



## Summary of Previous Industry & Government Sponsored Loss Mitigation Programs (Initiated since January 1, 2008)

Program	Eligible Borrowers & Properties	Eligible Mortgage Loans	Reduction in Monthly Payment	Features Modified / Refinancing Stipulations	Other Comments
<p><b>Bank of America</b> <i>Project lifeline</i></p> <p>Date Released: 02/12/08 Contact Info: (800) 846-2222</p>	<p>Homeowners who are currently facing the greatest risk of losing home, those who are 90 days or more late</p>	<p>Intended for all loans, whether they are sub-prime, ALT-A, or prime, including second liens and home equity loans.</p>	<p><b>Same as HOPE NOW:</b> Mortgage payment, including homeowner association dues, of no more than 38% of monthly gross income.</p>	<p>Reach out to struggling homeowners by letter. Homeowners would then have to call their mortgage servicers and inform the servicer that they have received the letter and would like to stay in home. Homeowners would need to then provide the servicer with updated financial information. If qualify, the servicer may provide homeowner with budget counseling at no cost, review financial information while creating new plan, the servicer will finalize modification after</p>	<p>Foreclosure will be paused for 30 days while potential loan modification is being evaluated.</p>

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				<p>homeowner makes three (3) payments in the new account the.</p> <p>Could reduce interest rate, or extend the time you have to repay your loan or both (if homeowner qualifies).</p>	
<p><b>Citi Homeowner Assistance Program</b></p> <p>Date released: 11/11/08</p> <p>Contact Info: (800) - MORTGAGE</p>	<p>Homeowners who are not currently behind on their mortgages but may require help to remain current.</p>	<p>All loans in Citi's owned portfolio.</p>	<p>Uses a simplified formula to determine an affordable payment as a percentage of borrower's income and then reduces the monthly payment to the amount by one or more of the following: Interest rate reduction, extension of terms or forgiveness of principal</p>	<p>Recently streamlined its existing loan modification program similar to FDIC/IndyMac model</p>	<p>Will not initiate foreclosure or complete foreclosure sale where:</p> <p>Citi owns the loans, the borrower is seeking to stay in the home, is working in good faith with Citi, and has sufficient income for affordable mortgage payments,</p> <p>Has recently Streamlined existing loan modification program to aggressively rework delinquent loans.</p> <p><b>Update:</b> Citi has</p>

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					<p>initiated a foreclosure moratorium on all Citi owned first mortgage loans that are the principal residence of the customer as well as all loans Citi Services where an understanding has been reached with the investor.</p> <p>The moratorium is effective February 12, 2009 and extends either until March 12, 2009 or until President Obama finalizes the details of the loan modification program.</p>
<p><b>Countrywide Financial Corporation, Countrywide Home Loans, Inc., and Full Spectrum Lending, Inc. (Collectively “CFC”)</b></p>	<p>Have qualifying mortgage on an owner-occupied 1-4 unit residential property that was originated before December 1, 2007.</p>	<p>Subprime 2,3,5,7 and 10 Hybrid ARMs</p> <p>Pay Option ARMs</p> <p>Subprime Mortgage Loans</p>	<p>Eligible borrowers for whom taxes and insurance are escrowed shall be offered a loan modification that produces a first-year payment of principle, interest, taxes, and insurance equating to 34% of borrower’s income, or as close to 34%</p>	<p>Subprime 2,3,5,7 and 10 Hybrid ARMs loan:</p> <p>a) an FHA refinance under HOPE for Homeowner program will attempted first; or</p> <p>b) Eligible borrowers who are</p>	<p>Foreclosure process for all eligible borrowers shall not be initiated or advanced for the period necessary to determine the borrowers’ interest in</p>

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<p><b><i>Multi-state Settlement Agreement</i></b></p> <p>Date released: 10/06/08</p>	<p>Was within Countrywide Financial Corporation's (CFC) servicing portfolio on June 30, 2008</p> <p>It is also within CFC or and affiliate's servicing portfolio at the time a loan modification is effected.</p> <p>Borrowers with Subprime 2,3,5,7 and 10 Hybrid ARMs are eligible if the borrower meets any of the following three requirements:</p> <p>Borrower is seriously delinquent (60 or more days past due) and has a current loan-to-value (LTV) ratio of 75% or higher;</p>	<p>All must be first lien mortgages</p>	<p>without exceeding 42% of borrower's income.</p> <p>For borrowers whom taxes are not escrow shall be offered a first –year payment principle and interest equating 25% of borrower's income or close to 25% without exceeding 34%.</p>	<p>current on their payments of interest and principal before the first rate reset an become seriously delinquent as a result of the rest may receive an unsolicited restoration of the introductory interest rate on the borrower's mortgage for five years payments automatically; or</p> <p>c) A reduction of the interest rate to the introductory rate or lower (but no lower than 3.5%), an automatic conversion to a fix-rate loan will occur after five years based upon Fannie Mae 30-year fixed rate or the rate the borrower received immediately before the fifth anniversary of the loan modification; or</p> <p>d) An introduction of ten-year interest only period during which time the interest rate is reduced to</p>	<p>retaining ownership and ability to afford the revised economic terms.</p> <p>A foreclosure avoidance budget shall be determined based on the difference between the likelihood and severity of the investor's projected loss in a foreclosure sale and the likelihood and severity of the investor's projected loss in the event the borrower were to receive a loan modification and later experience foreclosure.</p> <p>Implement program without regard to the existence of junior liens.</p>

