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HOPE NOW Reports 34K Permanent Loan Mods for Homeowners in November

Total Non-foreclosure Solutions Since 2007 at 23 Million

(WASHINGTON, DC) – HOPE NOW, the voluntary, private sector alliance of mortgage servicers, investors, mortgage insurers and non-profit counselors, released its November 2014 loan modification data. An estimated 34,000 homeowners received permanent, affordable loan modifications from mortgage servicers during the month. This total includes modifications completed under both proprietary programs and the government's Home Affordable Modification Program (HAMP).

Total non-foreclosure solutions (the combination of total loan modifications, short sales, deeds in lieu and workout plans) for the month of November were approximately 136,000. This compares to approximately 28,000 foreclosure sales for the month. For the month, non-foreclosure solutions outpaced completed foreclosure sales by a five to one margin. For the year to date, non-foreclosure solutions are outpacing foreclosure sales by approximately four to one (1.7 million solutions vs. 426,000 foreclosure sales).

Of the permanent loan modifications completed in the month of November, an estimated 23,000 were through proprietary programs and 11,003 were completed via HAMP. Loan modifications have largely declined month to month, corresponding with the lower number of foreclosure sales. This is a direct result of the falling number of serious delinquencies.

Total Industry Solutions Tops 23 Million

The 136,000 total non-foreclosure solutions for the month of November brings the industry total to over 23 million since HOPE NOW began recording data in 2007. The total number of permanent loan modifications stands at approximately 7.3 million. Proprietary loan modifications make up approximately 5.9 million of that total and 1,437,731 loan modifications have been completed via HAMP.

Foreclosure Sales at Lowest Level Since 2007

The 28,000 foreclosure sales recorded for the month of November represents the lowest monthly total since HOPE NOW began recording data in 2007. This represented a 27% decrease from the approximately 39,000 recorded in the month of October. Foreclosure starts in November also declined from the previous month, with approximately 60,000 reported vs. 65,000 for October – a decrease of 8%.

Serious Delinquencies Increased Slightly

Delinquencies of 60 days or more remained under two million – at approximately 1.97 million. This represented a slight increase (3%) from the previous month (1.91 million). Delinquency data is extrapolated from data received by the Mortgage Bankers Association for the third quarter of 2014.

Other Key Metrics: November vs. October 2014

- Loan Modifications: Approximately 34,000 completed in November vs. 39,000 in October – a decrease of approximately 14%.
- Short sales – Approximately 8,700 completed in November vs. 10,400 in October – a decrease of 17%.
- Deed in-lieu: Approximately 1,900 completed in November vs. 2,300 in October – a decrease of 20%.

The full data set for November 2014 is available at www.hopenow.com.

Eric Selk, Executive Director, issued this statement:

“Although November tends to be a slower time of the year for foreclosure activity, HOPE NOW is still proud of the progress made by its members to offer five times as many non-foreclosure options during the month. The total solutions offered by the industry since the crisis started are a reminder of the hard work of our membership.

If a homeowner does not qualify for a modification, there are many other solutions that can be reviewed. For instance, repayment plans make more sense in cases of short term hardship. As home prices appreciate, there are also solutions that help leverage this improvement. This point is illustrated very clearly by our life to date total solutions metric. The bottom line is that there is no single solution when reviewing at-risk homeowners and decisions are made based on sustainability.

For 2015, HOPE NOW’s members will focus their outreach efforts on the markets still in recovery. Our outreach efforts are a collaboration between HOPE NOW members and major partners, such as Making Home Affordable, and local community leaders. The first two borrower events for 2015 will be in California and are scheduled for Oakland in February and San Bernardino in March. Additionally, HOPE NOW is planning several community roundtables designed to

engage the industry, non-profits and local partners in a holistic approach to finding viable housing solutions.”



