

2011

DFI Residential Mortgage Survey



California Department of Financial Institutions

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Summary

The annual Commissioner's Mortgage Survey collects data on residential mortgage loans secured by one to four unit residential mortgages and has been requested of bank and credit union licensees every fall for the past three years. It is important the DFI maintain complete, accurate, and up-to-date information on the real estate loan portfolios of licensees to determine current risk and assess the potential effect to licensees of proposed regulatory or statutory changes at the federal and/or state level. The data reported reflects the DFI licensed financial institutions' limited involvement in residential mortgage lending as compared to the best available mortgage data for California and the U.S. overall¹.

Survey Method

The Department of Financial Institutions (DFI) administered the Residential Mortgage Survey in early 2012. The Survey schedule was changed from previous years to request year-end data. The survey was sent to DFI's 337 licensed banks and credit unions and received a 100% response rate. The focus of the Survey was one to four unit residential mortgage loans. Loan information was requested by lien position. Lien position was defined by two categories, firsts and juniors. Amortization was the main factor in defining the loan category types. Definitions for the Survey are included in Appendix A and an example of the online survey is included in Appendix B.

Data Analysis

Holdings

DFI licensees hold or service approximately 4.2% of all first lien mortgages in California². When DFI licensee held or serviced junior lien mortgages are included in the comparison to first liens in California, then the percentage of DFI

¹ Finding completely comparable data to the DFI Residential Mortgage Survey is difficult at best due to the specificity of loan information requested on the DFI Survey.

² Junior lien 1 – 4 residential mortgages serviced by credit unions headquartered in California were not able to be included in the state-wide servicing aggregate.

licensee involvement increases to only 8.5%³. Nationally, DFI licensees' first and junior lien mortgages held or serviced are approximately 1.1% of only first lien mortgages⁴.

Current and past due first and junior lien mortgages total 375,020 with balances of approximately \$57.1 billion. Current and past due first lien mortgages total 145,653 with balances of approximately \$44.7 billion. Current and past due junior lien mortgages total 229,367 with balances of approximately \$12.4 billion. Overall, holdings increased from 2010 to 2011 by 10.8%.

Mortgage loan balances past due by 90 days or more is approximately 0.7% of DFI licensee first and junior lien mortgage holdings. Balances past due by 30 to 89 days is approximately 1% of DFI licensee first and junior lien mortgage holdings. The delinquency rate for loans in California is 7.2%, with about half of these mortgages considered 90 days or more past due⁵.

Foreclosures

Foreclosures for first and junior lien mortgages completed between October 1, 2010 and December 31, 2011⁶ totaled 1,566 with balances of approximately \$439 million, which is 0.4% of all first and junior lien mortgages held by DFI licensees. First lien mortgage foreclosures completed by DFI licensees between October 1, 2010 and December 31, 2011 are approximately 0.7% of first lien mortgage foreclosure inventory in California as of December 31, 2011, whereas approximately 3.5% of first lien mortgages serviced in California were in foreclosure during this same time period⁷.

³ This is based on the approximately 88% of one to four unit residential mortgage loans reported in the Mortgage Bankers Association's National Delinquency Survey Q4 2011, which may not include credit unions operating in California.

⁴ This is based on the approximately 88% of one to four unit residential mortgage loans reported in the Mortgage Bankers Association's National Delinquency Survey Q4 2011, which may not include credit unions operating in California.

⁵ This is based on the approximately 88% of one to four unit residential mortgage loans reported in the Mortgage Bankers Association's National Delinquency Survey Q4 2011, which may not include credit unions operating in California.

⁶ Foreclosure, short-sale, and modification activities were requested to be reported if the activity occurred in the period of October 1, 2010 through December 31, 2011. This change was made to allow for future Residential Mortgage Surveys to be administered at the end of the year. Consequently, these datasets represent 15 months of activities and may not be equally comparable to other datasets.

⁷ This is based on the approximately 88% of one to four unit residential mortgage loans reported in the Mortgage Bankers Association's National Delinquency Survey Q4 2011, which may not include credit unions operating in California.