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<p>Contact Info: (800) 669-6607</p>	<p>The borrower is current but is likely to become seriously delinquent as a result of a rate increase or contractual payment recast and has a current LTV of 75% or higher; or</p> <p>The borrower becomes seriously delinquent at any time before June 30, 2012 and has a current LTV ratio of 75% or higher.</p> <p>For other types of subprime mortgage the borrower is eligible if the first or third criteria met.</p>			<p>no less than 3.5% to start with subsequent annual rate increase that can generate interest-only payments of no greater than 7.5% more than then period payment with a rate cap set at no more than 7%.</p> <p>Pay Option ARMs Loans:</p> <p>a) An FHA refinance under H4H; or</p> <p>b) an elimination of negative amortization feature, a write-down of the principle balance for borrowers who are single property owners and currently have no equity in their homes to as low as 95 and a reduction of the interest rate on the mortgage (subject to an interest-rate floor of 2.5%); or</p> <p>c.) Elimination of the negative amortization, a</p>	<p>Waiver of all late and delinquent fees and will not charge loan modification fees unless required to do so by FHA under H4H.</p>

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				<p>write-down of the principal balance for borrowers who are single property owners and currently have no equity in their homes to as low as 95% of the current value of their property, introduction of a ten-year interest-only payment, and reduction of the interest rate on mortgage (subject to an interest-rate floor of 3.5%) with fixed step-rate interest adjustment such that the borrower's interest payments increases by no more than 7.5% each year and subject to a lifetime</p> <p>Other Subprime Loans:  a) FHA refinance under H4H; or  b) borrowers will be offered a reduction of interest rate to no lower than a 2.5% floor, permits payment step increases of no more than 7.5% each year, and</p>	

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				<p>subjects to a lifetime interest-rate cape of 2% below the fixed interest rate, in the case of fixed rate loans, and 2% below the highest contractual rate that would have been payable based on the applicable interest rate index as of the date immediately before the loan modification, in the case of ARM;</p> <p>c) Introduction of ten-year interest only period and a reduction of the rate on the mortgage (subject to an interest-rate floor of 3.5%) with fixed step-rate of no more than 7.5% lifetime cape of 2% below fixed rate for fixed –rate loans and 2% below contractual rate for ARM.</p>	
<b>Fannie Mae/Freddie Mac</b>  <i>Streamlined Loan Modification Program</i>	<b>The Streamlined Program has now been</b>				

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<p>Fannie Mae Date Released: 12/12/08 Contact info: 800-7FANNIE</p> <p>Freddie Mac Date Released: 12/12/08 Contact Info: 800-FREDDIE</p>	<p><b>retired. Please see above for the Obama Administration's Making Homes Affordable Modification Program.</b></p>				
<p><b>FDIC – IndyMac Streamlined Loan Modification Program</b></p> <p>Date Released: 08/20/08</p>	<p>Borrowers who are seriously delinquent or in default due to payment resets or changes in repayment capacities. Program applies only to mortgages on the borrower's primary residence. Borrowers must demonstrate financial hardship by documenting their income</p>	<p>Borrowers who have a first mortgage owned or securitized and serviced by IndyMac Federal</p>	<p>Monthly payment (principal, interest, taxes and insurance) reduced to between 31% - 38% of monthly income</p>	<p>Reduction in interest rate, extend the term of the loan, and principal forbearance</p> <p>Interest rate may be reduced temporarily (5 years) below the current Freddie Mac survey rate if necessary to achieve a 38% DTI. After five years, the interest rate would increase by no more than 1% per year until it capped at the Freddie Mac survey rate where it would remain for the balance of the loan term.</p>	<p>Mortgages that are only serviced by IndyMac may be subject to additional contractual limits on modifications.</p> <p>Borrower will not be charged fees or other charges for modification. All unpaid late charges will be waived.</p>
<p><b>FDIC Loss Sharing Proposal to Promote Affordable Loan Modifications</b></p>	<p>Borrowers who are 60 or more days behind. Limited to loans secured by</p>	<p>Depends on the servicer that adopts the program or any restrictions in</p>	<p>Determine a payment borrower can afford by multiplying the borrower's gross monthly income times the appropriate</p>	<p>Reduction of interest rate to no lower than 3% for 5 years and gradual increase (by no more than 1% annually until</p>	<p>Investors' interests are protected by requiring that the cost of modification is</p>

