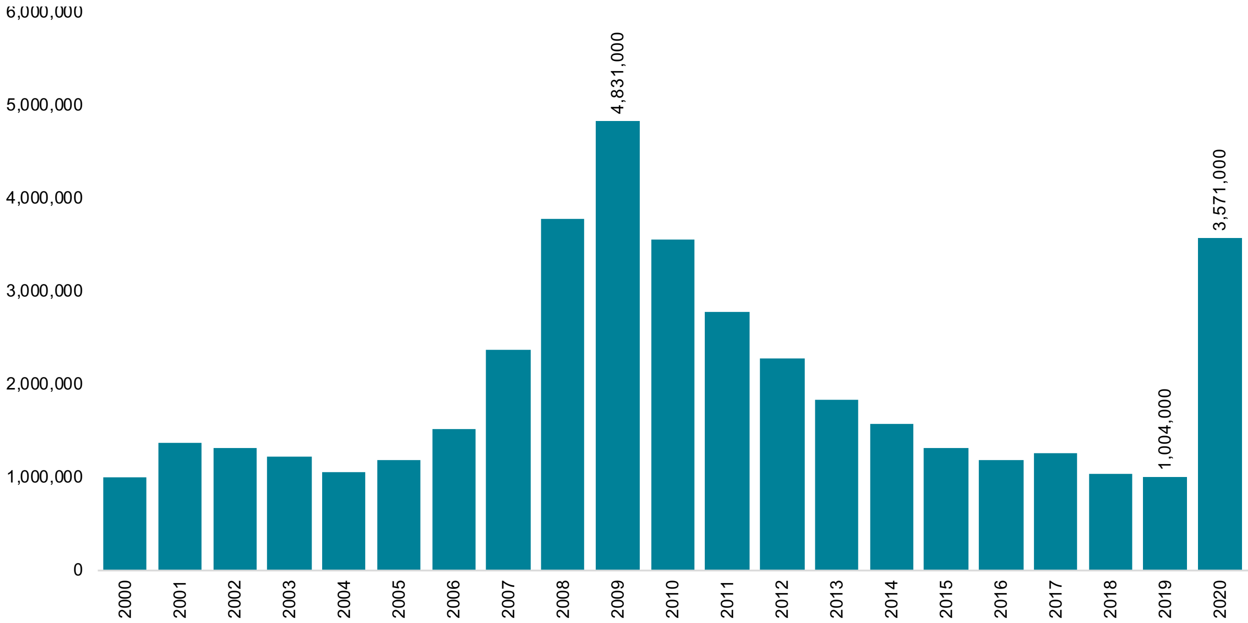
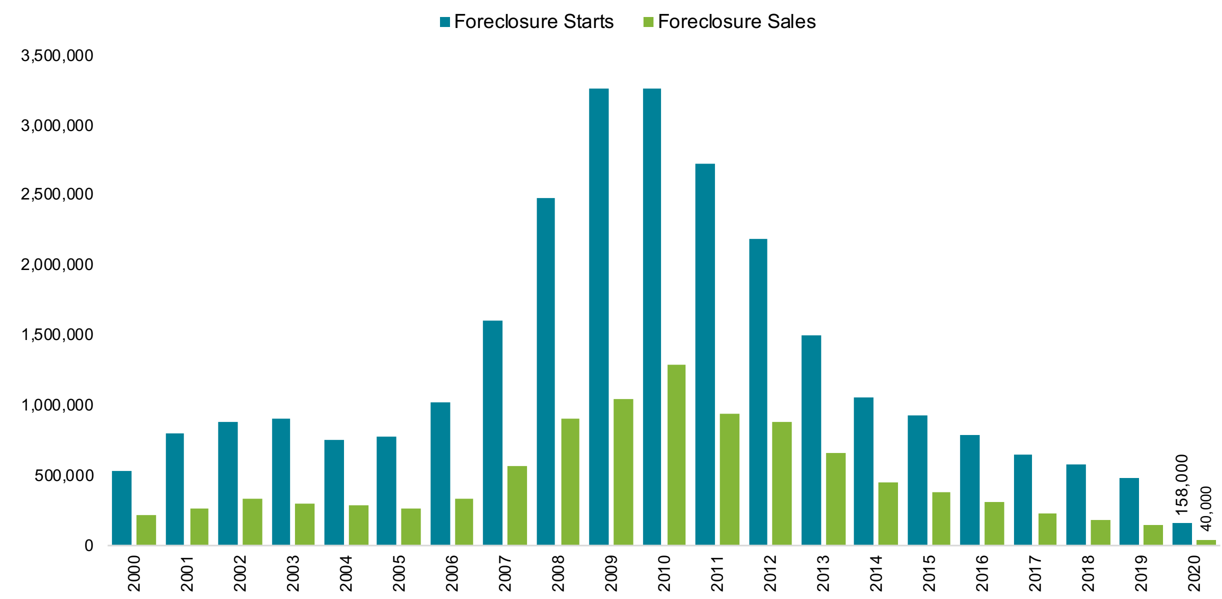
90-DAY DEFAULTS BY YEAR



Source: McDash

FORECLOSURE STARTS AND SALES BY YEAR



Source: McDash

- 90-day default activity rose by more than 250% (+2.6M) in 2020, with 3.57M homeowners becoming three or more payments past due last year
- This marked the third largest such default volume of any year on record, and the largest annual total since 2009, when default activity peaked during the Great Recession
- Foreclosure starts hit a record low, falling by 67% from the year prior as moratoriums and forbearance plans protected homeowners from facing foreclosure in the wake of the pandemic
- Foreclosure sales (completions) also hit a record low in 2020, with an estimated 40K sales in the year, a more than 70% decline from 2019
- However, with 90-day delinquencies more than 5x pre-pandemic levels, lack of foreclosure activity may be lulling us into a false sense of security about the true scope of the problem
- A significant volume of stress exists in the market, and it's not going away quickly
- Even judging by 2019's relatively strong level of performance, the data suggests some 325K foreclosure starts and 100k foreclosure sales were "missing" from the market in 2020

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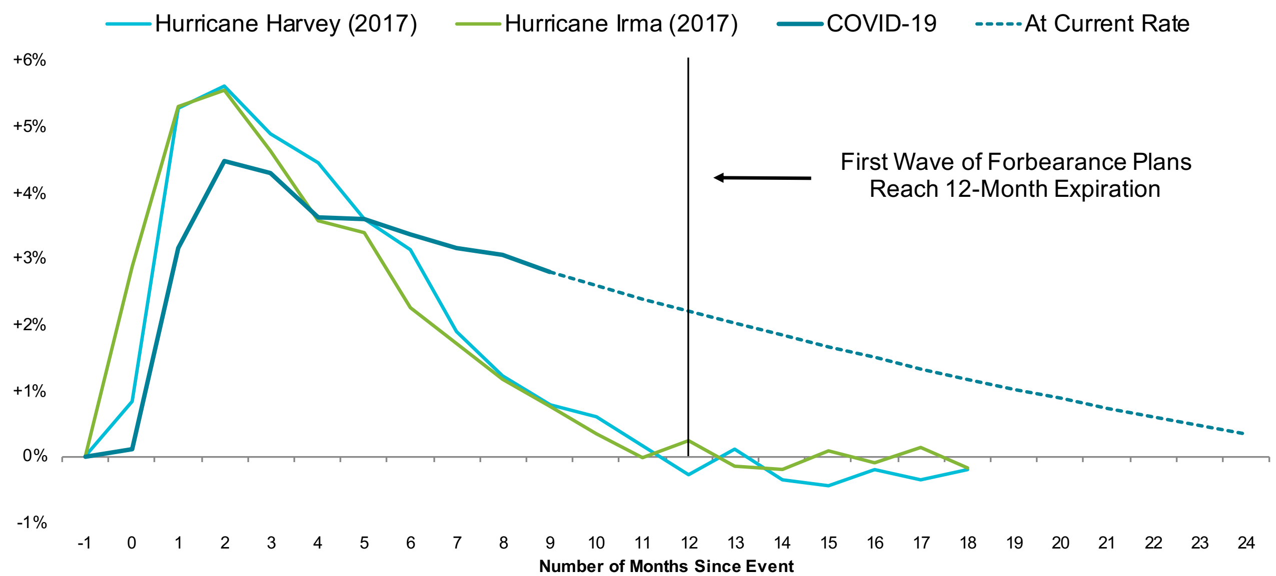
DELINQUENCY RATE FOLLOWING NATURAL DISASTERS

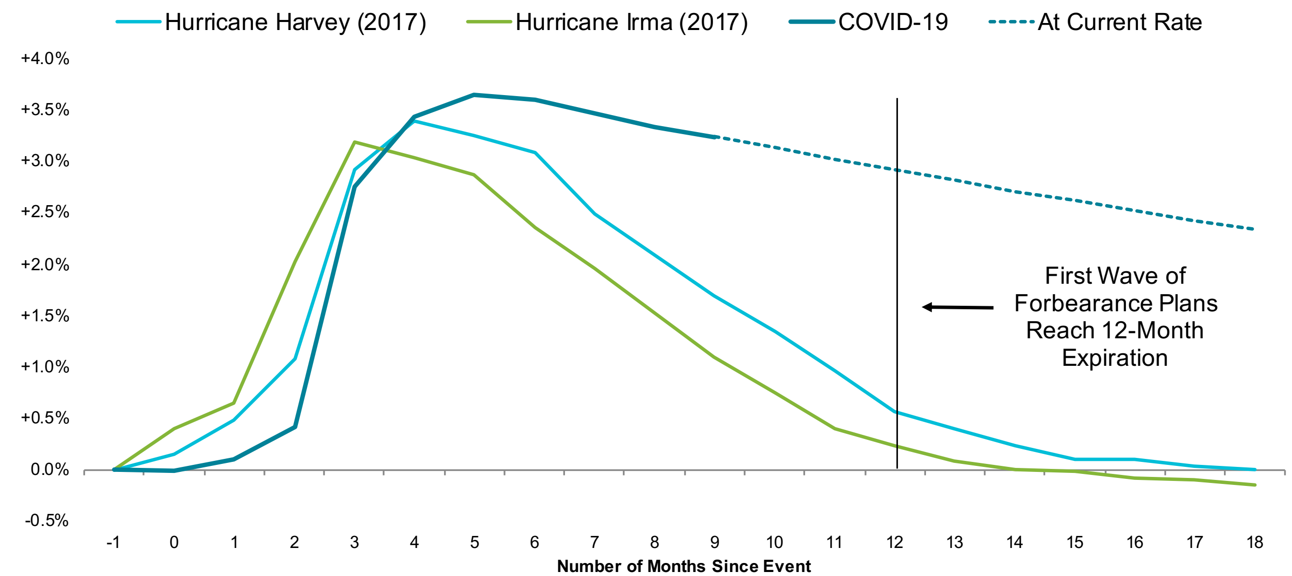
(DIFFERENCE IN DELINQUENCY RATE VS. 1-MONTH PRIOR TO THE EVENT)



