

NATIONAL DELINQUENCY SURVEY Q3 2010

DATA AS OF SEPTEMBER 30, 2010

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National Delinquency Survey Results

Third Quarter 2010

The seasonally adjusted total delinquency rate for mortgage loans on one- to four-unit residential properties was 9.13 percent in the third quarter of 2010, a decrease of 72 basis points from 9.85 percent in the second quarter of 2010 (see Chart 1). The total delinquency rate excludes loans in the foreclosure process. On a year-over-year basis, the delinquency rate decreased 51 basis points from 9.64 percent at the end of the third quarter of 2009.

The non-seasonally adjusted foreclosure starts rate, the percentage of loans that entered the foreclosure process during the quarter, was 1.34 percent in the third quarter, an increase of 23 basis points from the second quarter rate of 1.11 percent. The non-seasonally adjusted foreclosure inventory percentage, the percentage of loans that are in the foreclosure process as of the end of the quarter, decreased 18 basis points to 4.39 percent from 4.57 percent. Compared with the third quarter of 2009, the foreclosure start rate was down eight basis points from 1.42 percent and the percent of loans in foreclosure was down eight basis points from 4.47 percent.

The seriously delinquent rate, the non-seasonally adjusted percentage of loans that are 90 days or more delinquent, or in the process of foreclosure, was down from last quarter and from last year. This measure is designed to account for inter-company differences on when a loan enters the foreclosure process. During the third quarter, this measure decreased 41 basis points to 8.70 percent from 9.11 percent. On a year-over-year basis, the seriously delinquent rate decreased 15 basis points from 8.85 percent.

DELINQUENCY RATES

The third-quarter decrease in overall seasonally adjusted delinquencies (from 9.85 percent to 9.13 percent) was comprised of decreases in delinquencies for all loan types except subprime ARM loans.

The delinquency rate decreased 81 basis points for prime loans (from 7.10 percent to 6.29 percent), 79 basis points for subprime loans (from 27.02 percent to 26.23 percent), 67 basis points for FHA loans (from 13.29 percent to 12.62 percent) and 35 basis points for VA loans (from 7.79 percent to 7.44 percent).

On a year-over-year basis, the seasonally adjusted delinquency rate decreased 55 basis points for prime loans, 19 basis points for subprime loans, 174 basis points for FHA loans and 64 basis points for VA loans.

SERIOUSLY DELINQUENT RATES

In the third quarter of 2010, the percentage of loans that were seriously delinquent was 8.70 percent, 41 basis points lower than the second quarter of 2010 and 15 basis points lower than a year ago.

Compared with last quarter, the non-seasonally adjusted seriously delinquent rate decreased 35 basis points for prime loans (from 6.78 percent to 6.43 percent), 67 basis points for subprime loans (from 28.32 percent to 27.65 percent), 20 basis points for FHA loans (from 8.45 percent to 8.25 percent) and 20 basis points for VA loans (from 5.03 percent to 4.83 percent).

On a year-over-year basis, the seriously delinquent rate increased 17 basis points for prime loans. The rate decreased 103 basis points for subprime loans, 42 basis points for FHA loans and 23 basis points for VA loans.

For adjustable-rate mortgage (ARM) loans, seriously delinquent rates in the third quarter remained unchanged for prime ARM loans (at 17.77 percent) and decreased 36 basis points for subprime ARM loans (from 40.53 percent to 40.17 percent). Since the third quarter of 2009, the seriously delinquent rate increased 105 basis points for prime ARM loans and decreased 63 basis points for subprime ARM loans.

