

2012

# DFI Residential Mortgage Survey



California Department of Financial Institutions

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## Summary

It is important the Department of Financial Institutions (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 annual Commissioner's Mortgage Survey collects data on residential mortgage loans secured by one to four unit residential properties and has been requested of bank and credit union licensees since 2009. In response to the Homeowners Bill of Rights that became effective January 1, 2013, the Survey was modified for 2012 to include questions regarding foreclosures on first lien mortgages in California on one to four unit Family Residential Property that is owner occupied.

National and state trends continue to show improvement in the mortgage market and similar trends are seen in DFI licensed bank and credit union mortgage activities.<sup>1</sup> The data included in this report reflects the DFI licensed financial institutions' limited involvement in residential mortgage lending as compared to the available mortgage data for California and the U.S. overall<sup>2</sup>.

### *Survey Method*

The DFI administered the Residential Mortgage Survey in early 2013. The survey was sent to DFI's 328 licensed commercial 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.

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<sup>1</sup> This is based on the approximately 88% of one to four unit residential first lien mortgage loans reported in the Mortgage Bankers Association's National Delinquency Survey Q4 2012, which may not include credit unions operating in California.

<sup>2</sup> Finding completely comparable data to the DFI Residential Mortgage Survey is difficult due to the specificity of loan information requested on the DFI Survey.

## Data Analysis

### Holdings

Current and past due first and junior lien mortgages total 316,798 with balances of approximately \$54 billion. Overall, holdings decreased from 2011 to 2012 by approximately 15%, which shows holdings returning closer to 2010 levels. Holdings had increased from 2010 to 2011 by 10.8%.

Mortgage loan balances past due by 90 days or more are approximately 0.6% of DFI licensee first and junior lien mortgage holdings, which is a slight decrease from 2011. Balances past due by 30 to 89 days are approximately 1% of DFI licensee first and junior lien mortgage holdings, which is unchanged from 2011. The overall delinquency rate for loans in California is 6.2%, with about half of these mortgages considered 90 days or more past due<sup>3</sup>.

### Foreclosures

Foreclosures for first and junior lien mortgages completed in 2012 totaled 875 with balances of approximately \$247 million, which is an approximately 44% reduction in foreclosure activity from 2011. California's first lien foreclosure inventory at the end of 2012 was approximately 107,800 (2%) of all foreclosures in the U.S.<sup>4</sup>, with DFI licensed institutions first lien foreclosures totaling 757 (0.7%) of the State's first lien foreclosures.

### Short-Sales

Completed short-sales of first and junior lien one to four unit residential mortgages totaled 1,623 with balances of approximately \$314 million, which is a 23% increase in short-sale activity from 2011.

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<sup>3</sup> Based on the approximately 88% of one to four unit residential first lien mortgage loans reported in the Mortgage Bankers Association's National Delinquency Survey Q4 2012, which may not include credit unions operating in California.

<sup>4</sup> Based on the approximately 88% of one to four unit residential first lien mortgage loans reported in the Mortgage Bankers Association's National Delinquency Survey Q4 2012, which may not include credit unions operating in California.

## Modifications

Modifications made to first and junior lien residential mortgages totaled 3,004 with balances of approximately \$1.5 billion, which is an almost 37% decrease in modification activity from 2011. This decrease shows modification activity trending towards levels seen in 2010. Modified mortgage balances increased by 67% between 2010 and 2011.

## Servicing

Serviced first and junior lien residential mortgages totaled 115,105 with balances of approximately \$24.3 billion, which is a 23% increase in servicing activity from 2011.

## Caveats

- DFI data is not adjusted for seasonal effects that occur within the mortgage industry.
- Two institutions realized changes to their 2011 data would be needed, which resulted in an addition of approximately 220 loans with balances of approximately \$41.5 million. Additionally, 250 loans with balances of approximately \$114 million were moved from the defined categories to the “other” categories (3a and 3b) under the Holdings Section. The 2011 mortgage data included in this report has been updated to reflect this new information.