Short-Sales

Short-sales of first and junior lien one to four unit residential mortgages completed between October 1, 2010 and December 31, 2011⁸ totaled 1,320 with balances of approximately \$258 million, which is 0.3% of all first and junior residential mortgages held by DFI licensees.

Modifications

Modifications made to first and junior lien residential mortgages between October 1, 2010 and December 31, 2011⁹ totaled 4,943 with balances of approximately \$2.9 billion, which is 1.32% of all first and junior residential mortgages held by DFI licensees. Modified mortgage balances increased by 67% between 2010 and 2011, with the largest increases in modifications to Other Non-Conventional first and junior liens.

Servicing

Serviced first and junior lien residential mortgages totaled 93,225 with balances of approximately \$16.5 billion, which is 24.84% of all first and junior residential mortgages held by DFI licensees.

Caveats

- DFI licensed institutions may have reported mortgage loans for residences not in California.
- DFI data is not adjusted for seasonal effects that occur within the mortgage industry.

⁸ Foreclosure, short-sale, and modification activities were requested to be reported if the activity occurred in the period of October 1, 2010 through December 31, 2011. This change was made to allow for future Residential Mortgage Surveys to be administered at the end of the year. Consequently, these datasets represent 15 months of activities and may not be equally comparable to other datasets.

⁹ Foreclosure, short-sale, and modification activities were requested to be reported if the activity occurred in the period of October 1, 2010 through December 31, 2011. This change was made to allow for future Residential Mortgage Surveys to be administered at the end of the year. Consequently, these datasets represent 15 months of activities and may not be equally comparable to other datasets.

Residential Mortgage Holdings

Residential Mortgage Holdings Secured by 1 – 4 Unit Family Residential Property

Type of Loan	Column A						Column B						Column C					
	Loans that are current						Loans past due (30 through 89 days)						Loans past due (90 days or more)					
	2011		2010		Percent Change		2011		2010		Percent Change		2011		2010		Percent Change	
	# of Loans	Balance \$	# of Loans	Balance \$	# of Loans	Balance \$	# of Loans	Balance \$	# of Loans	Balance \$	# of Loans	Balance \$	# of Loans	Balance \$	# of Loans	Balance \$	# of Loans	Balance \$
1) First Liens																		
a) Conventional Fixed Amortizing	85,162	\$18,073,426,076	81,358	\$16,935,081,855	4.7%	6.7%	1,078	\$266,517,285	831	\$208,040,508	29.7%	28.1%	1,114	\$319,790,583	1,079	\$306,308,131	3.2%	4.4%
b) Conventional Adjustable Amortizing	31,709	\$10,654,820,115	25,777	\$8,180,395,881	23.0%	30.2%	482	\$145,210,728	388	\$121,006,087	24.2%	20.0%	445	\$154,971,630	496	\$179,454,360	-10.3%	-13.6%
c) Other Non-Conventional	25,492	\$14,991,577,034	25,001	\$14,085,031,313	2.0%	6.4%	149	\$60,679,059	165	\$68,234,521	-9.7%	-11.1%	202	\$80,702,591	290	\$210,002,000	-30.3%	-61.6%
2) Junior Liens																		
a) Conventional Fixed Amortizing	48,717	\$2,098,183,513	57,908	\$2,564,095,354	-15.9%	-18.2%	809	\$46,078,925	723	\$42,533,191	11.9%	8.3%	435	\$33,513,096	489	\$29,061,116	-11.0%	15.3%
b) Conventional Adjustable Amortizing	52,560	\$3,012,602,492	51,718	\$2,458,938,034	1.6%	22.5%	425	\$27,751,834	348	\$22,599,111	22.1%	22.8%	270	\$22,004,400	247	\$20,453,387	9.3%	7.6%
c) Other Non-Conventional	125,326	\$7,110,133,217	90,916	\$5,740,938,404	37.8%	23.8%	615	\$69,430,213	585	\$74,879,972	5.1%	-7.3%	327	\$37,842,710	284	\$31,845,250	15.1%	18.8%
First Lien Totals:	142,363	\$43,719,823,225	132,136	\$39,200,509,049	7.7%	11.5%	1,709	\$472,407,072	1,384	\$397,281,116	23.5%	18.9%	1,761	\$555,464,804	1,865	\$695,764,491	-5.6%	-20.2%
Junior Lien Totals:	226,603	\$12,220,919,222	200,542	\$10,763,971,792	13.0%	13.5%	1,849	\$143,260,972	1,656	\$140,012,274	11.7%	2.3%	1,032	\$93,360,206	1,020	\$81,359,753	1.2%	14.7%
Grand Totals:	368,966	\$55,940,742,447	332,678	\$49,964,480,841	10.9%	12.0%	3,558	\$615,668,044	3,040	\$537,293,390	17.0%	14.6%	2,793	\$648,825,010	2,885	\$777,124,244	-3.2%	-16.5%