CHART 1 TOTAL LOANS PAST DUE BY LOAN TYPE, QUARTERLY

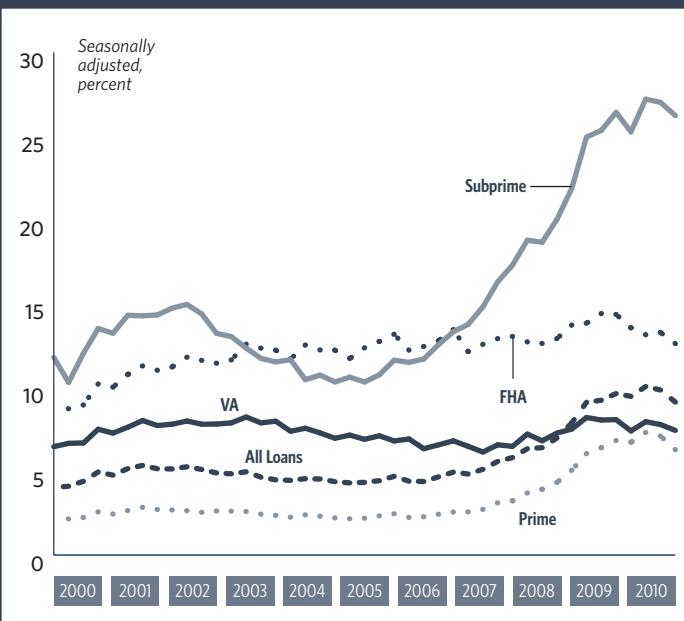
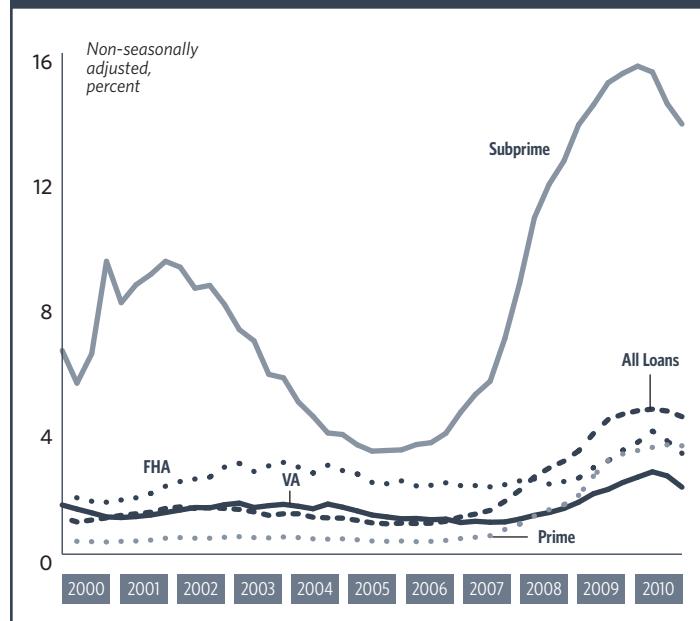


CHART 2 FORECLOSURE INVENTORY BY LOAN TYPE, QUARTERLY



For fixed-rate mortgage loans, the seriously delinquent rate for prime fixed loans decreased 24 basis points (from 4.91 percent to 4.67 percent) and decreased 27 basis points for subprime fixed loans (from 20.61 percent to 20.34 percent) compared with the second quarter of 2010. Since the third quarter of 2009, the seriously delinquent rate increased 38 basis points for prime fixed loans and 63 basis points for subprime fixed loans.

FORECLOSURE RATES

The non-seasonally adjusted foreclosure inventory rate for all loans at the end of the third quarter of 2010 was 4.39 percent, 18 basis points lower than the second quarter of 2010 rate of 4.57 percent and eight basis points lower than the third quarter of 2009 rate of 4.47 percent (see Chart 2).

During the third quarter of 2010, the foreclosure inventory rate decreased three basis points for prime loans (from 3.49 percent to 3.46 percent) and 65 basis points for subprime loans (from 14.38 percent to 13.73 percent). FHA loans saw a 40 basis-point decrease in foreclosure inventory rate (from 3.62 percent to 3.22 percent), while the foreclosure inventory rate for VA loans decreased 36 basis points (from 2.50 percent to 2.14 percent).

Compared with the third quarter of 2009, the foreclosure inventory rate increased 26 basis points for prime loans, while the foreclosure inventory rate decreased 162 basis points for subprime loans, 10 basis points for FHA loans and 15 basis points for VA loans.