# Residential Mortgage Holdings

Type of Loan	Column A Loans that are current						Column B Loans past due (30 through 89 days)						Column C Loans past due (90 days or more)					
	2011		2012		Percent Change		2011		2012		Percent Change		2011		2012		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 \$
<b>1) First Liens</b>																		
a) Conventional Fixed Amortizing	85,119	\$18,016,811,498	89,059	19,079,123,219	4.6%	5.9%	1,079	\$266,538,420	999	243,628,341	-7.4%	-8.6%	1,112	\$316,751,413	648	182,616,323	-41.7%	-42.3%
b) Conventional Adjustable Amortizing	31,624	\$10,596,775,674	33,861	11,825,947,153	7.1%	11.6%	482	\$144,018,961	421	168,966,418	-12.7%	17.3%	445	\$154,971,630	322	109,889,884	-27.6%	-29.1%
c) Other Non-Conventional	24,957	\$14,861,200,389	23,222	11,926,064,235	-7.0%	-19.8%	149	\$60,679,059	121	47,320,332	-18.8%	-22.0%	202	\$80,702,591	117	43,526,340	-42.1%	-46.1%
<b>2) Junior Liens</b>																		
a) Conventional Fixed Amortizing	48,711	\$2,094,404,974	38,021	1,635,935,556	-21.9%	-21.9%	807	\$45,938,497	626	34,350,532	-22.4%	-25.2%	435	\$33,513,096	273	17,629,164	-37.2%	-47.4%
b) Conventional Adjustable Amortizing	52,571	\$2,977,666,495	48,957	2,423,063,903	-6.9%	-18.6%	425	\$27,751,834	295	33,500,335	-30.6%	20.7%	270	\$22,004,400	162	21,128,875	-40.0%	-4.0%
c) Other Non-Conventional**	123,259	\$6,881,554,218	78,683	6,198,181,051	-36.2%	-9.9%	610	\$68,922,438	688	65,398,833	12.8%	-5.1%	321	\$37,250,184	323	32,214,501	0.6%	-13.5%
<b>First Lien Totals:</b>	141,700	\$43,474,787,561	146,142	\$42,831,134,607	3.1%	-1.5%	1,710	\$471,236,440	1,541	\$459,915,091	-9.9%	-2.4%	1,759	\$552,425,634	1,087	\$336,032,547	-38.2%	-39.2%
<b>Junior Lien Totals:</b>	224,541	\$11,953,625,687	165,661	\$10,257,180,510	-26.2%	-14.2%	1,842	\$142,612,769	1,609	\$133,249,700	-12.6%	-6.6%	1,026	\$92,767,680	758	\$70,972,540	-26.1%	-23.5%
<b>Grand Totals:</b>	366,241	\$55,428,413,248	311,803	\$53,088,315,117	-14.9%	-4.2%	3,552	\$613,849,209	3,150	\$593,164,791	-11.3%	-3.4%	2,785	\$645,193,314	1,845	\$407,005,087	-33.8%	-36.9%

Type of Loan	Column A Loans that are current						Column B Loans past due (30 through 89 days)						Column C Loans past due (90 days or more)					
	2011		2012		Percent Change		2011		2012		Percent Change		2011		2012		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 \$
<b>1) Other #1</b>	3,056.00	\$ 328,698,703	523	117,744,530	-82.9%	-64.2%	14	\$ 315,698.00	0	0	-100.0%	-100.0%	13	\$3,480,590	2	951,983	-84.6%	-72.6%
<b>2) Other #2</b>	892	\$ 109,178,941	52	9,900,186	-94.2%	-90.9%	4	\$ 411,796.00	0	0	-100.0%	-100.0%	2	\$157,162	0	0	-100.0%	-100.0%
<b>Other Grand Totals:</b>	3,948	\$ 437,877,644	575	\$ 127,644,716	-85.4%	-70.8%	18	\$727,494	0	\$ -	-100.0%	-100.0%	15	\$3,637,752	2	\$ 951,983.00	-86.7%	-73.8%