Foreclosures and Short-Sales

Foreclosures or Short-Sales on Residential Mortgage Loans Secured by 1 - 4 Unit Family Residential

Type of Loan	Column A Completed Foreclosures						Column B Completed Short-Sales					
	2011		2010		Percent Change		2011		2010		Percent Change	
	# of Loans	Balance \$	# of Loans	Balance \$	# of Loans	Balance \$	# of Loans	Balance \$	# of Loans	Balance \$	# of Loans	Balance \$
1) First Liens												
a) Conventional Fixed Amortizing	675	\$175,938,849	586	\$151,753,119	15.2%	15.9%	318	\$91,545,731	299	\$82,743,585	6.4%	10.6%
b) Conventional Adjustable Amortizing	471	\$156,637,897	339	\$88,580,053	38.9%	76.8%	209	\$69,825,295	240	\$93,788,582	-12.9%	-25.6%
c) Other Non-Conventional	211	\$79,573,420	199	\$74,248,150	6.0%	7.2%	113	\$50,978,584	136	\$48,669,519	-16.9%	4.7%
2) Junior Liens												
a) Conventional Fixed Amortizing	81	\$8,161,646	112	\$8,115,256	-27.7%	0.6%	386	\$22,517,594	234	\$12,796,241	65.0%	76.0%
b) Conventional Adjustable Amortizing	49	\$6,415,519	55	\$5,816,813	-10.9%	10.3%	126	\$9,202,449	59	\$4,057,273	113.6%	126.8%
c) Other Non-Conventional	67	\$8,144,396	26	\$4,785,812	157.7%	70.2%	166	\$13,663,451	158	\$12,887,837	5.1%	6.0%
First Lien Totals:	1,357	\$412,150,166	1,124	\$314,581,322	20.7%	31.0%	640	\$212,349,610	675	\$225,201,686	-5.2%	-5.7%
Junior Lien Totals:	197	\$22,721,561	193	\$18,717,881	2.1%	21.4%	678	\$45,383,494	451	\$29,741,351	50.3%	52.6%
Grand Totals:	1,554	\$434,871,727	1,317	\$333,299,203	18.0%	30.5%	1,318	\$257,733,104	1,126	\$254,943,037	17.1%	1.1%

Modifications

Modifications to Residential Mortgage Loans Secured by 1 - 4 Unit Family Residential Property

Type of Loan	Column A Modifications					
	2011		2010		Percent Change	
	# of Loans	Balance \$	# of Loans	Balance \$	# of Loans	Balance \$
1) First Liens						
a) Conventional Fixed Amortizing	1,543	\$542,715,138	1,975	\$669,243,214	-21.9%	-18.9%
b) Conventional Adjustable Amortizing	644	\$305,545,232	803	\$336,057,643	-19.8%	-9.1%
c) Other Non-Conventional	1,548	\$1,773,128,936	675	\$486,257,390	129.3%	264.6%
2) Junior Liens						
a) Conventional Fixed Amortizing	510	\$43,298,967	713	\$54,143,155	-28.5%	-20.0%
b) Conventional Adjustable Amortizing	164	\$19,075,118	214	\$17,854,392	-23.4%	6.8%
c) Other Non-Conventional	532	\$188,558,121	210	\$30,800,774	153.3%	512.2%
First Lien Totals:	3,735	\$2,621,389,306	3,453	\$1,491,558,247	8.2%	75.7%
Junior Lien Totals:	1,206	\$250,932,206	1,137	\$102,798,321	6.1%	144.1%
Grand Totals:	4,941	\$2,872,321,512	4,590	\$1,594,356,568	7.6%	80.2%