As shown in Chart 3, the non-seasonally adjusted foreclosure starts rate in the third quarter was 1.34 percent, an increase of 23 basis points from the second quarter of 2010 rate of 1.11 percent. By loan type, the foreclosure starts rate increased 21 basis points for prime loans (from 0.91 percent to 1.12 percent), 48 basis points for subprime loans (from 2.83 percent to 3.31 percent), 22 basis points for FHA loans (from 1.02 percent to 1.24 percent) and 16 basis points for VA loans (from 0.70 percent to 0.86 percent).

Over the past year, the non-seasonally adjusted foreclosure starts rate decreased eight basis points overall, two basis points for prime loans, 45 basis points for subprime loans, seven basis points for FHA loans and one basis point for VA loans.

STATE RESULTS

Across all loan types, the states with the highest overall delinquency rates were Mississippi (14.13 percent), Nevada (12.88 percent) and Georgia (12.46 percent). Based on foreclosure inventory, the states with the highest rates were Florida (13.68 percent), Nevada (9.72 percent) and New Jersey (6.73 percent). Based on foreclosure starts, the three states with the highest rates were Nevada (3.17 percent), Arizona (2.44 percent) and Florida (2.32 percent).

Please see Maps 1, 2, and 3, which illustrate the distribution of the seriously delinquent rate, foreclosure inventory rate and foreclosure start rate, respectively, across the United States. State level data are not seasonally adjusted in this survey.

SURVEY COMPOSITION

MBA's National Delinquency Survey (NDS) covers about 44 million first-lien mortgages on one- to four-unit residential properties, a decrease of about 541,000 loans from the second quarter of 2010 and a decrease of 680,000 loans from one year ago. The prime sample of the survey contains about 32.4 million loans, a decrease of 528,000 loans from last quarter and a decrease of 1.5 million loans from last year. The subprime sample of the survey contains about 4.3 million loans, a decrease of 190,000 loans from last quarter and a decrease of about 430,000 loans from last year. The FHA portion of the survey consists of about 6 million loans, which is 160,000 loans more than last quarter and 1.1 million loans higher than a year ago. The NDS is estimated to cover approximately 88 percent of the outstanding first-lien mortgages in the market.