## Foreclosures and Short-Sales

Type of Loan	Column A Completed Foreclosures						Column B Completed Short-Sales					
	2011		2012		Percent Change		2011		2012		Percent Change	
	# of Loans	Balance \$	# of Loans	Balance \$	# of Loans	Balance \$	# of Loans	Balance \$	# of Loans	Balance \$	# of Loans	Balance \$
<b>1) First Liens</b>												
a) Conventional Fixed Amortizing	678	\$175,177,017	468	121,530,627	-31.0%	-30.6%	318	\$91,545,731	394	112,597,583	23.9%	23.0%
b) Conventional Adjustable Amortizing	473	\$157,054,778	233	75,723,482	-50.7%	-51.8%	210	\$70,251,995	297	96,846,666	41.4%	37.9%
c) Other Non-Conventional	208	\$78,804,253	56	28,978,531	-73.1%	-63.2%	113	\$50,861,701	138	52,571,574	22.1%	3.4%
<b>2) Junior Liens</b>												
a) Conventional Fixed Amortizing	81	\$8,161,646	50	6,906,605	-38.3%	-15.4%	386	\$22,517,594	412	21,185,601	6.7%	-5.9%
b) Conventional Adjustable Amortizing	49	\$6,415,519	41	8,652,192	-16.3%	34.9%	126	\$9,202,449	205	14,478,133	62.7%	57.3%
c) Other Non-Conventional**	71	\$9,775,412	27	5,209,665	-62.0%	-46.7%	166	\$13,745,952	177	16,466,523	6.6%	19.8%
<b>First Lien Totals:</b>	1,359	\$411,036,048	757	\$226,232,640	-44.3%	-45.0%	641	\$212,659,427	829	\$262,015,823	29.3%	23.2%
<b>Junior Lien Totals:</b>	201	\$24,352,577	118	\$20,768,462	-41.3%	-14.7%	678	\$45,465,995	794	\$52,130,257	17.1%	14.7%
<b>Grand Totals:</b>	1,560	\$435,388,625	875	\$247,001,102	-43.9%	-43.3%	1,319	\$258,125,422	1,623	\$314,146,080	23.0%	21.7%

  

Type of Loan	Column A Completed Foreclosures						Column B Completed Short-Sales					
	2011		2012		Percent Change		2011		2012		Percent Change	
	# of Loans	Balance \$	# of Loans	Balance \$	# of Loans	Balance \$	# of Loans	Balance \$	# of Loans	Balance \$	# of Loans	Balance \$
<b>1) Other #1</b>	19	\$3,785,652	13	3,195,508	-31.6%	-15.6%	2	\$135,251	1	738,959	-50.0%	446.4%
<b>2) Other #2</b>	1	\$292,274	2	175,707	100.0%	-39.9%	1	\$52,499	1	314,813	0.0%	499.7%
<b>Other Grand Totals:</b>	20	\$4,077,926	15	\$3,371,215.00	-25.0%	-17.3%	3	\$187,750	2	\$1,053,772.00	-33.3%	461.3%

## Modifications

Type of Loan	Column A Modifications					
	2011		2012		Percent Change	
	# of Loans	Balance \$	# of Loans	Balance \$	# of Loans	Balance \$
<b>1) First Liens</b>						
a) Conventional Fixed Amortizing	1,543	\$537,869,566	1,368	493,134,699	-11.3%	-8.3%
b) Conventional Adjustable Amortizing	636	\$296,965,303	475	253,741,413	-25.3%	-14.6%
c) Other Non-Conventional	1,432	\$1,580,624,582	487	570,639,323	-66.0%	-63.9%
<b>2) Junior Liens</b>						
a) Conventional Fixed Amortizing	510	\$43,298,967	353	31,834,927	-30.8%	-26.5%
b) Conventional Adjustable Amortizing	157	\$16,557,962	191	74,334,360	21.7%	348.9%
c) Other Non-Conventional**	523	\$183,343,248	130	42,433,794	-75.1%	-76.9%
<b>First Lien Totals:</b>	3,611	\$2,415,459,451	2,330	\$1,317,515,435	-35.5%	-45.5%
<b>Junior Lien Totals:</b>	1,190	\$243,200,177	674	\$148,603,081	-43.4%	-38.9%
<b>Grand Totals:</b>	4,801	\$2,658,659,628	3,004	\$1,466,118,516	-37.4%	-44.9%