Servicing

Servicing Volume of Residential Mortgage Loans Secured by 1 - 4 Unit Family Residential

Type of Loan	Column A					
	Loans serviced by your institution for another insitution or entity					
	2011		2010		Percent Change	
	# of Loans	Balance \$	# of Loans	Balance \$	# of Loans	Balance \$
1) First Liens						
a) Conventional Fixed Amortizing	84,129	\$13,463,038,248	75,392	\$14,588,675,016	11.6%	-7.7%
b) Conventional Adjustable Amortizing	5,235	\$1,141,501,043	2,968	\$837,795,351	76.4%	36.3%
c) Other Non-Conventional	2,080	\$1,736,568,120	3,013	\$2,551,911,575	-31.0%	-32.0%
2) Junior Liens						
a) Conventional Fixed Amortizing	70	\$3,137,566	143	\$10,445,812	-51.0%	-70.0%
b) Conventional Adjustable Amortizing	2	\$506,653	338	\$44,929,551	-99.4%	-98.9%
c) Other Non-Conventional**	1,692	\$144,577,673	2,128	\$174,349,398	-20.5%	-17.1%
First Lien Totals:	91,444	\$16,341,107,411	81,373	\$17,978,381,942	12.4%	-9.1%
Junior Lien Totals:	1,764	\$148,221,892	2,609	\$229,724,761	-32.4%	-35.5%
Grand Totals:	93,208	\$16,489,329,303	83,982	\$18,208,106,703	11.0%	-9.4%

Appendixes

Appendix A – Definitions

Conventional Adjustable Amortizing Mortgage Loan

A conventional mortgage loan secured by 1 – 4 Family Residential Property that has...

- an adjustable interest rate,
- monthly payments that amortize and are established when the mortgage is created, and may include a balloon payment at the end of a specified period of time.

Conventional Fixed Amortizing Mortgage Loan

A conventional mortgage loan secured by 1 – 4 Family Residential Property that...

- is fully amortizing
- with a fixed interest rate,
- equal monthly payments that are established when the mortgage is created, and may include a balloon payment at the end of a specified period of time.

First Lien

A mortgage loan secured by 1 – 4 Family Residential Property that is in the first position relative to any additional liens on the property.

Foreclosure (Finalized)

A 1 – 4 Family Residential Property where title to the property has been acquired through foreclosure. The foreclosure balance is the amount due at the time title to the property was acquired.

HELOC (Home Equity Line of Credit)

A revolving line of credit secured by 1 – 4 Family Residential Property used for non-business purposes, including lines of credit that are “frozen.” Lines of credit with a zero balance should not be included.

Junior Lien

A mortgage loan secured by 1 – 4 Family Residential Property that is not in the first position relative to any additional liens on the property.

Modification

A mortgage loan secured by 1 – 4 Family Residential Property that has been modified in some manner, including refinancing into a more affordable mortgage, changing one or more of the loan terms, such as interest rate reduction, reduction of the outstanding principal balance, extension of the loan term or adding delinquent interest to the unpaid principal balance. This category includes troubled debt restructures and any modifications made using HAMP guidelines.

Other Non-Conventional Mortgage Loan

A mortgage loan secured by 1 – 4 Family Residential Property with terms that may or may not be amortizing and include multiple features, such as those in interest-only loans or payment option ARM loans.