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Snapshot Industry Extrapolations and HAMP Metrics

						Three Month		
	Q3-2013	Q4-2013	Q1-2014	Q2-2014	Q3-2014	Sep-14	Oct-14	Nov-14
Total Completed Modifications	181,242	137,417	142,400	125,055	113,103	34,047	39,007	33,572
HAMP Permanent Modifications ¹	45,136	42,923	41,363	34,400	29,384	9,559	10,023	11,003
Proprietary Modifications Completed ²	136,106	94,494	101,037	90,655	83,719	24,488	28,984	22,569
Reduced P&I Modifications (10% or greater)	105,161	62,564	63,460	62,329	49,925	15,563	17,659	13,632
% of Proprietary Modifications	77%	66%	63%	69%	60%	64%	61%	60%
Completed Short Sale	67,589	48,507	35,779	34,604	31,006	9,665	10,424	8,667
Deed-In-Lieu	7,259	8,092	7,417	7,465	7,017	2,187	2,330	1,864
Foreclosure Starts	290,099	264,152	218,547	203,384	214,706	77,001	65,362	59,914
Foreclosure Sales	166,809	130,721	130,873	117,837	109,829	35,260	38,802	28,412
60+ Days Delinquency	2,106,089	2,024,359	2,111,646	1,973,598	1,950,698	1,956,258	1,912,176	1,971,134

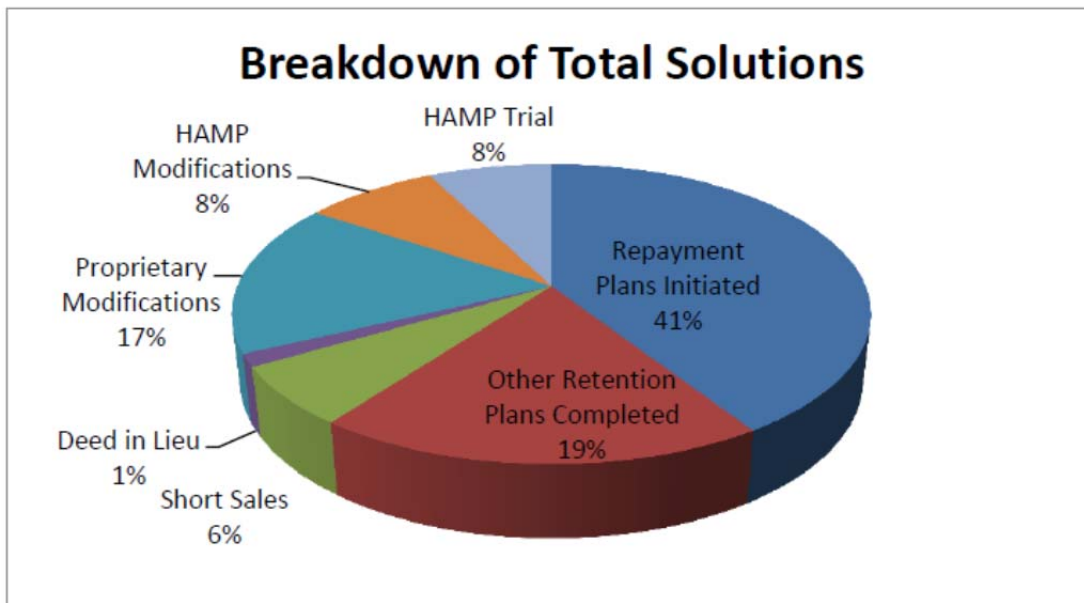
¹Source - Making Home Affordable. Estimated.

²Extrapolated. 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 as provided by servicers to a third-party data aggregation vendor. Any data changes will be reflected in monthly reporting.

"LIFE TO DATE" TOTAL SOLUTIONS

	Q3-Q4 2007	2008	2009	2010	2011	2012	2013	Sep-14	Oct-14	Nov-14	"Life to Date" Total
Total Solutions	912,671	2,258,603	4,252,078	4,579,587	3,640,540	3,056,234	2,649,630	150,121	156,582	136,376	23,077,062
HAMP Permanent Modifications ¹	N/A	N/A	66,938	512,712	353,677	203,155	175,076	9,559	10,023	11,003	1,437,731
HAMP Trial Modifications ¹	N/A	N/A	955,000	526,000	293,595	201,054	176,064	11,707	10,345	10,195	2,267,220
Proprietary Modifications Completed ²	206,240	961,355	1,172,490	1,245,095	692,385	660,642	592,382	24,488	28,984	22,569	5,857,554
Other Workout Plans Completed (Non-HAMP) ³	706,431	1,297,248	2,057,649	2,295,780	2,300,883	1,991,383	1,706,108	104,367	107,230	92,610	13,514,557



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, visit www.hopenow.com.

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