Source: McDash

90+ DAY DQ RATE FOLLOWING NATURAL DISASTERS

(DIFFERENCE IN 90+ DAY DQ RATE VS. 1-MONTH PRIOR TO THE EVENT)



Source: McDash

- Recent improvement in both the national delinquency rate and the number of seriously past due mortgage holders has been slow, but relatively steady
- Delinquencies have improved by 3.4% on average over the past seven months and, outside of July which saw above average improvement, monthly improvement rates have been relatively consistent
- After peaking in August, the number of 90+ day delinquencies has slowly but steadily improved as well, falling by 2.4% on average over the past four months
- At the current rate of improvement, the national delinquency rate would remain elevated for another 17 months, and it would take nearly five more years for serious delinquencies to return to pre-pandemic levels
- That said, we could likely see an inflection point in volumes when forbearance plans begin to expire with post forbearance waterfalls helping to get borrowers back on track through a combination of deferral, repayment plan and modification activity
- The market is still on pace to have nearly 1.5-1.6M excess seriously delinquent mortgages in play at the end of March at the current rate of improvement

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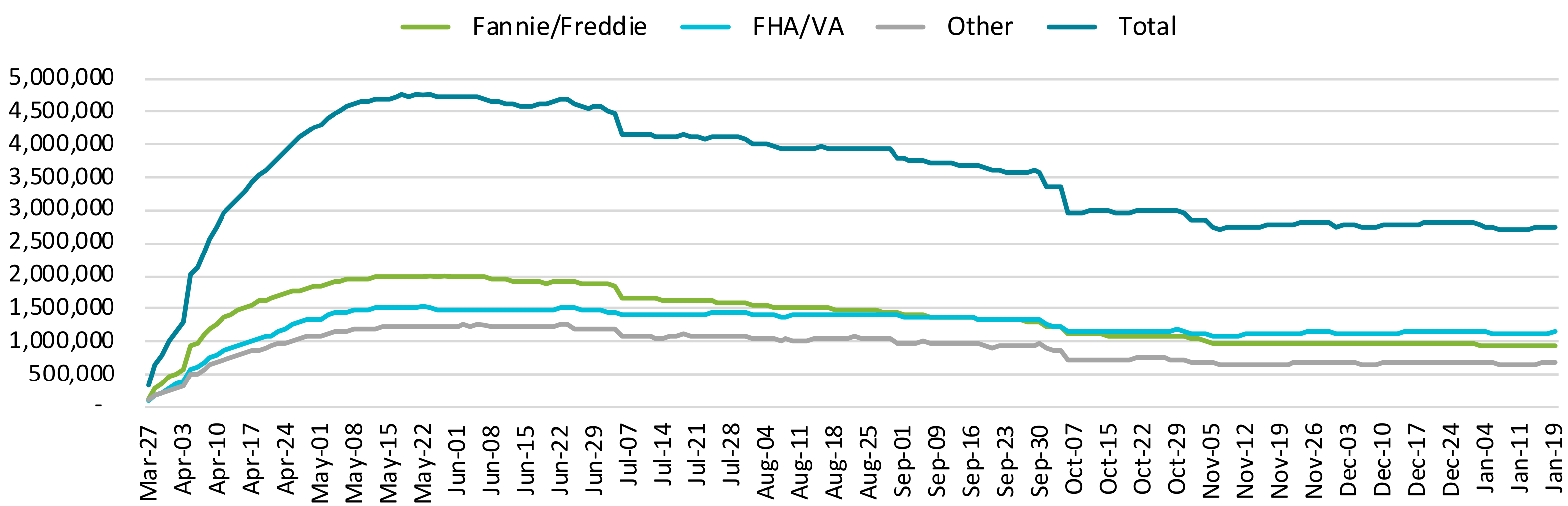
DECEMBER 2020 FORBEARANCE ACTIVITY UPDATE

Here we look at active forbearance volumes, along with start, removal and extension activity. We also break down the population of borrowers who have exited forbearance and take a closer look at how they're performing on their mortgages. This information has been compiled from Black Knight's original McDash loan-level mortgage performance database as well as the new, daily McDash Flash data set. You may click on each chart to see its contents in high-resolution.

ACTIVE FORBEARANCE PLANS



Source: McDash Flash
Data as of January 19th, 2021

	Fannie & Freddie	FHA & VA	Other**	Total
Loans in Forbearance*	929,000	1,140,000	675,000	2,744,000
UPB of Loans in Forbearance ($Bil)*	$193	$195	$160	$548
Share of Loans in Forbearance*	3.3%	9.4%	5.2%	5.2%
Active Loan Count (Mil)*	27.9	12.1	13.0	53.0

*Figures in this report are based on observations from Black Knight's McDash Flash data set and are extrapolated to estimate the full mortgage market
**Other category includes held in portfolios, private labeled securities, or by other entities

The number of active forbearance plans has been hovering between 2.71M and 2.83M since early November

- Overall, the rate of improvement among active forbearance cases has begun to slow
- Despite December representing a significant opportunity for decline, with more than 1M plans scheduled to expire at the end of the month, plan volumes only fell by 2.1% over the past 30 days, significantly less than the -12.4% and -17.2% during the previous two quarterly intervals
- As of Jan. 19, 2.74M (5.2% of) homeowners remain in forbearance, including 3.3% of GSE loans, 9.4% of FHA/VA loans, and 5.2% of portfolio held/privately securitized loans

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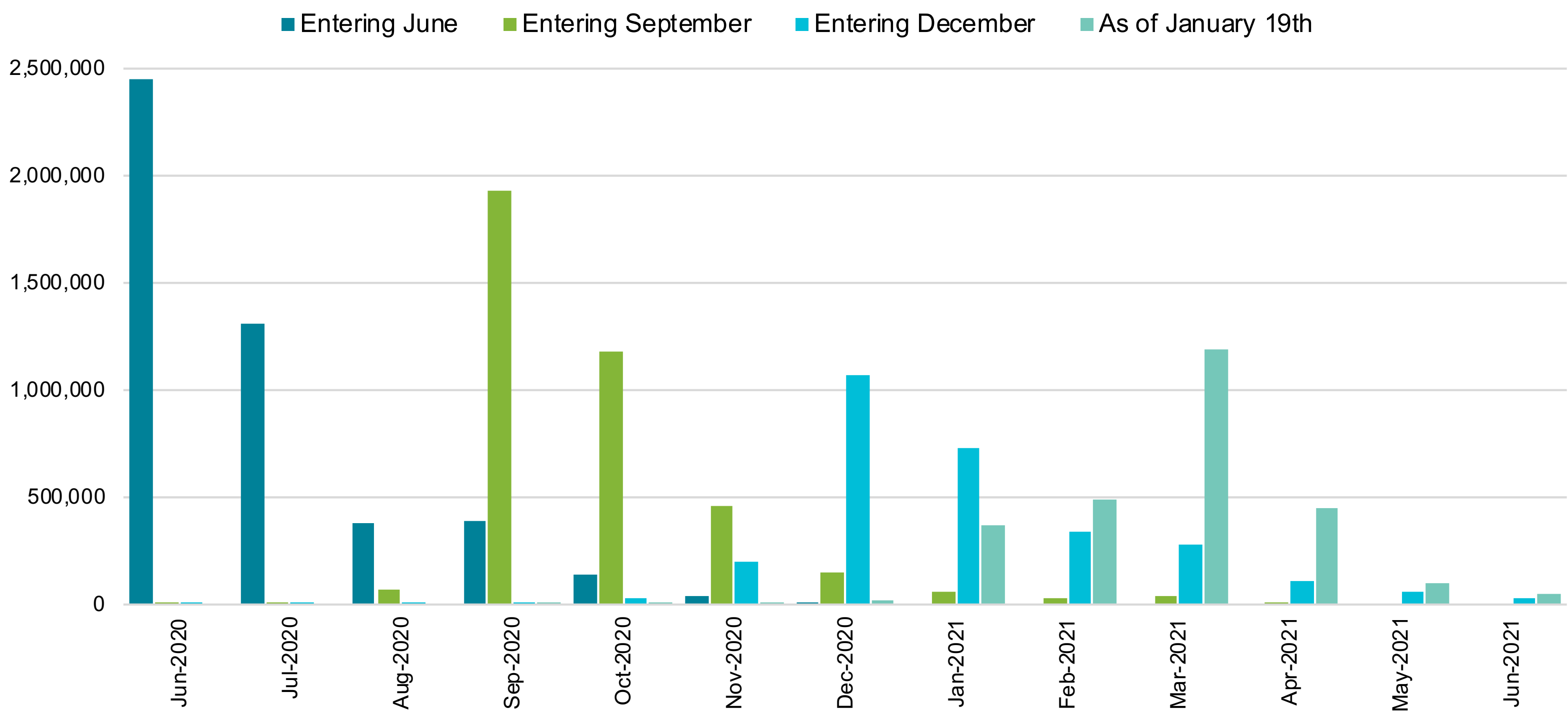
SCHEDULED FORBEARANCE EXPIRATIONS

(LAST MONTH COVERED UNDER FORBEARANCE PLAN)



Source: McDash Flash

The next big wave of forbearance expirations is set for the end of March, when nearly 1.2M plans are currently scheduled to expire

- Compounding the recent slowing of improvement rates, there are only 860K forbearance plan expirations scheduled for January and February
- This is less than we saw in December alone, which limits potential removal activity over the next 60 days
- Roughly half of the March expirations are plans started in April 2020 or prior, making March their final 12-month plan expiration, the maximum currently required under the CARES Act