Interest-only Mortgage Loans

A nontraditional mortgage loan secured by 1 – 4 Family Residential Property in which, for a specified number of years (e.g., three or five years) the borrower is required to pay only the interest due on the loan during which time the rate may fluctuate or may be fixed. After the interest-only period, the rate

may be fixed or fluctuate based on the prescribed index and payments include both principal and interest.¹⁰

Payment Option ARM

A mortgage loan secured by 1 – 4 Family Residential Property that allows borrowers to choose a monthly payment that may reduce principal, pay interest only, or result in negative amortization, in which some amount of unpaid interest is added to the principal balance of the loan and results in an increased amount owed.¹¹

Past Due 90 Days or More

A mortgage loan secured by 1 – 4 Family Residential Property where payments are past due (delinquent) by 90 days or more, including:

- Loans where the foreclosure process has been initiated, but your institution has not yet acquired the title to the property.
- Loans where the short-sale process has been approved, but not yet completed by the sale of the property.

Servicing

Providing for another institution or entity the servicing of mortgage loans secured by 1 – 4 Family Residential Property including, but is not limited to, collecting principal, interest, and escrow payments from borrowers; paying taxes and insurance from escrowed funds; monitoring delinquencies; executing foreclosure if necessary; temporarily investing funds pending distribution; remitting fees to guarantors, trustees, and others providing services; and accounting for and remitting principal and interest payments to the holders of beneficial interests in the financial assets.

¹⁰ Definition obtained from Interagency Guidance on Nontraditional Mortgage Product Risks, and Addendum to Credit Risk Management Guidance for Home Equity Lending, FDIC FIL-89-2006, October 5, 2006.

¹¹ Definition provided in FFIEC Call Report 031/041 Instructions, obtained October 11, 2010.

Short-Sale (Completed)

A sale of a mortgaged 1 – 4 Family Residential Property at a price that nets less than the total amount due on the mortgage. The short-sale balance requested is the amount due on the loan at the time of the sale, not the proceeds from the sale.

Appendix B – Survey Web Form



Welcome to the
DFI STATE OF CALIFORNIA
Department of Financial Institutions

Commissioner's Residential Mortgage Loan Survey 2012

Survey Instructions

The Commissioner of Financial Institutions directs licensees to complete and submit the 2012 Commissioner's Mortgage Survey as a special report, pursuant to California Financial code section 455.

The survey must be completed and submitted on or before 2/10/2012.

This survey is focused on residential mortgage loans that are secured by 1-4 unit Family Residential Properties (including HELOCs with a balance) and requires that these loans be broken down by type, number, and balance into the following categories:

- Holdings as of 12/31/2011 - current (includes 0 - 29 days past due), past due by 30 to 89 days, and past due by 90 days or more.
- Finalized foreclosures and completed short-sales from 10/1/2010 through 12/31/2011.
- Modifications from 10/1/2010 through 12/31/2011.
- Serviced by your institution for another institution, not held by your institution as of 12/31/2011.

Important

- **Do not** report in thousands. Report actual balance amounts rounded to the dollar (do not include cents).
- **Do not** include mobile home, construction, or land loans secured by 1-4 Family Residential Property.
- **Do not** put the same loan in holdings and foreclosures or short-sales categories.
- **Do not** fail to submit a survey because you have no data to report. If you have no mortgage loan activities to report, indicate that using the check box below. All licensees are required to submit a survey, including a "NIL" report (if applicable) on or before the due date.
- **Do not** input a number of loans without a corresponding balance (or vice versa).
- Review the loan definitions provided on the DFI website at <http://www.dfi.ca.gov/publications/rms/default.asp>.
 - If a loan does not fit any of the definitions provided, please include it in the "other" category provided.
 - If a loan fits into more than one definition, please contact the Survey Administrator (see below).
- Complete the survey with information as of the date requested in each table of the survey.
- If your institution has no residential mortgage loans or activities to report, click the "NIL" checkbox at the top of the survey.
- Print the survey by right clicking on the survey page and choosing to print.
- Save your progress by clicking the "Save Progress" button at the bottom of the Survey page.
- A [Mortgage Survey Excel Workbook](#) is available to help collect and calculate necessary data for completing the online form.

