



**March 4, 2016**

**Media Contact:**

Oliver Jakobos  
(202) 589-2415

[Oliver.Jakubos@fsroundtable.org](mailto:Oliver.Jakubos@fsroundtable.org)

**HOPE NOW: Mortgage Servicers Offered 1.45 Million Solutions to Homeowners in 2015**

**420,000 Permanent Loan Mods Completed for the Year**

(WASHINGTON, DC) – HOPE NOW, the voluntary, private sector alliance of mortgage servicers, investors, mortgage insurers and non-profit counselors, released its final 2015 loan modification data report, which shows that 1.45 million homeowners received a foreclosure alternative solution. These mortgage solutions include loan modifications, short sales, deeds in lieu and other workout plans.

The industry offered approximately 420,000 permanent loan modifications. Of the total number of loan modifications, 302,000 were proprietary and 117,267 were completed under the Home Affordable Modification Program (HAMP). HAMP data is reported by the United States Department of Treasury.

**Total Solutions since 2007 at 24.7 Million, Loan Mods at 7.75 Million**

Since 2007, the mortgage industry has completed more than 24 million non-foreclosure solutions for homeowners. This includes a combination of short and long term resolutions. A subset of the 24.7 million solutions, mortgage servicers have completed over 7.75 million permanent loan modifications in that same period. Of those loan modifications, approximately 6.2 million were completed through proprietary programs and 1,565,723 were through HAMP.

**Foreclosure Starts and Sales Continue to Decrease Significantly in 2015**

Foreclosure starts and completed foreclosure sales both declined significantly compared to data reported in 2014. There were approximately 705,000 foreclosure starts in 2015, compared to 842,000 in 2014 – a decline of 16%. Completed foreclosure sales were approximately 342,000 in 2015, compared to 455,000 in 2014 – a decline of 25%.

### **60+ Day Delinquencies Continued to Decline in 2015**

Continuing a 3 year trend, serious delinquencies declined in 2015. In December of 2015, there were approximately 1.6 million loans that were 60+ days delinquent. This compares to 1.9 million serious delinquencies in December 2014 – a decline of almost 16%. Delinquency data is extrapolated from data received by the Mortgage Bankers Association for the fourth quarter of 2015.

### **Short Sales and Deed in Lieu Remain a Foreclosure Alternative**

Approximately 86,000 short sales were completed in 2015. This brings the life to date total of completed short sales to 1.65 million. Deeds in lieu for the year totaled almost 20,000 for 2015, bringing the life to date total to 146,000. HOPE NOW has been tracking short sale and deed in lieu data since December 2009.

### **2015 vs. 2014 – Key Data Comparisons**

2015 year-end data showed a decline in the number of loan modifications completed, compared to 2014. Although modifications continue to decline, so do the number of borrowers who are seriously delinquent and borrowers who are facing a foreclosure.

- Loan mods completed decreased from 489,000 in 2014 to 419,000 in 2015 – a decline of approximately 14%.
- Foreclosure starts decreased from 842,000 in 2014 to 705,000 in 2015 – a decline of more than 16%.
- Foreclosure sales decreased from 455,000 in 2014 to 342,000 in 2015 – a decline of 25%.

### **Q4 2015 vs. Q3 2015 - Key Data Comparisons**

Loan modifications continued to decline from Q3 2015 to Q4 2015. However, loan modifications continued to outpace foreclosure sales.

- Loan mods completed decreased from 98,000 in Q3 2015 to 85,000 in Q4 2015 – a decline of approximately 13%.
- Foreclosure starts decreased from 159,000 in Q3 2015 to 156,000 in Q4 2015 – a slight decline of 2%.
- Foreclosure sales decreased from 80,000 in Q3 2015 to 77,000 in Q4 2015 – a decline of 4%.

### **December 2015 vs. November 2015 - Key Data Comparisons**

The total number of permanent modifications increased in December, compared to November. Foreclosure sales and starts both increased. Serious

delinquencies continued to trend downward, reaching the lowest reported total life to date.