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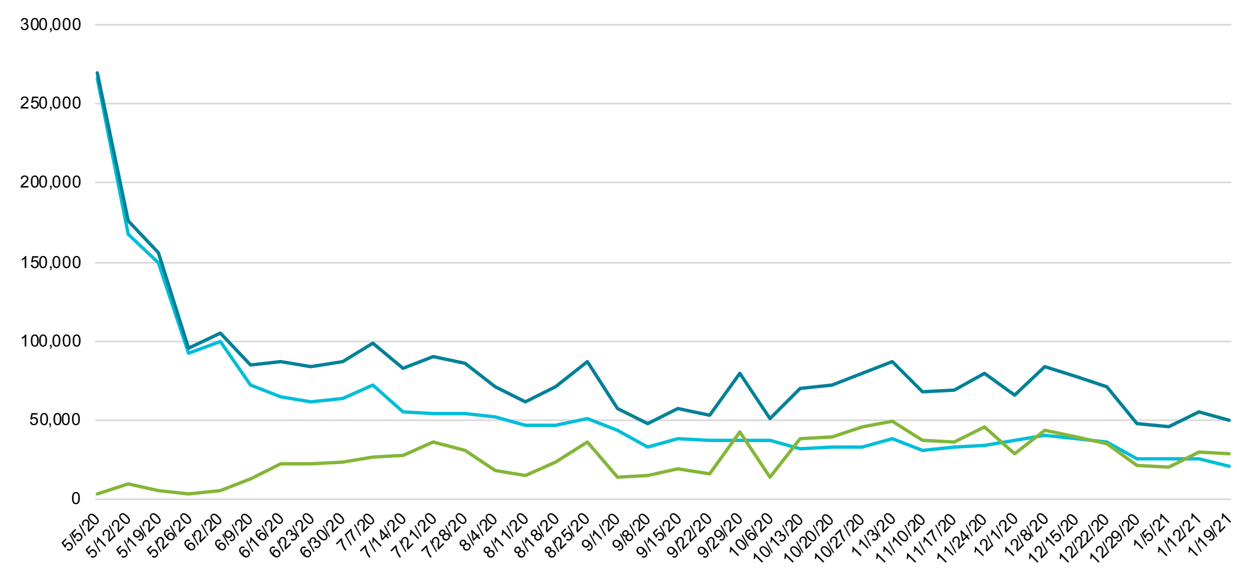
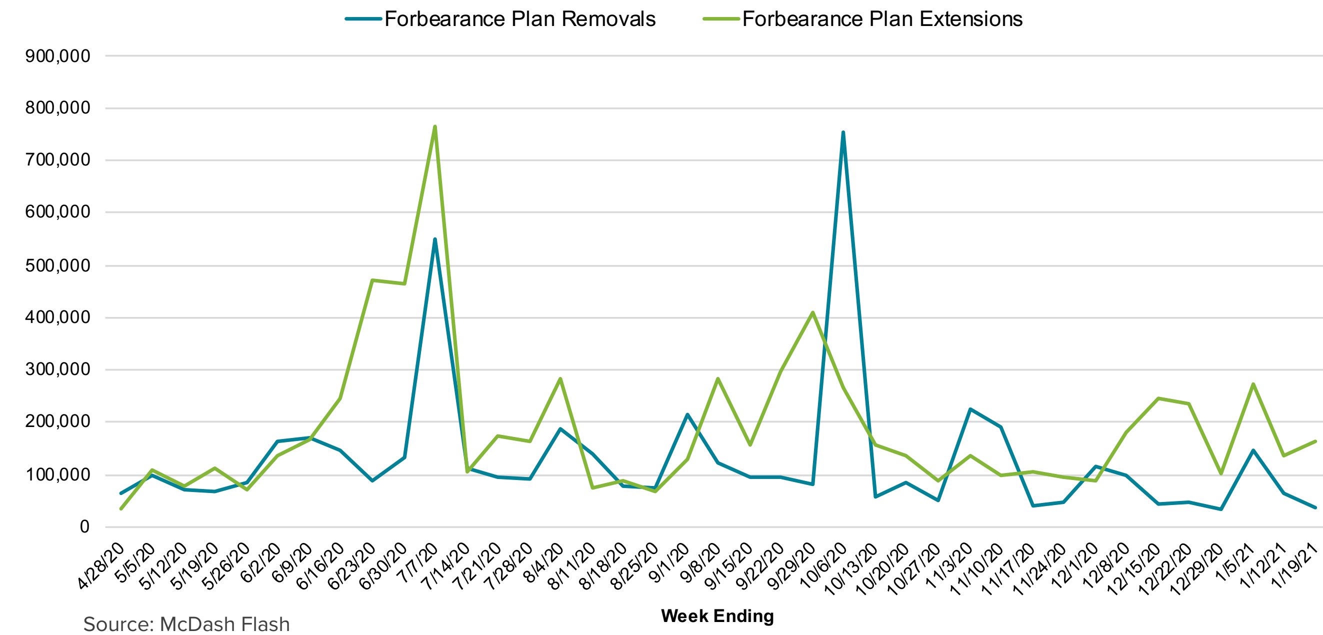
FORBEARANCE PLAN STARTS



Source: McDash Flash

FORBEARANCE PLAN EXTENSIONS & REMOVALS – BY WEEK



Source: McDash Flash

- Forbearance plan starts continue to remain relatively muted, holding steady at the three-week average and down 30% from the same week in December
- New plan starts (limited to borrowers who had not previously entered a COVID-19 related plan) have fallen to their lowest level since the start of the pandemic
- At the same time, plan removals remain weak, with more borrowers having the terms of their forbearance plans extended upon review
- Over the past 30 days, forbearance plan removals accounted for less than one in four plans being removed/extended, well below the 40% average since the pandemic began
- With weekly start volumes still hovering around 50K, the new Biden administration proposal to extend the application deadline for entering forbearance plans could benefit a significant number of homeowners

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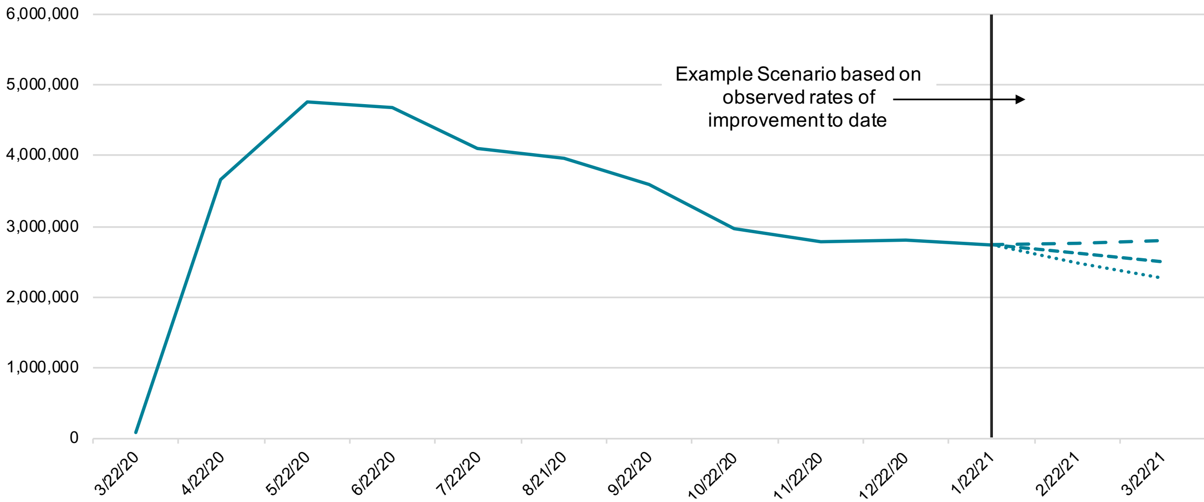
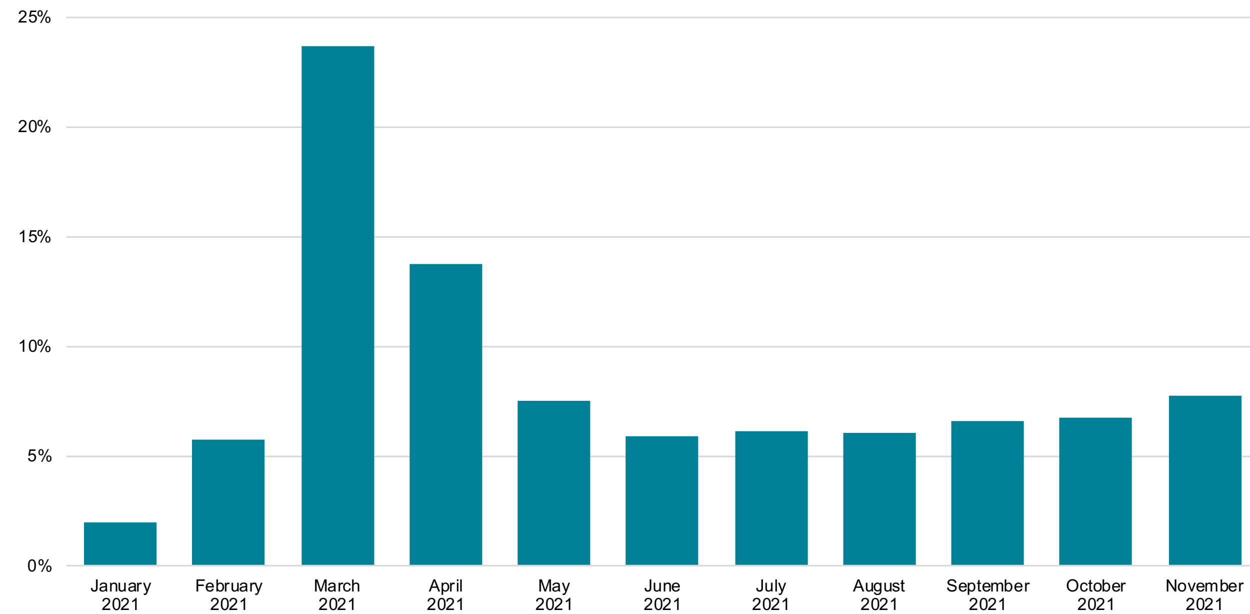
DECEMBER 2020 FORBEARANCE ACTIVITY UPDATE

ACTIVE COVID-19 FORBEARANCE PLANS
(BASED ON CURRENT RATE OF RECOVERY)



Source: McDash Flash
Average – Based on average monthly change in forbearance plans in comparable months
Low – Based on strongest rate of improvement in any observed historical months
High – Based on weakest rate of improvement in any observed historical months

12-MONTH EXPIRATION OF ACTIVE FORBEARANCE PLANS



Source: McDash Flash
12-Month Expiration: The month in which the forbearance plan will reach its 12th month based on the forbearance start date as reported by the servicer