NOTE: The spreadsheet is provided only as a courtesy and will not be accepted as a survey submission. All surveys must be submitted online.

- REPORT ACTUAL BALANCE AMOUNTS ROUNDED TO THE DOLLAR (no decimals are needed).

For Assistance

Please contact Kristine De Young at 916-324-7488 or survey@dfi.ca.gov.

[Next](#)

	<p>Welcome to the DFI STATE OF CALIFORNIA Department of Financial Institutions</p>
Commissioner's Residential Mortgage Loan Survey 2012	
Licensee Contact Information	
Licensee Name:	<input type="text"/>
Licensee Number:	<input type="text"/>
Survey Prepared By:	<input type="text"/>
Preparer Title:	<input type="text"/>
Preparer Phone #:	<input type="text"/>
Preparer Email:	<input type="text"/>
<input type="checkbox"/> This institution is submitting a 'NIL' report this year (if you checked the box, skip all other questions and submit at the bottom of the page)	

Residential Mortgage Loans Secured by 1 - 4 Unit Family Residential Property

Complete the table below with information from the institution's portfolio of residential mortgage loans secured by 1 - 4 unit Family Residential Property as of 12/31/2011. Payments that are past due (delinquent) by 90 days or more can include loans where the foreclosure process has been initiated, but the property has not yet been foreclosed upon and loans where the short-sale process has been approved, but not yet completed by the sale of the property. HELOCs with an outstanding balance and secured by 1 - 4 unit Family Residential Property should be included as well.

For additional information on which residential mortgages holdings to include, please refer to our [Definitions](#).

Type of Loan	Column A			Column B			Column C		
	Loans that are current <small>(includes 0 - 29 days past due)</small>			Loans past due 30 through 89 days			Loans past due 90 days or more		
	NIL	Number of Loans	\$ Balance Amount	NIL	Number of Loans	\$ Balance Amount	NIL	Number of Loans	\$ Balance Amount
1) First Liens									
a) Conventional Fixed Amortizing	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
b) Conventional Adjustable Amortizing	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
c) Other Non-Conventional (eg., Interest-only, Payment Option ARM)	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
2) Junior Liens									
a) Conventional Fixed Amortizing	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
b) Conventional Adjustable Amortizing	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
c) Other Non-Conventional (eg., Interest-only, Payment Option ARM)	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
3) If your institution has residential mortgage holdings that do not fall within the defined categories above, but you feel should be included, please use the spaces below to report the information. (Only include residential mortgages secured by 1 - 4 Family Residential Property. Please <u>do not</u> include mobile home, construction, or land loans.)									
a)	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Description	<input type="text"/>								
b)	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Description	<input type="text"/>								

Foreclosures or Short-Sales on Residential Mortgage Loans Secured by 1 - 4 Unit Family Residential Property

Complete the table below with information from the institution's portfolio of residential mortgage loans secured by 1 - 4 unit Family Residential Property where a foreclosure has been finalized or a short-sale has been completed between 10/1/2010 and 12/31/2011. HELOCs with an outstanding balance and secured by 1- 4 Family Residential Property should be included as well.

For additional information on which foreclosures and short-sales to include, please refer to our [Definitions](#).

Type of Loan	Column A		Column B			
	Finalized Foreclosures		Completed Short-Sales			
	NIL	Number of Loans	\$ Balance at Time Foreclosure Finalized	NIL	Number of Loans	\$ Balance at Time Short-Sale Complete
1) First Liens						
a) Conventional Fixed Amortizing	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
b) Conventional Adjustable Amortizing	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
c) Other Non-Conventional (eg., Interest-only, Payment Option ARM)	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
2) Junior Liens						
a) Conventional Fixed Amortizing	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
b) Conventional Adjustable Amortizing	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
c) Other Non-Conventional (eg., Interest-only, Payment Option ARM)	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
3) If your institution has finalized foreclosures or completed short-sales that do not fall within the defined categories above, but you feel should be included, please use the spaces below to report the information. (Only include residential mortgages secured by 1 - 4 Family Residential Property. Please do not include mobile home, construction, or land loans.)						
a)	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Description	<input type="text"/>					
b)	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
Description	<input type="text"/>					