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<p><i>*FDIC's modification proposal for the mortgage industry</i></p> <p><b>"Mod in a Box"</b></p> <p>Date Released: 11/20/08</p>	<p>owner occupied properties (can not be second home or an investment property). Foreclosure sale is not imminent and the borrower is currently not in bankruptcy, or has not been discharged from Chapter 7 bankruptcy since the loan was originated.</p>	<p>securitization documents.</p>	<p>housing-to-income (HTI) ratio, less taxes and insurance to achieve a minimum payment reduction of 10%. If the initial modification calculation of at 38% does not decrease the borrower's payment by 10% or more, the HTI ratio is lowered to 35% and then lowered to 31% to achieve the 10% savings.</p> <p>In cases where 10% savings cannot be achieved, the 31% HTI ratio is used for affordability.</p>	<p>the Freddie Mac Weekly Survey rate is achieved); if original loan term is 30 years, amortize over 40 years but maturity date will not change; principal forbearance (splits debt into an interest bearing, amortizing portion and 0%, zero payment portion) due when the loan is paid in full.</p>	<p>less than the estimated cost of foreclosure (the Net Present Value (NPV) floor).</p> <p><a href="#">NPV Worksheet</a></p>
<p><b>Federal Reserve Board</b></p> <p><b>Homeownership Preservation Policy</b></p>	<p>Borrower is 60 days delinquent, or borrower is expecting a known trigger event (i.e. an interest rate reset), or has recently experience a decline in income.</p> <p>Owner- occupied home or rental units in a 2 to 4 unit dwelling.</p>	<p>Senior mortgage or subordinate mortgage owned or controlled by a Federal Reserve Bank.</p>	<p>A reduction in the interest rate.</p> <p>An extension of the term of the loan.</p> <p>A deferral or reduction of the outstanding principal balance of the loan.</p> <p>Changes to other terms of the loan.</p>	<p>Federal Reserve Bank or its agent will determine whether the borrower's loan may be modified into a loan that would be sustained by the borrower and have an expected NPV that is greater than the strategy of foreclosing on the property.</p> <p>For a senior mortgage loan on an owner-occupied residential property to be considered sustainable, the modification</p>	<p>A payment plan or other types of short-term assistance in lieu of formal modifications may be offer in cases where the borrower is experiencing a temporary financial hardship or when a permanent loan modification is not otherwise consistent with the Federal</p>

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Date Release: 01/30/09	* <i>But priority will be given to residential properties that are owner-occupied.</i>			<p>must result in the borrower having a mortgage debt-to-income ratio of 38% or less, have a term of no greater than 40 years, have a fixed interest rate, provide for the establishment or maintenance of an escrow account, and have a reasonable likelihood of being repaid by the borrower.</p> <p>Where appropriate (i.e. a Federal Reserve Bank owns or controls both the senior mortgage and the subordinate mortgage) modification actions may include consolidating the subordinate mortgage and the senior mortgage in a single, modified senior mortgage.</p> <p>In cases where a Federal Reserve Bank owns or controls the subordinate mortgage but not the senior mortgage, FRB will work with the holder or servicer of the senior mortgage and</p>	<p>Reserve Bank's obligations to the taxpayer.</p> <p>Outstanding last and delinquent fees may be waived.</p> <p><i>* Must contact mortgage servicer directly and not FRB</i></p>

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				encourage the holder or servicer to engage in loan modifications that are consistent with this policy and modifications will be made to the subordinate mortgage either independently or in conjunction with a modification of the senior mortgage.	
<b>HOPE For Homeowners (H4H)</b>  <i>Refinance Program</i>	Mortgage originated on or before January 1, 2008.  Cannot afford current loan.  Have a minimum of six full payments on their existing first mortgage and did not intentionally miss mortgage payments.  Do not own a second home.  Their mortgage debt-to-income must be at	Mortgages from FHA – approved lenders who are participating in the H4H Program  Mortgage that originated on or before January 1, 2008.  Lien-holders of existing senior mortgages:  Waived all prepayments penalties and late fees  Agree to accept	Loans refinanced into a new 30-year or 40-year fixed-rate mortgage insured by the Federal Housing Administration (FHA).  Interest rate will be provided by the lender and is based on current market rates.	H4H program will maintain FHA’s long-standing requirement that new loans be based on a family’s long-term ability to repay the mortgage.  Program mortgage may have an LTV of greater than 90% (up to a maximum of 96.5%) of the home’s current appraised value including the Upfront Mortgage Insurance Premium (UFMIP) provided the borrower’s mortgage payment-to-income ratio and total debt-to-income ratio under the new mortgage do not exceed 31% and 43% respectively or of the program	H4H program is effective for endorsement on or after October 1, 2008, through September 30, 2011.  May be closing cost associated with H4H loans; however borrower <b>may</b> not be required to pay out of pocket.  If there is a subordinate lien, lienholder must accept proceeds from refinance as payment