CHART 3 FORECLOSURE STARTS BY LOAN TYPE, QUARTERLY

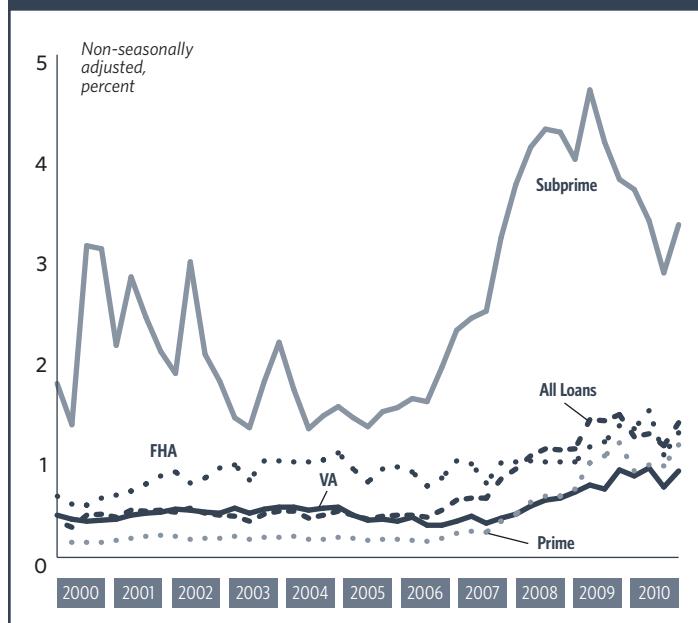
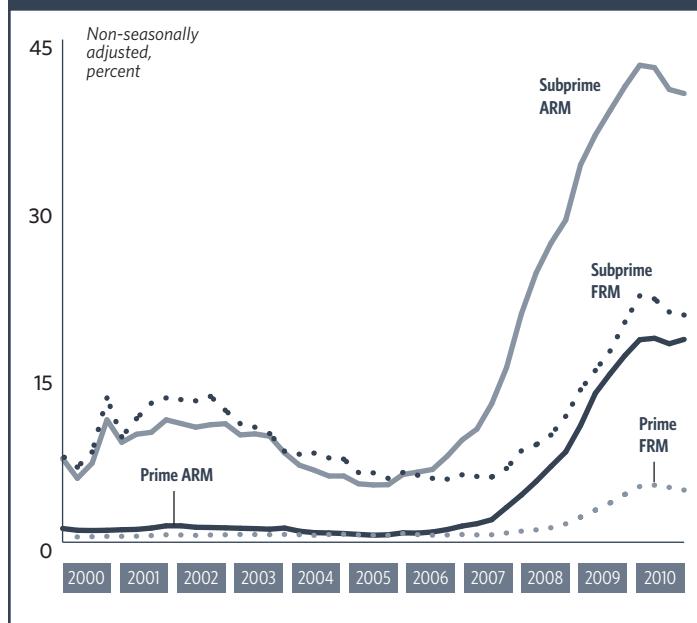
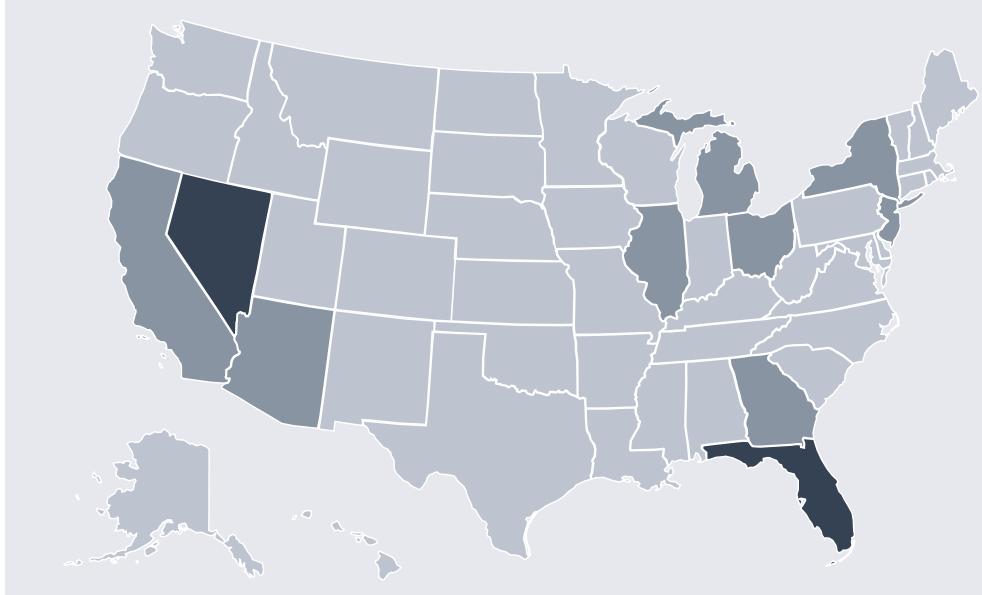