Type of Loan	Column A Modifications					
	2011		2012		Percent Change	
	# of Loans	Balance \$	# of Loans	Balance \$	# of Loans	Balance \$
<b>1) Other #1</b>	185	\$239,006,929	9	4,234,745	-95.1%	-98.2%
<b>2) Other #2</b>	0	\$0	0	0	n/a	n/a
<b>Other Grand Totals:</b>	185	\$239,006,929	9	\$ 4,234,745.00	-95.1%	-98.2%

## Servicing

Type of Loan	Column A					
	Loans serviced by your institution for another insitution or entity					
	2011		2012		Percent Change	
	# of Loans	Balance \$	# of Loans	Balance \$	# of Loans	Balance \$
<b>1) First Liens</b>						
a) Conventional Fixed Amortizing	84,146	\$13,256,566,770	101,509	21,391,160,145	20.6%	61.4%
b) Conventional Adjustable Amortizing	5,235	\$1,138,104,022	4,080	1,282,009,033	-22.1%	12.6%
c) Other Non-Conventional	2,080	\$1,736,281,233	2,011	1,192,636,666	-3.3%	-31.3%
<b>2) Junior Liens</b>						
a) Conventional Fixed Amortizing	70	\$3,137,566	300	11,631,881	328.6%	270.7%
b) Conventional Adjustable Amortizing	2	\$506,653	317	31,265,122	15750.0%	6070.9%
c) Other Non-Conventional**	1,692	\$144,577,673	6,888	404,201,984	307.1%	179.6%
<b>First Lien Totals:</b>	91,461	\$16,130,952,025	107,600	\$23,865,805,844	17.6%	48.0%
<b>Junior Lien Totals:</b>	1,764	\$148,221,892	7,505	\$447,098,987	325.5%	201.6%
<b>Grand Totals:</b>	93,225	\$16,279,173,917	115,105	\$24,312,904,831	23.5%	49.3%

Type of Loan	Column A					
	Loans serviced by your institution for another insitution or entity					
	2011		2012		Percent Change	
	# of Loans	Balance \$	# of Loans	Balance \$	# of Loans	Balance \$
<b>1) Other #1</b>	1	\$1,600,000	0	0	-100.0%	-100.0%
<b>2) Other #2</b>	0	\$0	0	0	0.0%	0.0%
<b>Other Grand Totals:</b>	1	\$1,600,000	0	\$	-100.0%	-100.0%

## 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.<sup>1</sup>

### *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.<sup>2</sup>

## 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.

## 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.

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<sup>1</sup> 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.

<sup>2</sup> Definition provided in FFIEC Call Report 031/041 Instructions, obtained October 11, 2010.

## 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 1/25/2013.**

This survey is focused on residential mortgage loans that are secured by 1-4 unit Family Residential Properties in California (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 12/31/2012 - 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 1/1/2012 through 12/31/2012.
- Modifications from 1/1/2012 through 12/31/2012.
- Serviced by your institution for another institution, not held by your institution as of 12/31/2012.

**Important**

- Do not report in thousands. Report actual balance amounts rounded to the dollar (do not include decimals or cents).
- Do not include mobile home, construction, or land loans secured by 1-4 Family Residential Property.
- Do not put a loan in both the Holdings category and the 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 in California to report, indicate that using the check box at the top of the next page.
- 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/commissioner\\_surveys/default.html](http://www.dfi.ca.gov/publications/commissioner_surveys/default.html).
  - 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) for assistance.
- 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 in California to report, check the box under Licensee Contact Information section on the Survey to indicate your institution has nothing to report.
- 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. You can return to make changes.
- A [Mortgage Survey Excel Workbook](#) is available to help collect and calculate your 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.**

**For Assistance**

Please contact the DFI at [survey@dfi.ca.gov](mailto:survey@dfi.ca.gov).