Modifications to Residential Mortgage Loans Secured by 1 - 4 Unit Family Residential Property

Complete the table below with information between 10/1/2010 and 12/31/2011 from the institution's portfolio of residential mortgage loans secured by 1 - 4 Family Residential Property that have been modified in some manner, including:

- Refinancing into a more affordable mortgage.
- Changing one or more of the loan terms (such as interest rate reductions).
- Reduction of the outstanding principal balance.
- Extension of the loan term or adding delinquent interest to the unpaid principal balance.
- Any modifications made using HAMP guidelines.
- HELOCs with an outstanding balance.

For additional information on which modifications to include, please refer to our [Definitions](#).

Type of Loan	Modifications	
	NIL Number of Loans	\$ Balance Modified
1) First Liens		
a) Conventional Fixed Amortizing	<input type="checkbox"/> <input type="text"/>	<input type="text"/>
b) Conventional Adjustable Amortizing	<input type="checkbox"/> <input type="text"/>	<input type="text"/>
c) Other Non-Conventional (eg., Interest-only, Payment Option ARM)	<input type="checkbox"/> <input type="text"/>	<input type="text"/>
2) Junior Liens		
a) Conventional Fixed Amortizing	<input type="checkbox"/> <input type="text"/>	<input type="text"/>
b) Conventional Adjustable Amortizing	<input type="checkbox"/> <input type="text"/>	<input type="text"/>
c) Other Non-Conventional (eg., Interest-only, Payment Option ARM)	<input type="checkbox"/> <input type="text"/>	<input type="text"/>
3) If your institution has modified residential mortgages that do not fall within the defined categories above, but you feel should be included, please use the spaces below to report the information. (Only include residential mortgages secured by 1 - 4 Family Residential Property. Please <i>do not</i> include mobile home, construction, or land loans.)		
a)	<input type="checkbox"/> <input type="text"/>	<input type="text"/>
Description	<input type="text"/>	
b)	<input type="checkbox"/> <input type="text"/>	<input type="text"/>
Description	<input type="text"/>	

Servicing of Residential Mortgage Loans Secured by 1 - 4 Unit Family Residential Property

Complete the table below with information as of 12/31/2011 on residential mortgage loans only serviced by your institution for other institutions that are secured by 1 - 4 unit Family Residential Property.

For additional information on which serviced loans to include, please refer to our [Definitions](#).

Type of Loan	Loans serviced by your institution for another institution or entity	
	NIL	\$ Balance Serviced
1) First Liens		
a) Conventional Fixed Amortizing	<input type="checkbox"/>	<input type="text"/>
b) Conventional Adjustable Amortizing	<input type="checkbox"/>	<input type="text"/>
c) Other Non-Conventional (eg., Interest-only, Payment Option ARM)	<input type="checkbox"/>	<input type="text"/>
2) Junior Liens		
a) Conventional Fixed Amortizing	<input type="checkbox"/>	<input type="text"/>
b) Conventional Adjustable Amortizing	<input type="checkbox"/>	<input type="text"/>
c) Other Non-Conventional (eg., Interest-only, Payment Option ARM)	<input type="checkbox"/>	<input type="text"/>
3) If your institution is acting solely as servicer for residential mortgage loans that do not fall within the defined categories above, but you feel should be included, please use the spaces below to report the information. (Only include residential mortgages secured by 1 - 4 Family Residential Property. Please do not include mobile home, construction, or land loans.)		
a)	<input type="checkbox"/>	<input type="text"/>
Description		<input type="text"/>
b)	<input type="checkbox"/>	<input type="text"/>
Description		<input type="text"/>

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