CHART 4 SERIOUSLY DELINQUENT RATE BY PRODUCT TYPE, QUARTERLY



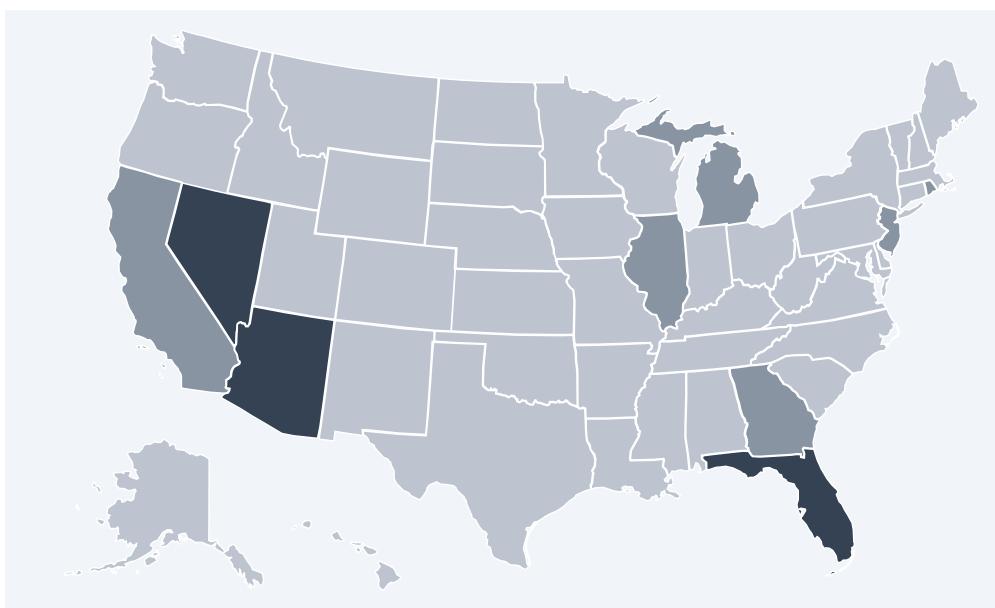
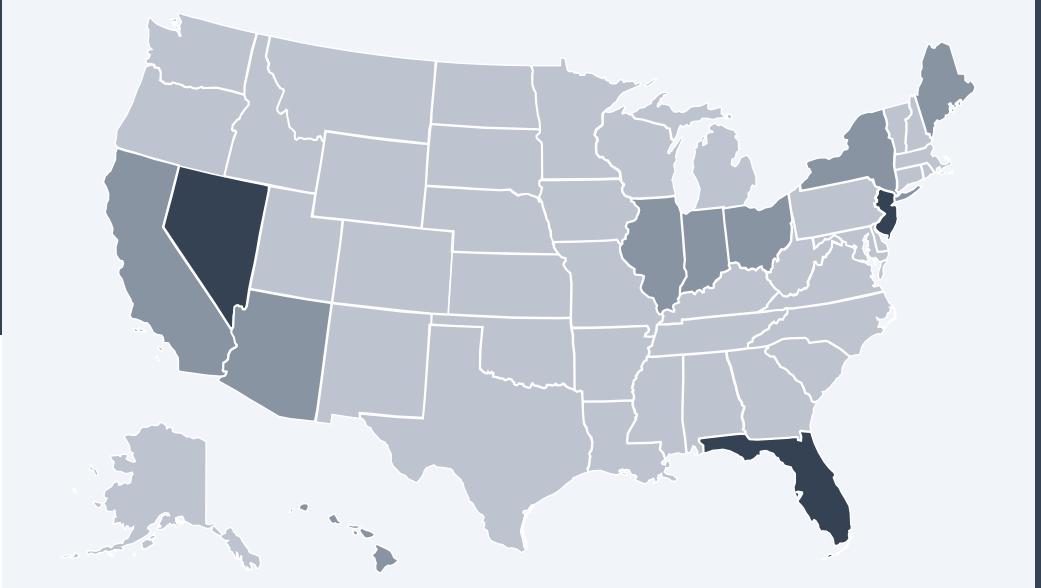
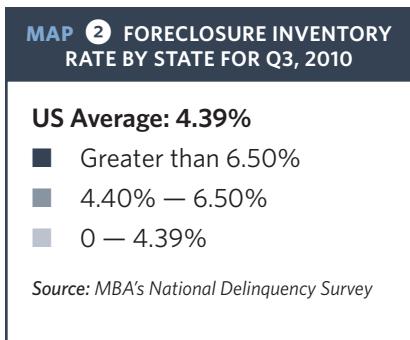


MAP 1 SERIOUSLY DELINQUENT RATE BY STATE FOR Q3, 2010

US Average: 8.70%

- Greater than 11.87%
- 8.71% — 11.87%
- 0 — 8.70%

Source: MBA's National Delinquency Survey



MAP 3 FORECLOSURE STARTS RATE BY STATE FOR Q3, 2010

US Average: 1.34%

- Greater than 1.81%
- 1.35% — 1.81%
- 0 — 1.34%

Source: MBA's National Delinquency Survey