- The above chart depicts example scenarios of active forbearance volumes based on the best, worst and average improvement of the recovery period (June 2020 – January 2021)
- Based on the rate of improvement to date, there could be more than 2.5M active forbearance plans (2.8M under the “high” scenario) remaining at the end of March 2021 when the first wave of forbearance plans reaches their 12-month expirations
- Of course, performance could be outside either the high or low end of these estimates, but we've been trending toward the “high” scenario
- Barring further action by the federal government, this will equate to more than 600K seriously delinquent borrowers reaching the end of their allotted forbearance periods
- Another 300K+ borrowers will reach the end of their terms at April month-end
- This clearly shows the industry-wide need for post-forbearance waterfalls to determine borrower need and readiness while foreclosure moratoriums are still in place
- By efficiently addressing lower risk borrowers as they exit forbearance, focus can then shift to those more truly in need.
- While early in the pandemic roughly half of homeowners in forbearance continued to make their monthly mortgage payments, that number has steadily declined to 12% today
- It’s fair to assume that many borrowers who remain in forbearance for the full 12 months may face more of a challenge in resuming mortgage payments

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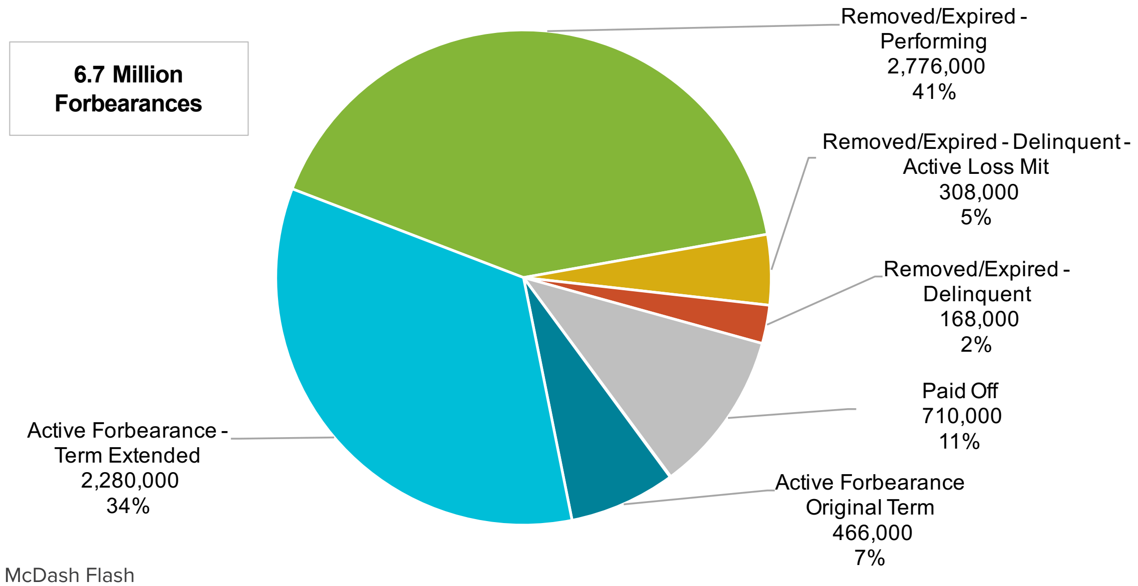
DECEMBER 2020 FORBEARANCE ACTIVITY UPDATE

CURRENT STATUS OF COVID-19 RELATED FORBEARANCES

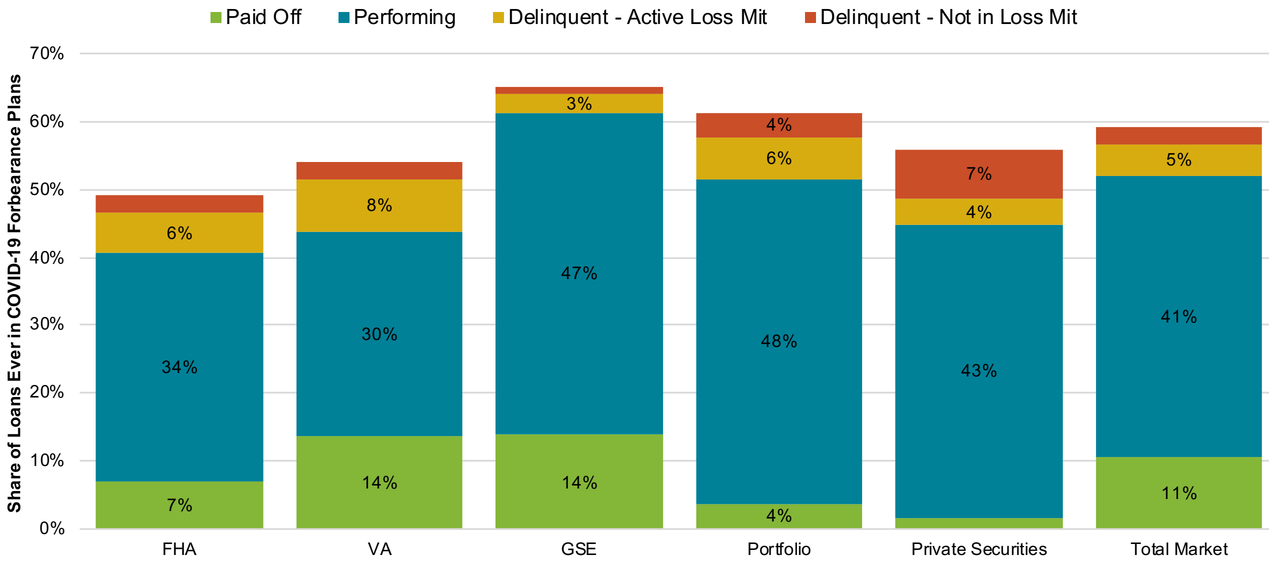
(STATUS AS OF JANUARY 19TH 2020)



Source: McDash Flash

STATUS OF LOANS THAT HAVE LEFT COVID-19 RELATED FORBEARANCE PLANS

(REMAINING SHARE ARE STILL IN FORBEARANCE)



Source: McDash Flash, As of January 19 2021

- Of the now 6.7M homeowners who had entered forbearance plans over the past 10 months, 4M (59%) have since left those plans
- 3.5M are either reperforming or have paid off their mortgages in full, either through refinance or the sale of their homes, representing more than 50% of all forbearance cases
- 308K (5% of all forbearance cases) remain past due, but are in post-forbearance loss mitigation with their servicer, while 168K (2% of all forbearance) remain delinquent and are not in forbearance or loss mitigation
- Performance has varied greatly by investor class; the GSEs are seeing the strongest performance with nearly two-thirds of their borrowers having left their forbearance plans and more than 60% either now current on mortgage payments or having paid off their mortgage in full
- FHA loans, along with having the highest forbearance rate, have also seen the lowest share of borrowers exit their plans (49%), with 34% reperforming and 7% having paid off their mortgage in full
- While 5% of all mortgages remain in post-forbearance loss mitigation, that share has fallen from 7% over the past two months, suggesting that servicers are making headway in working through that population

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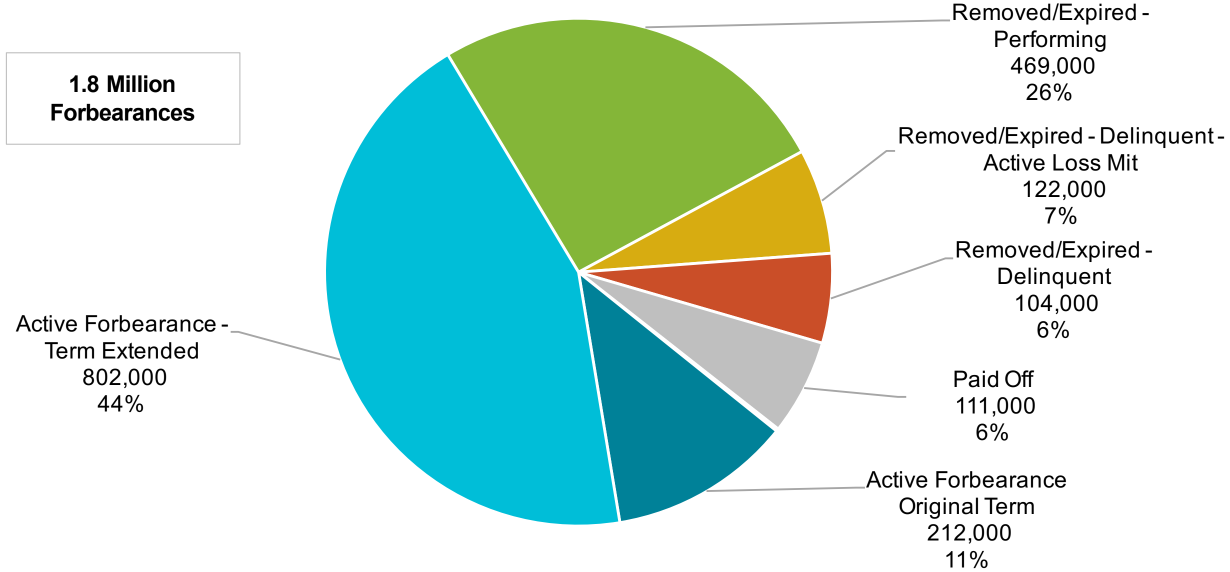
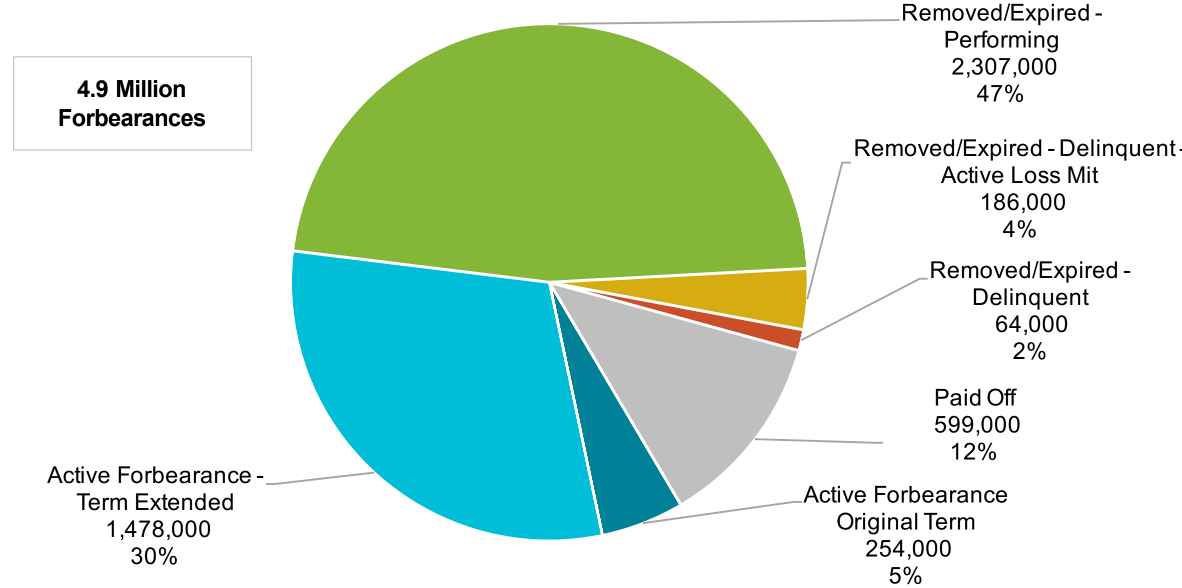
DECEMBER 2020 FORBEARANCE ACTIVITY UPDATE