- Loan mods completed increased from 26,000 in November 2015 to 29,000 in December 2015 – an increase of approximately 12%.
- Foreclosure sales increased from 24,000 in November 2015 to 24,500 in December 2015 – a slight increase of 2%.
- Foreclosure starts increased from 46,000 in November 2015 to 54,000 in December 2015 – an increase of 17%.
- Serious delinquencies of 60 days or more decreased slightly from 1.62 million in November 2015 to 1.62 million in December 2015 – virtually unchanged.

The full data set for 2015 is available at [www.hopenow.com](http://www.hopenow.com)

Eric Selk, Executive Director, issued this statement:

“The 2015 data report affirms the recent trends in housing market recovery. Delinquency and foreclosure data continues to decrease and approach pre-crisis norms. Although permanent loan modifications were at a peak of 160,000 in June 2010, they remain around 30,000 a month and nearly 420,000 homeowners received a modification in 2015. The industry continues to provide homeowners with an array of solutions before a foreclosure is completed. This is reflected in the data as foreclosure starts and sales declined 16% and 25% respectively from 2014 to 2015. Just six years ago, we were at the apex of the foreclosure crisis with over 4.1 million homeowners in serious delinquency and today, we are at 1.6 million. This is a true testament to the recovery and all the hard work that HOPE NOW members have maintained to assist those in need.

HOPE NOW remains committed to its goal of helping homeowners through outreach and other community engaging events. We intend to continue our localized efforts and partner with key stakeholders in several markets across the country. We held our first loss mitigation event of 2016 in Tampa, Florida on February 10<sup>th</sup>. We partnered with Housing and Education Alliance as well as Congresswoman Kathy Castor to produce a very successful event in Tampa. We saw just over 200 homeowners at the event. We are very pleased with the turnout at our first event and look forward to replicate the success with outreach events in Philadelphia, Jacksonville, Miami, New York and Riverside in 2016.”

**HOPE NOW**
**Snapshot  
 Industry Extrapolations and HAMP Metrics**

	Three Month								
	Q4-2014	Q1-2015	Q2-2015	Q3-2015	Q4-2015	Oct-15	Nov-15	Dec-15	
<b>Total Completed Modifications</b>	108,475	116,824	119,658	97,773	84,798	29,457	25,995	29,346	
HAMP Permanent Modifications <sup>1</sup>	31,751	29,101	35,738	28,748	23,680	7,780	7,691	8,209	
Proprietary Modifications Completed <sup>2</sup>	76,724	87,723	83,920	69,025	61,118	21,677	18,304	21,137	
Reduced P&I Modifications (10% or greater)	46,920	55,632	51,577	40,743	34,217	12,195	10,288	11,734	
% of Proprietary Modifications	61%	63%	61%	59%	56%	56%	56%	56%	
Completed Short Sale	29,102	22,932	23,670	20,822	18,675	6,664	5,522	6,489	
Deed-In-Lieu	6,167	5,828	5,344	4,478	4,237	1,482	1,334	1,421	
Foreclosure Starts	205,039	215,359	173,613	159,139	156,433	55,773	46,320	54,340	
Foreclosure Sales	96,178	95,889	89,445	80,077	76,627	28,093	24,082	24,452	
60+ Days Delinquency	1,932,568	1,922,814	1,811,343	1,654,348	1,624,769	1,632,325	1,624,629	1,617,354	

<sup>1</sup>Source - Making Home Affordable. Estimated.

<sup>2</sup>Extrapolated. Modifications Completed was revised in December 2009 to include Current Modifications and specifically exclude HAMP.

\*Survey data may be restated from time to time based on servicers' collection and reporting. HOPE NOW reports and extrapolates data. Any data changes will be reflected in monthly reporting.