Next

**Licensee Contact Information**

Licensee Name:	
Licensee Number:	
Survey Prepared By:	
Preparer Title:	
Preparer Phone #:	
Preparer Email:	

This institution has nothing to report. (If box is checked, skip all questions and click submit at the bottom of the page).

**Residential Mortgage Loans Secured by 1 - 4 Unit Family Residential Property in California**

Complete the table below with information from the institution's portfolio of residential mortgage loans secured by 1 - 4 unit Family Residential Property in California as of 12/31/2012. 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 in California 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	
	<small>NIL</small>	<small>Number of Loans</small>	<small>\$ Balance Amount</small>	<small>NIL</small>	<small>Number of Loans</small>	<small>\$ Balance Amount</small>
<b>1) First Liens</b>						
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"/>
<b>2) Junior Liens</b>						
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"/>
<b>3) If your institution has residential mortgage holdings that do not fall within the defined categories above, but you think should be included, please use the spaces below to report the information. (Only include residential mortgages secured by 1 - 4 Family Residential Property in California. Please <u>do not</u> include mobile home, construction, or land loans.)</b>						
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"/>					

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

Complete the table below with information from the institution's portfolio of residential mortgage loans secured by 1 - 4 unit Family Residential Property in California where a foreclosure has been finalized or a short-sale has been completed between 1/1/2012 and 12/31/2012. HELOCs with an outstanding balance and secured by 1 - 4 Family Residential Property in California 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
<b>1) First Liens</b>						
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"/>
<b>2) Junior Liens</b>						
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"/>
<b>3) If your institution has finalized foreclosures or completed short-sales that do not fall within the defined categories above, but you think should be included, please use the spaces below to report the information. (Only include residential mortgages secured by 1 - 4 Family Residential Property in California. Please do not include mobile home, construction, or land loans.)</b>						
a) Description	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
b) Description	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>

**Additional Foreclosure Questions**

Question 4, 5 and 5a below are specific to the following subset of residential mortgage foreclosures:

- Finalized between 1/1/2012 and 12/31/2012
- First lien residential mortgages and first lien HELOCs
- Do NOT include junior liens or HELOCs in the junior position.
- Secured by 1 - 4 Family Residential Property in California
- Owner occupied/Primary residence

4) Fill in the table below with information on finalized foreclosures as described above. If your institution has no finalized foreclosures to report, then input zeros into each field.

	Number of Foreclosures	\$ Balance at time Foreclosure Finalized
First Lien Mortgages in California	<input type="text"/>	<input type="text"/>
First Lien HELOCs in California	<input type="text"/>	<input type="text"/>

5) Did your institution finalize more than 175 foreclosures in California (as described above)?  No  Yes

5a) If you answered yes to question 5, input the total number of finalized foreclosures (described above).

If you answered no to question 5, leave this field blank.

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

Complete the table below with information between 1/1/2012 and 12/31/2012 from the institution's portfolio of residential mortgage loans secured by 1 - 4 Family Residential Property in California 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
<b>1) First Liens</b>			
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"/>
<b>2) Junior Liens</b>			
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"/>
<p>3) If your institution has modified residential mortgages that do not fall within the defined categories above, but you think should be included, please use the spaces below to report the information. (Only include residential mortgages secured by 1 - 4 Family Residential Property in California. Please <b>do not</b> include mobile home, construction, or land loans.)</p>			
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 in California**

Complete the table below with information as of 12/31/2012 on residential mortgage loans secured by 1 - 4 unit Family Residential Property in California that are only serviced by your institution for other institutions.

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 	Number of Loans	\$ Balance Serviced
<b>1) First Liens</b>			
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"/>
<b>2) Junior Liens</b>			
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 is acting solely as servicer for residential mortgage loans that do not fall within the defined categories above, but you think should be included, please use the spaces below to report the information. (Only include residential mortgages secured by 1 - 4 Family Residential Property in California. Please <u>do not</u> include mobile home, construction, or land loans.)			
a) Description	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
b) Description	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>

Save Progress Back Submit