CURRENT STATUS OF COVID-19 RELATED FORBEARANCES
(**PRE-COVID DELINQUENCIES** – ALREADY PAST DUE FEB 2020 OR PRIOR)



Source: McDash Flash

CURRENT STATUS OF COVID-19 RELATED FORBEARANCES
(**POST-COVID DELINQUENCIES** – CURRENT ON PAYMENTS AS OF FEB 2020)



Source: McDash Flash

- Forbearance removal rates and post-forbearance performance continue to be starkly different between borrowers who were already delinquent heading into the pandemic versus those that were current on their mortgage at the onset
- Not only do borrowers who were current heading into the pandemic make up nearly three quarters of all forbearances, they have been significantly more likely to leave forbearance early and perform on their mortgage and/or pay off their mortgage in full
- Of the 4.9M borrowers current on their mortgage heading into the pandemic that entered forbearance plans, 65% have since left those plans, with 59% either now performing on their loan or having paid off their mortgage in full
- Only 2% (64K) have left their forbearance plans and are currently past due and not in loss mitigation with their servicer
- On the other hand, only 45% of borrowers already delinquent heading into the pandemic have left their forbearance plans, with just 32% either reperforming (26%) or having paid off their mortgages in full (6%)
- 6% of borrowers who were already delinquent heading into the pandemic and have since entered and left forbearance remain delinquent and at risk of foreclosure if/when moratoriums expire

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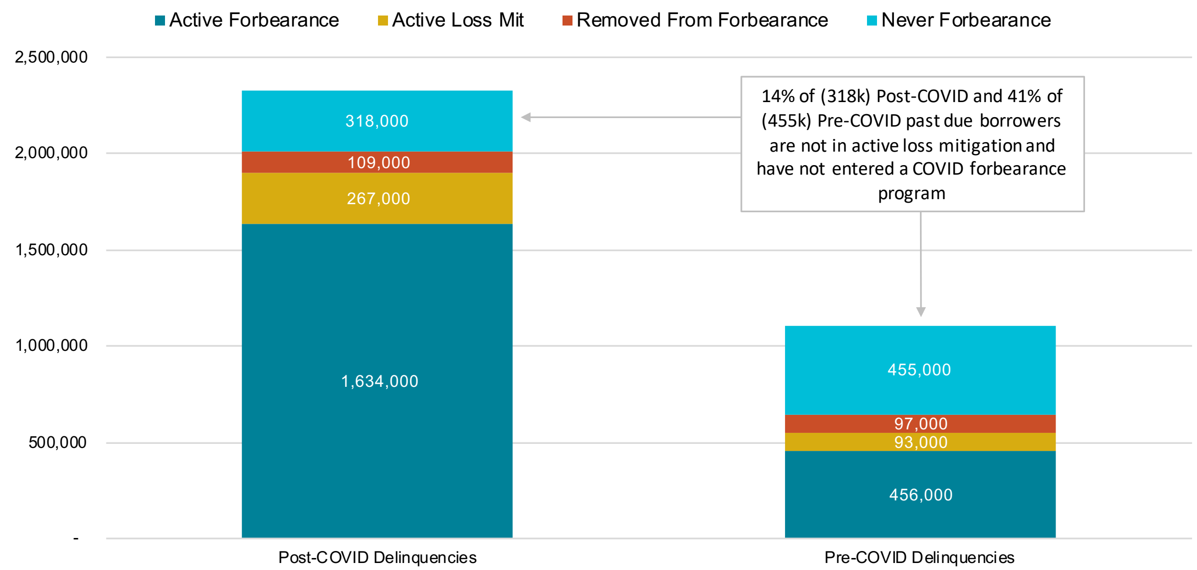
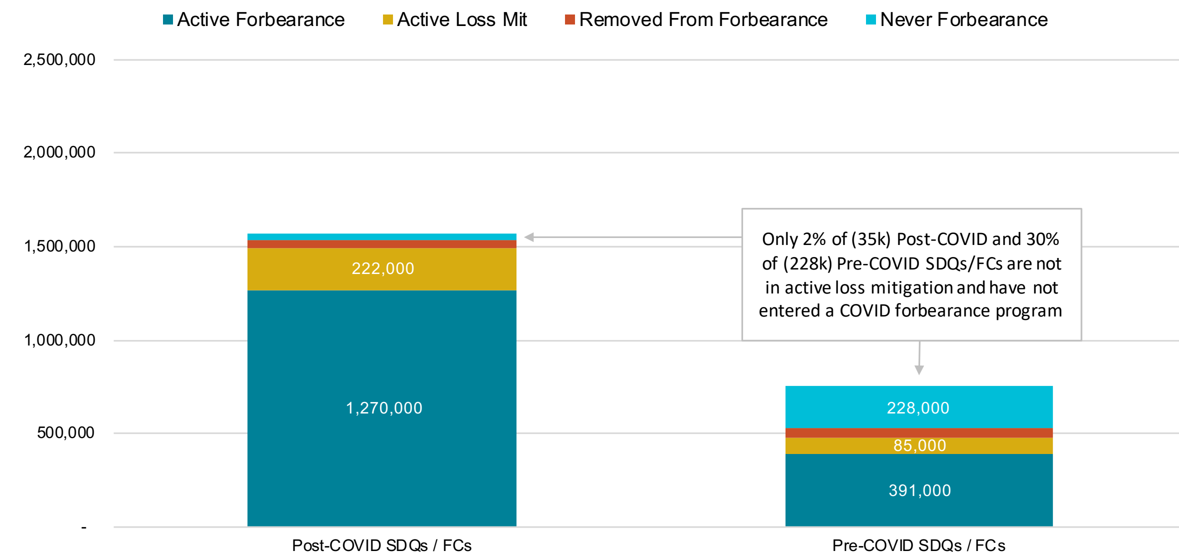
BREAKDOWN OF ALL PAST DUE MORTGAGES (30+ DAYS)

(ENTERING JANUARY 2021)



BREAKDOWN OF LOANS 90+ DAYS DQ OR IN FORECLOSURE

(ENTERING JANUARY 2021)



- Forbearance plans continue to be widely used by borrowers struggling with making their mortgage payments
- Of the 3.4M borrowers currently past due on their mortgage, more than 75% have either been involved in a forbearance plan or are currently in active loss mitigation with their servicer, including 86% of "post-COVID" delinquencies and 57% of "pre-COVID" delinquencies
- Plan adoption is even higher among borrowers who are three or more payments past due, with 98% of "post-COVID" serious delinquencies and 70% of "pre-COVID" serious delinquencies being involved in a forbearance plan or active loss mitigation
- Only 35K borrowers who became delinquent in March or later and have missed at least three payments have not entered into a forbearance plan or loss mitigation with their servicer, along with 228K who are three or more payments past due but were already delinquent before the start of the pandemic

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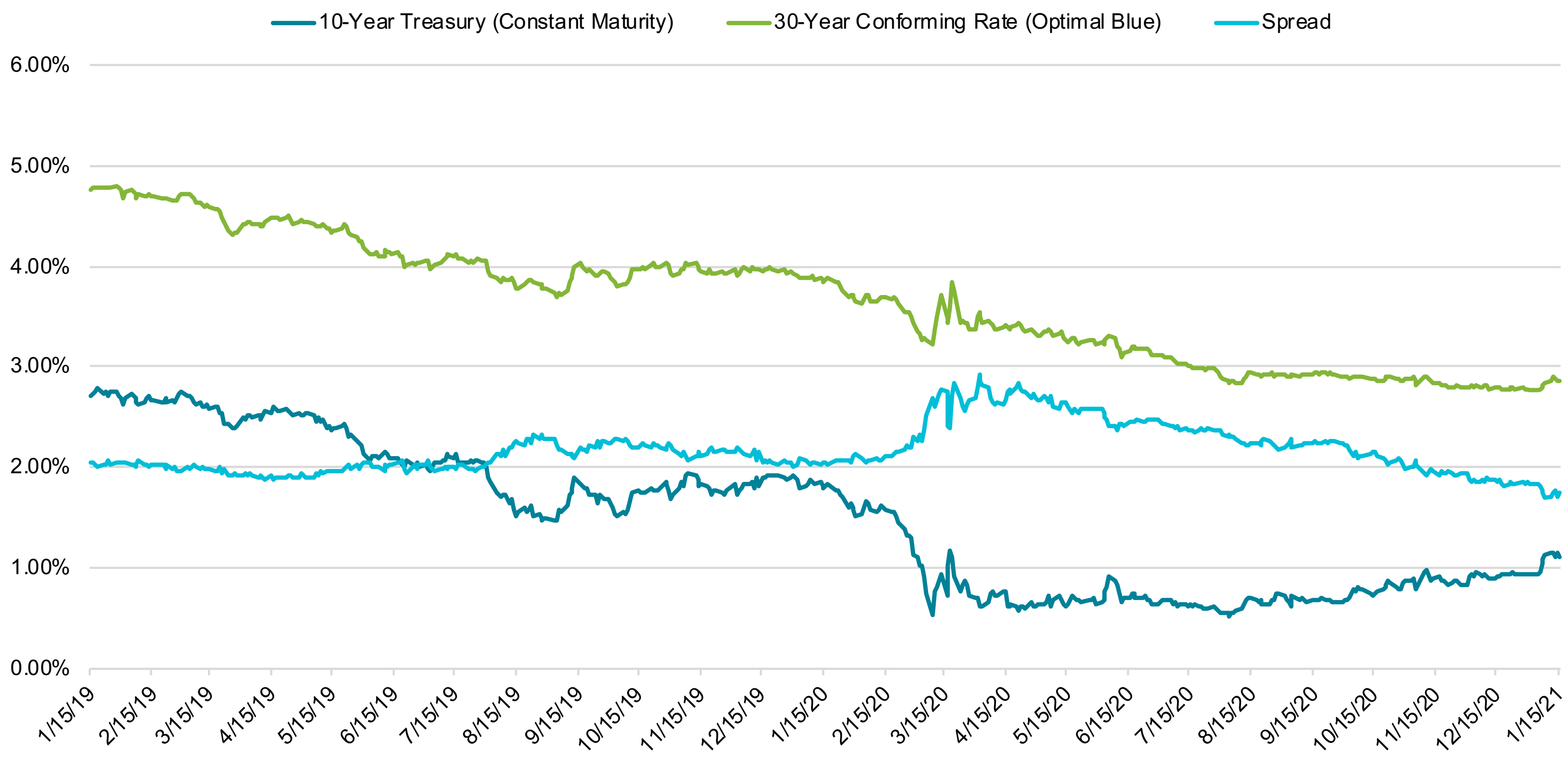
DECEMBER 2020 INTEREST RATE, LOCK VOLUME, & HOUSING MARKET UPDATE

