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**1.77 MILLION HOMEOWNERS RECEIVE MORTGAGE LOAN
WORKOUT SOLUTIONS
ACCORDING TO THE HOPE NOW ALLIANCE**

Washington, D.C. (September 1, 2009) - HOPE NOW, the private sector alliance of mortgage servicers, investors, mortgage insurers and non-profit counselors, announced today that its July data estimates that 1.77 million homeowners received workout solutions to avoid foreclosure since January 2009. HOPE NOW estimates a 20% improvement in foreclosure mitigation activity in July 2009 compared to July 2007, when it started tracking data, illustrating a clear trend in the decline of foreclosure sales to starts over time.

This shows that the pace of workout solutions is continuing to grow. HOPE NOW Alliance members and the broader mortgage industry are helping more and more borrowers out of foreclosure. While there is more work to be done, the data demonstrates that mortgage servicers and their partners are responding to this ever increasing challenge.

While foreclosure starts increased slightly from 251,340 in June to 283,682, in July, completed foreclosure sales decreased from 92,661 to 89,173. The 60-day plus delinquencies show a slight increase of 5.9% or 3.1 million homeowners in July.

"The good news is that in July, over 253,000 borrowers were helped through loan work out solutions, while foreclosure sales dropped. This demonstrates the industry's commitment to finding solutions to help people stay in their homes when possible," said Faith Schwartz, Executive Director of HOPE NOW.

"Foreclosure intervention is working and we continue to urge at-risk borrowers to contact their lender/mortgage servicer or call the Homeowner's HOPE™ Hotline at 888-995-HOPE, a trusted resource for help."

In addition, the U.S. Department of the Treasury reported that servicers initiated 230,000 trial modifications in July. Successful trial loan modifications that complete the 90 day Home Affordable Modification Program (HAMP) payment terms and completely documented as final modifications will be included in future HOPE NOW modification data. It is anticipated that modification numbers will increase in HOPE NOW industry survey reports in the coming months. The industry remains committed to the administration's goal of completing 500,000 loan modifications by November 1, 2009.

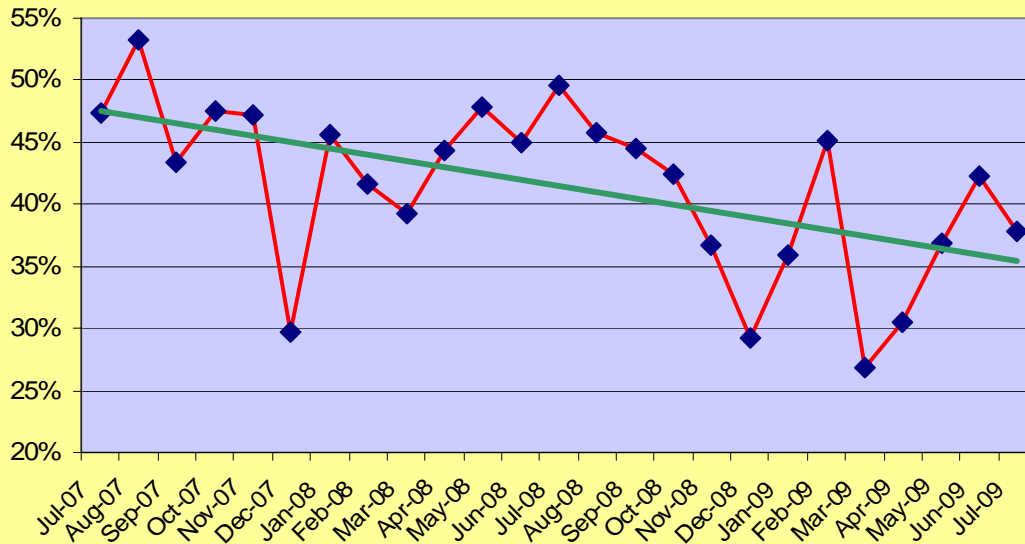
Also in July, loan modifications decreased from 93,921 in June to 80,167. Repayment plans also declined in July to 173,506 from 211,882 in June. This downward trend over the last few months is a result of servicers retooling and refocusing efforts to aggressively execute and offer the Obama administration's HAMP solution.