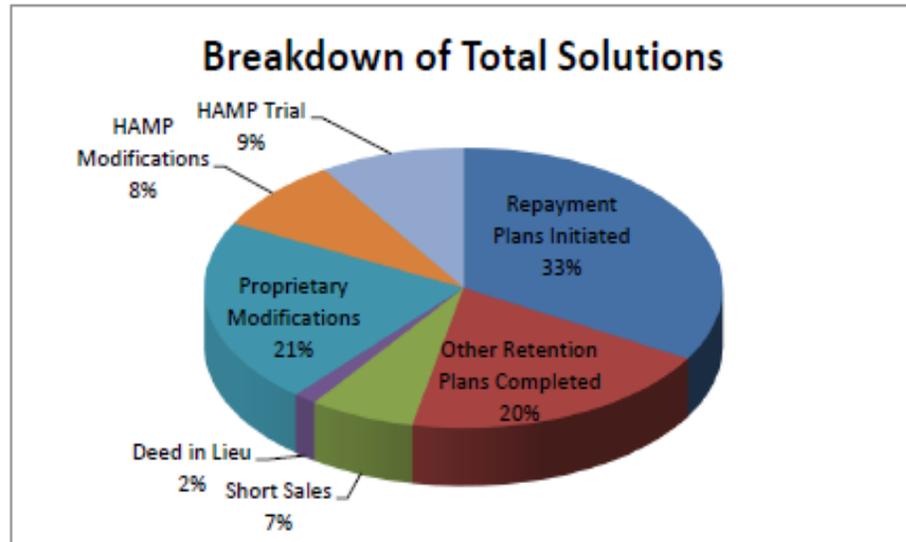
**HOPE NOW  
 Total Solutions  
 Industry Extrapolations and HAMP Metrics (July 2007 - December 2015)**

"LIFE TO DATE" TOTAL SOLUTIONS													
	Q3-Q4 2007	2008	2009	2010	2011	2012	2013	2014	2015	Oct-15	Nov-15	Dec-15	"Life to Date" Total
<b>Total Solutions</b>	912,671	2,258,603	4,252,078	4,579,587	3,640,540	3,056,234	2,649,630	1,881,515	1,448,828	106,841	97,818	98,697	24,679,686
HAMP Permanent Modifications <sup>1</sup>	N/A	N/A	66,938	512,712	353,677	203,155	175,076	136,898	117,267	7,780	7,691	8,209	1,565,723
HAMP Trial Modifications <sup>1</sup>	N/A	N/A	955,000	526,000	293,595	201,054	176,064	127,694	116,265	9,088	8,458	8,950	2,395,672
Proprietary Modifications Completed <sup>2</sup>	206,240	961,355	1,172,490	1,245,095	692,385	660,642	592,382	352,134	301,786	21,677	18,304	21,137	6,184,510
Other Workout Plans Completed (Non-HAMP) <sup>3</sup>	706,431	1,297,248	2,057,649	2,295,780	2,300,883	1,991,383	1,706,108	1,264,789	913,510	68,296	63,365	60,401	14,533,780

<sup>1</sup>Source - Making Home Affordable. Estimated. Trial modifications that become permanent may be double counted

<sup>2</sup>HOPE NOW data is extrapolated based on the "MBA Delinquency Survey" for Q4-2015. MBA estimates that its survey covers approximately 88% of the total industry. HOPE NOW data estimates for December 2015 may increase or decrease slightly when the MBA releases its Delinquency Survey data for Q4-2015.

<sup>3</sup>Extrapolated. Other Workout Plans Completed is comprised of Repayment Plans Initiated (tracked from Q3-2007), Other Retention Plans Completed and Liquidation Plans (tracked from December 2009).



**HOPE NOW** is the industry-created alliance of mortgage servicers, investors, counselors, and other mortgage market participants, brought together by the Financial Services Roundtable, Housing Policy Council and Mortgage Bankers Association, that has developed and is implementing a coordinated plan to help as many homeowners as possible prevent foreclosure and stay in their homes. For more information, please visit [www.HopeNow.com](http://www.HopeNow.com).

###