Last year's series of record low rates and tight housing inventory worked to create unique market conditions. In this section, we examine how those interest rate movements have impacted refinance incentive in early 2021, plus provide updates on rate lock activity, for sale inventory and home price growth rates nationally. This information has been compiled from Black Knight's McDash loan-level mortgage performance database as well data from both its Collateral Analytics and Secondary Marketing Technologies groups. You may click on each chart to see its contents in high-resolution.

10-YEAR TREASURY VS. 30-YEAR CONFORMING RATE SPREAD



Source: Optimal Blue

Should yields rise further in coming months, they may begin to impact 30-year rates more directly, although the Fed's bond-buying efforts are expected to insulate the mortgage market to some degree

- After falling to yet another record low during the first week of the year, 30-year mortgage rates have since edged up
- 10-year treasury yields jumped by nearly 0.25% following the Georgia runoff election, and while the spread between 10-year treasuries and 30-year mortgage rates absorbed a portion of the increase, rates saw a noticeable uptick as well, rising by roughly 1/8th of a percent in the following days
- 10-year yields had been rising for the better part of five months, and were already up approximately 40BPS even prior to January's 'spike'
- A normalizing spread (which had spiked by nearly a full percent during the onset of the pandemic) had been fully absorbing yield increases in recent months, allowing 30-year rates to continue to fall while treasury yields rose

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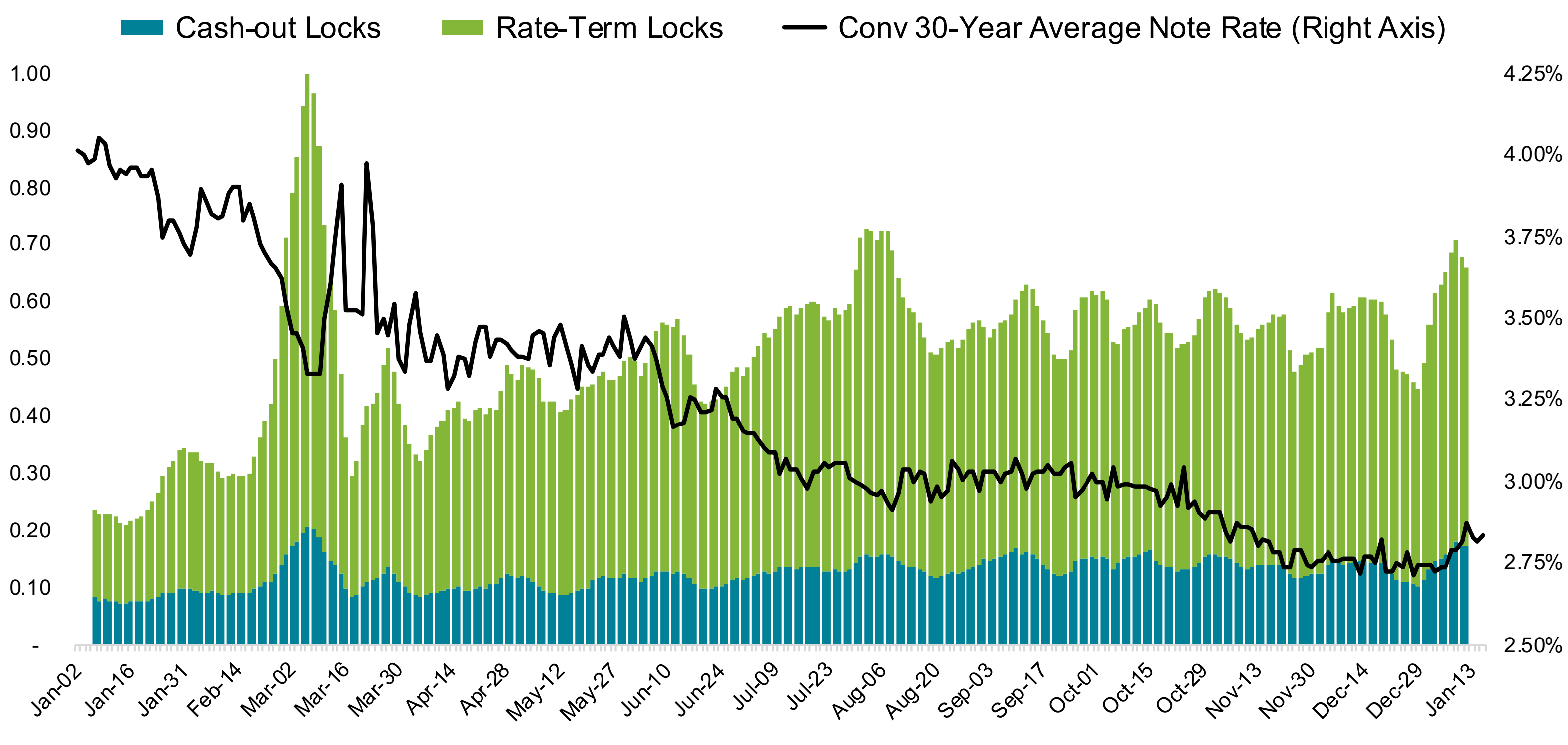
REFINANCE RATE LOCKS VS. 30-YEAR INTEREST RATES

(7-DAY AVERAGE RATE LOCK VOLUME INDEXED TO 2020 PEAK)



Source: Compass Analytics & Optimal Blue

Despite the 1/8th of a point increase in 30-year rates in recent weeks, rate lock activity continues to remain strong

» In fact, 2021 began with a sharp rise in refinance-related rate locks according to both Compass Analytics and Optimal Blue rate lock data

» Refinance-related rate locks over the first 15 days of January are up 10% from the prior month and are up 90% from the first week of January 2020, representing one of the strongest weeks of rate lock activity since the refinance boom kicked off in early 2020

» Purchase lock activity remains strong as well, with double digit gains year-over-year

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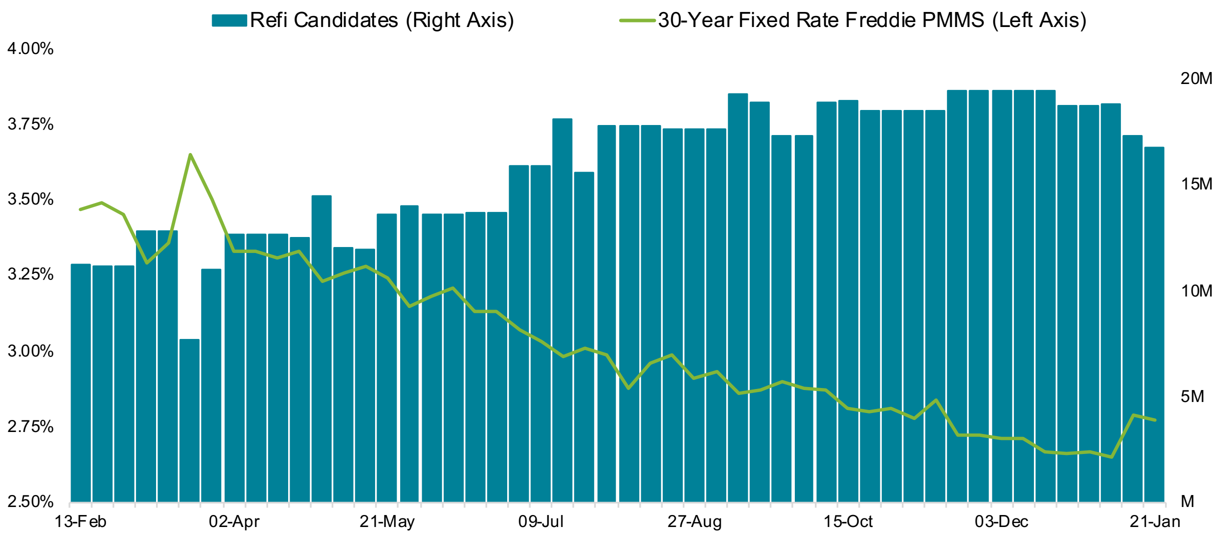
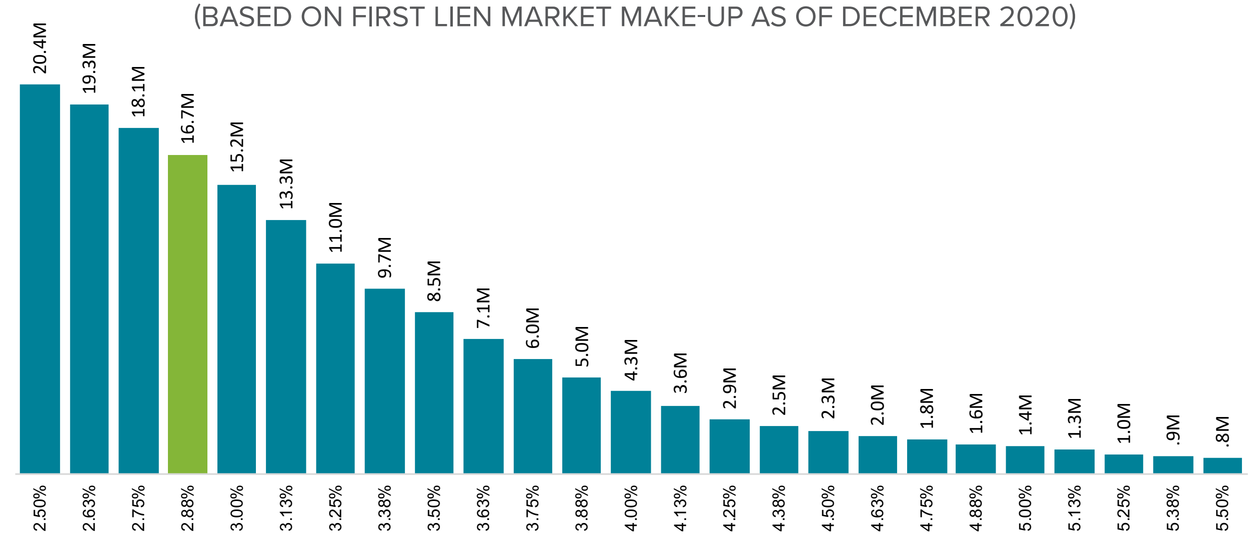
REFINANCE CANDIDATES BY WEEK VS. 30-YEAR FIXED RATES