"We are encouraged by the number of HAMP trial modifications being offered by servicers. Once those trial modifications become permanent, we expect the overall number of loan modifications for borrowers to increase," said Schwartz. "Our HOPE NOW servicers and the mortgage industry, at large, are working hard to provide borrowers with solutions that best suit each individual situation. With unemployment expected to be a problem for a growing number of borrowers, the industry is exploring new solutions to help the increasing number of homeowners who may have difficulty paying their mortgage because of job loss or a reduction in income."

HOPE NOW continues its efforts to reach troubled homeowners with face-to-face homeowner to lender/servicer forums across the country. Thus far, HOPE NOW and its partners from the U.S. Department of the Treasury, Fannie Mae, Freddie Mac, the Federal Reserve banks, NeighborWorks America and other non-profit housing counselors have helped more than 40,000 at-risk borrowers with work out solutions through these outreach events. The next homeowner outreach event will take place in Boston, Massachusetts on September 17. For a full calendar listing please visit the HOPE NOW website at www.HOPENOW.com.



Completed Foreclosure Sales as a % of Foreclosure Starts*



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¹*There is a time lag between a foreclosure start and its completion. During this time many foreclosure starts drop out for a variety of reasons. The time lag varies for individual states, ranging between 2 and 12 months. The percentages in this graph adjust for this lag and are calculated by multiplying the number of loans for each state by the average time from foreclosure initiation to completed foreclosure sale, summing the results for all states, and then dividing the aggregate by the total number of loans for all states. The overall weighted average is approximately 5.4 months.

BORROWER LOAN WORKOUT PLANS

	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	9-July	July 2007- July2009 ("Life to Date") Totals
Repayment Plans	357,900	348,531	314,453	302,565	335,152	345,078	340,384	496,097	173,506	3,013,667
Prime	154,383	160,127	148,814	141,840	179,864	203,752	215,778	341,929	119,265	1,665,752
Subprime	203,517	188,404	165,639	160,725	155,288	141,327	124,606	154,168	54,241	1,347,915
Modifications	72,773	133,467	170,216	220,349	256,188	314,602	370,436	310,556	80,167	1,928,754
Prime	29,714	36,634	48,148	56,202	70,503	92,125	121,011	127,871	31,730	613,937
Subprime	43,058	96,833	122,068	164,147	185,685	222,477	249,425	182,685	48,437	1,314,817
Workout Plans	430,673	481,998	484,669	522,914	591,340	659,680	710,820	806,653	253,673	4,942,421
Prime	184,097	196,761	196,961	198,042	250,367	295,877	336,788	469,800	150,995	2,279,689
Subprime	246,575	285,237	287,708	324,872	340,973	363,803	374,032	336,854	102,678	2,662,732

FORECLOSURE STARTS

	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	9-July	July 2007- July 2009 ("Life to Date") Totals
Foreclosure Starts	488,097	571,955	527,680	574,528	563,606	549,598	728,780	744,938	283,682	5,032,865
Prime	196,579	233,236	251,658	288,670	301,425	314,728	471,149	519,113	211,714	2,788,271
Subprime	291,518	338,720	276,023	285,858	262,181	234,870	257,631	225,825	71,968	2,244,594

FORECLOSURE SALES

	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	9-July	July 2007- July 2009 ("Life to Date") Totals
Foreclosure Sales	153,408	168,213	203,503	246,192	263,326	201,603	201,314	235,895	89,173	1,762,626
Prime	60,699	64,958	83,352	108,202	130,700	101,519	113,309	153,836	59,341	875,918
Subprime	92,709	103,255	120,151	137,990	132,626	100,084	88,005	82,059	29,832	886,709

(Workout Plans = Repayment Plans + Modifications)

Repayment Plans:

A plan that allows the borrower to become current and catch up on missed payments that are appropriate to the borrower's circumstances, which involves deferring or rescheduling payments but the full amount of the loan is expected ultimately to be paid and within the original contractual maturity of the loan.

Modifications:

A modification occurs any time any term of the original loan contract is permanently altered. This can involve a reduction in the interest rate, forgiveness of a portion of principal or extension of the maturity date of the loan.

*Number of loans reported by the "MBA Delinquency Survey" changed from 44,979,733 in Q1-2009 to 44,721,256 in Q2-2009. HOPE NOW Q2-2009 industry estimates have been revised to reflect this update.