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<p>Date Released: 10-01-2008</p> <p>Contact info: (888) 297-8685</p>	<p>least 31%.</p> <p>Did not knowingly or willingly provide false information to obtain the existing mortgage, and they have not been convicted of fraud in the last 10 years.</p>	<p>proceeds of the new H4H mortgage as payment in full</p> <p>Release their outstanding mortgage lien</p> <p>Lien-holders of subordinate mortgages:</p> <p>Waived all prepayments penalties and late fees</p> <p>Release their outstanding mortgage lien</p>		<p>mortgage has an LTV of 90% or less of current appraised value (including UFMIP), the borrower's mortgage payment debt-to-income ratio and a total debt-to-income ratio may be up to 38% and 50% respectively.</p> <p>HUD is entitled to a percentage of the initial equity:</p> <p>During 1 year – 100% of equity is paid to FHA</p> <p>During 2 years – 90%</p> <p>During 3 years – 80%</p> <p>During 4 years – 70%</p> <p>During 5 years – 60%</p> <p>After 5 years – 50%</p>	<p>in full but have no obligation to agree.</p> <p><i>* HUD does not lend out money directly. Lender must be willing to cooperate. Check with Current lender to ensure participation. Contact an FHA Approved housing counseling agency if in need of help working with existing lender.</i></p>
<p><b>HOPE NOW Streamlined Loan Modification Program</b></p> <p><i>Servicing Guidelines</i></p>	<p>Borrowers who have missed three or more payments, have not filed for bankruptcy, and who own and</p>	<p>Freddie Mac, Fannie Mae or portfolio loan with participating investors.</p>	<p>Mortgage payment, including homeowner association dues, of no more than 38% of monthly gross income.</p>	<p>Reduction of interest rate temporally or permanently.</p> <p>Fix interest rate on ARM loans.</p>	<p>Upon contact with homeowners who are 90 days or greater past due, and in imminent</p>

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<p><a href="#">Lender/Servicer Member List</a></p> <p>Date Released: 06/09/08</p> <p>Contact Info: (888) 995- HOPE</p>	<p>occupy the property as a primary residence. Borrower must certify that they experienced hardship or change in financial circumstance.</p>			<p>Extend loan terms.</p> <p>Differ and capitalizing past due amounts.</p> <p>Defer principle causing balloon payment to be due at maturity or some other date.</p> <p>Conditionally forgive portions of the debt.</p>	<p>danger of losing their home to foreclosure, Member Servicers should consider pausing the foreclosure process, when possible, for up to 30 days (or longer if necessary) to pursue a loss mitigation option where such an option may result in foreclosure prevention.</p>
<p><b>JPMorgan Chase</b> <i>Proactive outreach</i></p>	<p>Applies only to owner-occupied properties.</p> <p>Homeowners must show willingness to pay.</p> <p>Borrowers that are 90 days delinquent (worked with Fannie Mae and Freddie Mac to implement their</p>	<p>Mortgages owned by Chase, Wamu or EMC or with investor approval.</p> <p>Extended to the investor owned loans that it services including investor-owned mortgages held in securitizations.</p>	<p>Will offer pre-qualified modification such as interest-rate reduction and/or principle forbearance.</p>	<p>Expand the range of financing alternative offered to modify pay-options ARMs, including 30-year, fix-rate loans with affordable payment, principle deferral and interest-only payments for 10 years</p> <p>Developed a robust financial modeling tool to analyze and compare the net present value (NPV) of a home in foreclosure to the NPV of a</p>	<p>Chase has initiated an independent review process to ensure each borrower was contacted properly and offered modification prior to foreclosure, if appropriate.</p> <p>Delayed starting foreclosure on over \$22 billion of Chase-</p>

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Date released: 10/31/2008 & 01/16/09 Contact Info: (866) 550-5705	new Streamlined Modification programs; 19,000 letters were mailed in the last week of 2008).			proposed loan modification in order to determine if chase is acting in the best interest of investors when making loan modifications.	owned mortgages to review those mortgages for possible modification.  <i>* No specific delay period mentioned</i>
Date Released: January 26, 2009	HOPE Now Eligibility				Customers with loans being referred to foreclosure or that are in foreclosure will receive an extension until Feb. 28, 2009 so they could contact and work with Wells Fargo.

Last Updated: May 20, 2009