Refinance Candidates: Homeowners current on their mortgage with 720+ credit scores and >= 20% equity in their home that could reduce their interest rate by 0.75% or more by refinancing into a 30-year fixed rate mortgage at the prevailing interest rate

NUMBER OF REFINANCE CANDIDATES UNDER DIFFERENT 30-YEAR FIXED RATE SCENARIOS

(BASED ON FIRST LIEN MARKET MAKE-UP AS OF DECEMBER 2020)



- This 1/8th of a percent rise in 30-year rates in early 2021, along with closed refinance transactions over the past 30 days, has caused a moderate pull-back in refinance incentive in recent weeks, with the number of outstanding refinance candidates falling by 11% from 18.7M to start the year
- As of Jan. 14, there are now 16.7M borrowers remaining who meet broad-based underwriting criteria and could save at least 0.75% through refinancing
- While the population has declined, refinance incentive is still within 14% of the record high reached in mid-December
- The average refinance candidate could still save $303/month for an aggregate $5.2 billion in monthly savings through refinancing
- Borrowers do appear to be taking these potential savings seriously, as evidenced by mid-January's spike in rate locks

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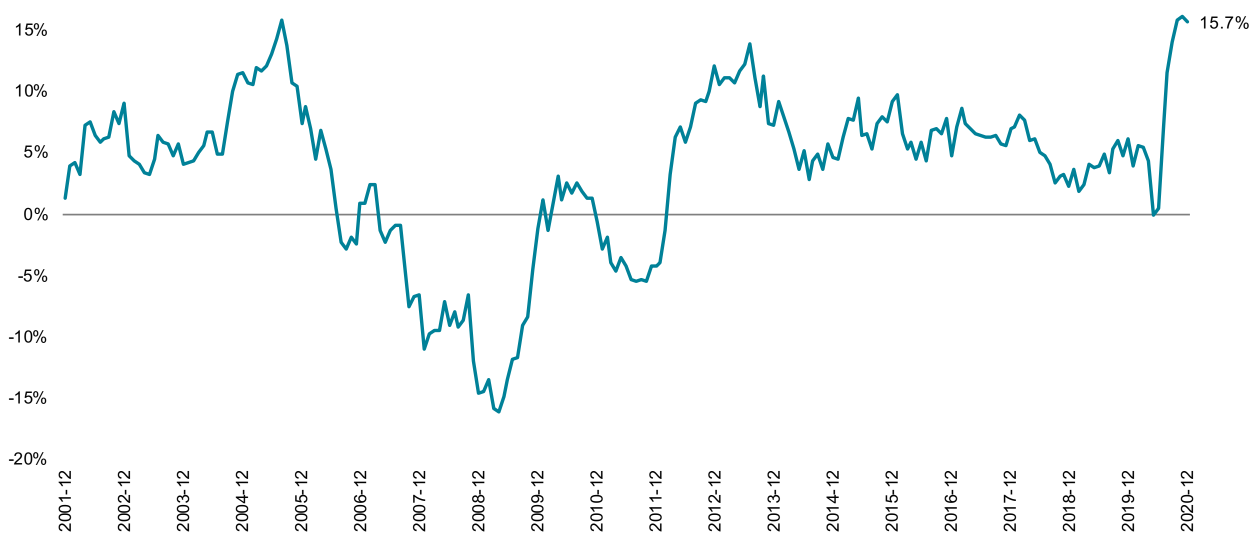
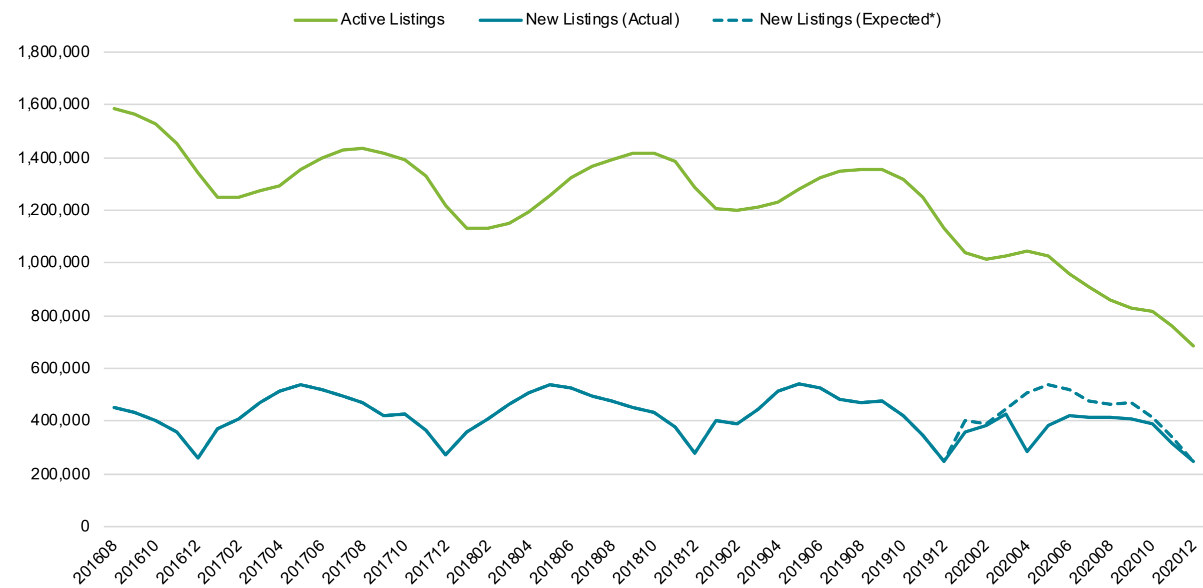
ANNUAL CHANGE IN MEDIAN HOME PRICE

(BLACK KNIGHT – COLLATERAL ANALYTICS)



Source: McDash Primary, McDash Property Module

INVENTORY OF HOMES LISTED FOR SALE



Source: Realtor.com, Black Knight

*Expected new listing volume for 2020 is based on 2019 new listing volumes adjusted for growth/decline using12-month average rate of change entering the year

- Low mortgage rates coupled with extremely tight inventory continue to put strong upward pressure on home prices
- Nationally, the median home price in December was up 15.7% year-over-year according to Black Knight's Collateral Analytics division
- 2020 finished out with three of the four hottest months for national home prices in the past 20 years; October (+15.8%), November (+16.2%) and December (+15.7%)
- The only other month to see annual home price growth of 15% or more was August 2005 (+15.9%)

- Severe inventory shortages persist across the country, with the number of homes listed for sale down 40% from last year, representing a 450K decline in the number of homes available for sale compared to the same time last year
- Even factoring in a slight downward trend in new listings in recent years, volumes for 2020 suggest that more than 750K homeowners chose to forego listing their homes for sale in 2020 because of the pandemic (a 16% decline year-over-year)
- Nearly 2/3 of the shortage of listings came in Q2 2020 alone, which was down more than 470K new listings from the year prior
- By December, new listings were flat year-over-year, suggesting that volumes may be normalizing to some degree; even so, a return to the status quo would still leave us at a significant deficit should buyer demand remain strong

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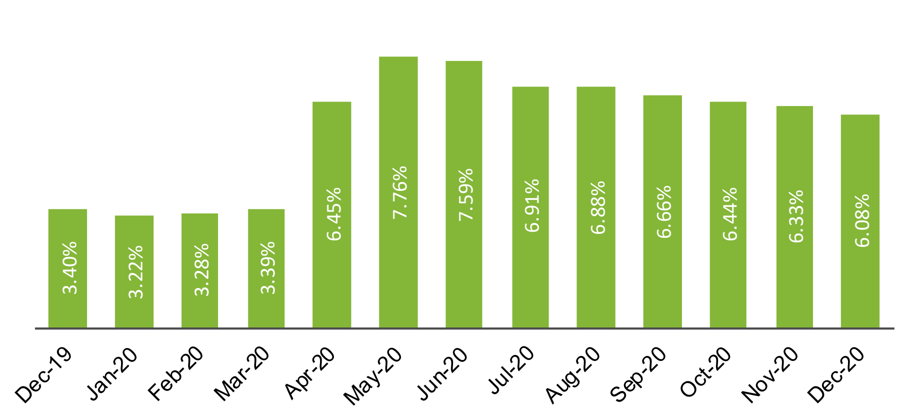
DECEMBER 2020 DATA SUMMARY

Summary Statistics

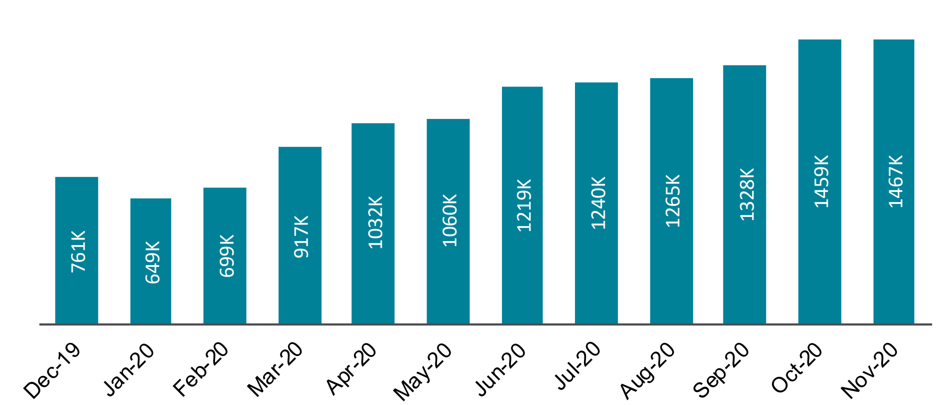
	Dec-20	Monthly Change	YTD Change	Yearly Change
Delinquencies	6.08%	-3.90%	89.07%	78.93%
Foreclosure	0.33%	1.30%	-28.07%	-27.77%
Foreclosure Starts	7,100	61.36%	-83.41%	-82.03%
Seriously Delinquent (90+) or in Foreclosure	4.35%	-1.94%	247.12%	243.28%
New Originations (data as of Nov-20)	1467K	0.6%	92.9%	97.6%

	Dec-20	Nov-20	Oct-20	Sep-20	Aug-20	Jul-20	Jun-20	May-20	Apr-20	Mar-20	Feb-20	Jan-20	Dec-19
Delinquencies	6.08%	6.33%	6.44%	6.66%	6.88%	6.91%	7.59%	7.76%	6.45%	3.39%	3.28%	3.22%	3.40%
Foreclosure	0.33%	0.33%	0.33%	0.34%	0.35%	0.36%	0.36%	0.38%	0.40%	0.42%	0.45%	0.46%	0.46%
Foreclosure Starts	7,100	4,400	4,700	4,500	6,000	9,900	5,900	5,100	7,400	27,600	32,300	42,800	39,500
Seriously Delinquent (90+) or in Foreclosure	4.35%	4.44%	4.57%	4.71%	4.77%	4.57%	3.89%	1.57%	1.28%	1.18%	1.22%	1.25%	1.27%
New Originations		1467K	1459K	1328K	1265K	1240K	1219K	1060K	1032K	917K	699K	649K	761K

TOTAL DELINQUENCIES



NEW ORIGINATIONS



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LOAN COUNTS AND AVERAGE DAYS DELINQUENT

Month	TOTAL ACTIVE COUNT	30 DAYS	60 DAYS	90+ DAYS	FC	Total Non-Current	FC Starts	Average Days Delinquent for 90+	Average Days Delinquent for FC	Ratio of 90+ to FC
1/31/05	47,706,128	1,197,062	339,920	458,719	276,745	2,272,446	50,922	242	324	165.8%
1/31/06	50,900,620	1,242,434	387,907	542,378	258,613	2,431,332	76,477	207	308	209.7%
1/31/07	53,900,458	1,425,030	468,441	551,439	393,973	2,838,883	117,419	203	267	140.0%
1/31/08	55,478,782	1,743,420	676,266	950,639	813,560	4,183,885	195,033	190	256	116.8%
1/31/09	55,788,441	2,001,314	932,436	1,878,981	1,321,029	6,133,760	250,621	193	323	142.2%
1/31/10	55,098,009	1,945,589	903,778	2,972,983	2,068,572	7,890,922	292,308	253	418	143.7%
1/31/11	53,861,778	1,750,601	746,634	2,078,130	2,245,250	6,820,615	277,374	333	527	92.6%
1/31/12	52,687,781	1,592,463	652,524	1,796,698	2,205,818	6,247,503	223,394	395	666	81.5%
1/31/13	51,229,692	1,464,583	587,661	1,551,415	1,742,689	5,346,348	156,654	460	803	89.0%
1/31/14	50,380,779	1,341,074	529,524	1,278,955	1,213,046	4,362,599	97,467	486	935	105.4%
1/31/15	50,412,744	1,238,453	465,849	1,060,002	884,901	3,649,204	93,280	509	1,031	119.8%
1/31/16	50,754,010	1,300,564	444,962	832,265	660,056	3,237,847	72,021	494	1,047	126.1%
1/31/17	51,159,681	1,110,977	390,341	665,258	481,613	2,648,190	70,568	454	1,012	138.1%
1/31/18	51,428,922	1,085,065	413,313	708,248	337,351	2,543,976	62,470	364	931	209.9%
1/31/19	51,896,438	1,074,044	367,750	503,655	264,875	2,210,325	50,196	391	830	190.1%
1/31/20	52,999,009	954,154	332,534	418,662	245,517	1,950,866	42,834	338	838	170.5%
2/29/20	52,950,379	1,012,320	315,219	409,432	239,058	1,976,030	32,259	341	842	171.3%
3/31/20	52,879,016	1,077,439	309,101	405,840	220,271	2,012,651	27,585	338	875	184.2%
4/30/20	52,739,249	2,511,419	427,419	461,530	211,316	3,611,685	7,362	316	957	218.4%
5/31/20	53,103,003	1,757,871	1,734,344	631,110	200,426	4,323,750	5,077	257	1,022	314.9%
6/30/20	53,152,827	1,047,342	1,112,849	1,873,938	192,176	4,226,305	5,904	156	1,068	975.1%
7/31/20	53,396,885	875,566	565,706	2,250,411	189,590	3,881,272	9,943	157	1,141	1187.0%
8/31/20	53,501,232	848,226	465,450	2,365,789	187,240	3,866,705	5,955	175	1,198	1263.5%
9/30/20	53,141,013	820,741	397,370	2,323,447	180,659	3,722,217	4,489	194	1,240	1286.1%
10/31/20	53,337,726	822,826	355,876	2,258,538	178,351	3,615,592	4,683	213	1,271	1266.3%
11/30/20	53,404,358	821,940	365,508	2,193,432	175,671	3,556,551	4,447	232	1,303	1248.6%
12/31/20	53,430,789	780,343	324,065	2,146,216	178,049	3,428,673	7,102	248	1,321	1205.4%

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STATE-BY-STATE RANKINGS BY NON-CURRENT LOAN POPULATION

State	Del %	FC %	NC %	Year/Year Change in NC%
National	6.1%	0.3%	6.4%	66.0%
MS	10.4%	0.4%	10.8%	7.9%
LA*	9.7%	0.5%	10.3%	35.3%
HI*	7.8%	1.3%	9.0%	149.2%
WV	8.0%	0.4%	8.4%	28.2%
NY*	7.1%	1.2%	8.3%	73.2%
OK*	7.7%	0.5%	8.2%	47.6%
MD*	7.7%	0.4%	8.1%	67.6%
NV	7.6%	0.4%	8.0%	167.0%
TX	7.7%	0.2%	7.9%	63.1%
AL	7.7%	0.2%	7.9%	21.4%
GA	7.6%	0.2%	7.8%	55.7%
CT*	7.1%	0.7%	7.8%	60.0%
AR	7.4%	0.3%	7.8%	28.2%
FL*	7.1%	0.5%	7.6%	88.3%
IN*	7.1%	0.5%	7.6%	35.3%
NJ*	7.0%	0.5%	7.5%	79.0%
AK	7.1%	0.3%	7.4%	146.2%

State	Del %	FC %	NC %	Year/Year Change in NC%
National	6.1%	0.3%	6.4%	66.0%
RI	6.8%	0.5%	7.3%	41.4%
VT*	6.5%	0.7%	7.2%	72.4%
PA*	6.7%	0.5%	7.2%	35.1%
DE*	6.5%	0.5%	7.0%	41.2%
IL*	6.4%	0.5%	6.9%	62.1%
SC*	6.5%	0.3%	6.9%	39.0%
ME*	5.7%	0.9%	6.6%	33.4%
OH*	6.1%	0.5%	6.6%	42.7%
KS*	6.3%	0.3%	6.6%	51.2%
NM*	5.9%	0.5%	6.4%	51.8%
TN	6.2%	0.1%	6.4%	43.5%
NE*	6.2%	0.2%	6.3%	64.5%
NC	5.8%	0.2%	6.0%	44.3%
KY*	5.3%	0.4%	5.7%	43.4%
WY	5.5%	0.2%	5.7%	93.3%
DC	5.2%	0.4%	5.6%	128.6%
MO	5.4%	0.2%	5.5%	38.8%

State	Del %	FC %	NC %	Year/Year Change in NC%
National	6.1%	0.3%	6.4%	66.0%
VA	5.4%	0.1%	5.5%	65.2%
MA	5.1%	0.3%	5.4%	47.6%
IA*	5.1%	0.4%	5.4%	40.1%
MN	5.1%	0.1%	5.2%	100.5%
AZ	5.1%	0.1%	5.2%	84.8%
WI*	4.8%	0.3%	5.1%	46.7%
MI	5.0%	0.1%	5.1%	37.9%
NH	4.6%	0.2%	4.8%	41.7%
ND*	4.4%	0.3%	4.7%	117.4%
CA	4.6%	0.1%	4.7%	132.8%
SD*	4.3%	0.3%	4.5%	64.2%
MT	4.0%	0.2%	4.2%	85.6%
OR	4.0%	0.2%	4.2%	126.9%
UT	4.0%	0.1%	4.0%	74.3%
CO	3.9%	0.1%	3.9%	125.1%
WA	3.7%	0.1%	3.9%	117.5%
ID	3.3%	0.1%	3.4%	76.4%

Indicates Judicial State

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TOTAL ACTIVE COUNT:	All active loans as of month-end including loans in any state of delinquency or foreclosure. Post-sale loans and loans in REO are excluded from the total active count.
DELINQUENCY STATUSES (30, 60, 90+, ETC):	All delinquency statuses are calculated using the MBA methodology based on the payment due date provided by the servicer. Loans in foreclosure are reported separately and are not included in the MBA days delinquent.
90-DAY DEFAULTS:	Loans that were less than 90 days delinquent in the prior month and were 90 days delinquent, but not in foreclosure, in the current month.
FORECLOSURE INVENTORY:	The servicer has referred the loan to an attorney for foreclosure. Loans remain in foreclosure inventory from referral to sale.
FORECLOSURE STARTS:	Any active loan that was not in foreclosure in the prior month that moves into foreclosure inventory in the current month.
NON-CURRENT:	Loans in any stage of delinquency or foreclosure.
FORECLOSURE SALE / NEW REO:	Any loan that was in foreclosure in the prior month that moves into post-sale status or is flagged as a foreclosure liquidation.
REO:	The loan is in post-sale foreclosure status. Listing status is not a consideration, this includes all properties on and off the market.
DETERIORATION RATIO:	The ratio of the percentage of loans deteriorating in delinquency status vs. those improving.

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