

OCC Mortgage Metrics Report

Disclosure of National Bank Mortgage Loan Data

Second Quarter 2024

Office of the Comptroller of the Currency
Washington, D.C.

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About Mortgage Metrics

The Office of the Comptroller of the Currency (OCC) collects data on first-lien residential mortgage loans serviced by seven national banks with large mortgage-servicing portfolios.¹ The *OCC Mortgage Metrics Report* is published quarterly to promote broader understanding of mortgage portfolio performance and modification activity in the federal banking system, support supervision of regulated institutions, and fulfill section 104 of the Helping Families Save Their Homes Act of 2009 (codified at 12 USC 1715z-25), as amended by section 1493(a) of the Dodd-Frank Wall Street Reform and Consumer Protection Act.

- This report presents performance data for the second quarter of 2024 for loans that the reporting banks own or service for others as a fee-based business.
- The data in this report reflect a portion of first-lien residential mortgages in the country. The characteristics of the loans included here may differ from the overall population. The loans included are not a statistically representative, random sample.
- This report covers the performance of first-lien home mortgages in the portfolios of reporting banks. It excludes junior liens, home equity lines of credit (HELOC), and home equity conversion mortgages (reverse mortgages).
- For loans with forbearance activity covered by the Coronavirus Aid, Relief, and Economic Security (CARES) Act, reporting banks are following guidance from the Department of Housing and Urban Development, Federal Housing Finance Agency, and the respective government agencies and government-sponsored enterprises (GSE) for the calculation and reporting of delinquency and credit bureau reporting.

¹ The seven national banks are Bank of America, Citibank, HSBC, JPMorgan Chase, PNC, U.S. Bank, and Wells Fargo.

Executive Summary

Overall Mortgage Portfolio and Performance

- As of June 30, 2024, the reporting banks serviced approximately 11.3 million first-lien residential mortgage loans with \$2.8 trillion in unpaid principal balances (see figures 1 and 2). This \$2.8 trillion was 21.3 percent of all residential mortgage debt outstanding in the United States.²
- Overall mortgage performance this quarter showed that 97.3 percent of mortgages were current and performing at the end of the second quarter of 2024 and unchanged compared to the end of the second quarter of 2023 (see figure 6). The CARES Act, which was signed into law on March 27, 2020, and ended on May 11, 2023, allowed for loan forbearance that could extend up to November 30, 2023, and is reflected in the mortgage performance data.
- Servicers initiated 6,295 new foreclosures in the second quarter of 2024, a decrease from a year earlier (see figure 7). Home forfeiture actions during the second quarter of 2024—completed foreclosure sales, short sales, and deed-in-lieu-of-foreclosure actions—decreased 21.1 percent from a year earlier to 1,921 (see figure 8). Events associated with the COVID-19 pandemic, including foreclosure moratoriums that began March 18, 2020, and ended July 31, 2021, have significantly affected these metrics.

Number and Type of Modifications Completed and Impact on Payment Amount

Servicers completed 7,488 modifications during the second quarter of 2024, a 5.5 percent decrease from the previous quarter's 7,926 modifications.

- Of these 7,488 modifications, 6,809, or 90.9 percent, were “combination modifications”—modifications that included multiple actions affecting the affordability and sustainability of the loan, such as an interest rate reduction and a term extension. Of the remaining 679 loan modifications, 646 received a single action and 33 were not assigned a modification type (see table 1).
- Among the 6,809 combination modifications completed during the quarter, 6,066, or 89.1 percent, included a term extension; 5,970, or 87.7 percent, included capitalization of delinquent interest and fees; 2,534, or 37.2 percent, included an interest rate reduction or freeze; 1,747, or 25.7 percent, included principal deferral; and 5, or 0.1 percent, included principal reduction (see table 2).
- Of the 7,488 modifications completed during the quarter, 3,804, or 50.8 percent, reduced the loan's pre-modification monthly payment (see table 3).

² Residential mortgage debt is determined using the quarterly Federal Reserve Statistical Release, “Z.1: Financial Accounts of the United States,” table L.218, “One-to-Four-Family Residential Mortgages,” household sector liabilities. Data as of June 30, 2024.

Modified Loan Performance

By June 30, 2024, all loans modified during the fourth quarter of 2023 would have aged at least six months. Of the 7,382 modifications completed during the fourth quarter of 2023, servicers reported that 1,545, or 20.9 percent, were 60 or more days past due or in the process of foreclosure at the end of the month that the modification became six months old (see table 4).

Figure 1 shows the outstanding principal balance of reported loans and the change in outstanding principal balances from the second quarter of 2022 through the second quarter of 2024.

Figure 1: Total Serviced Mortgage Portfolio—Outstanding Principal in Billions of Dollars

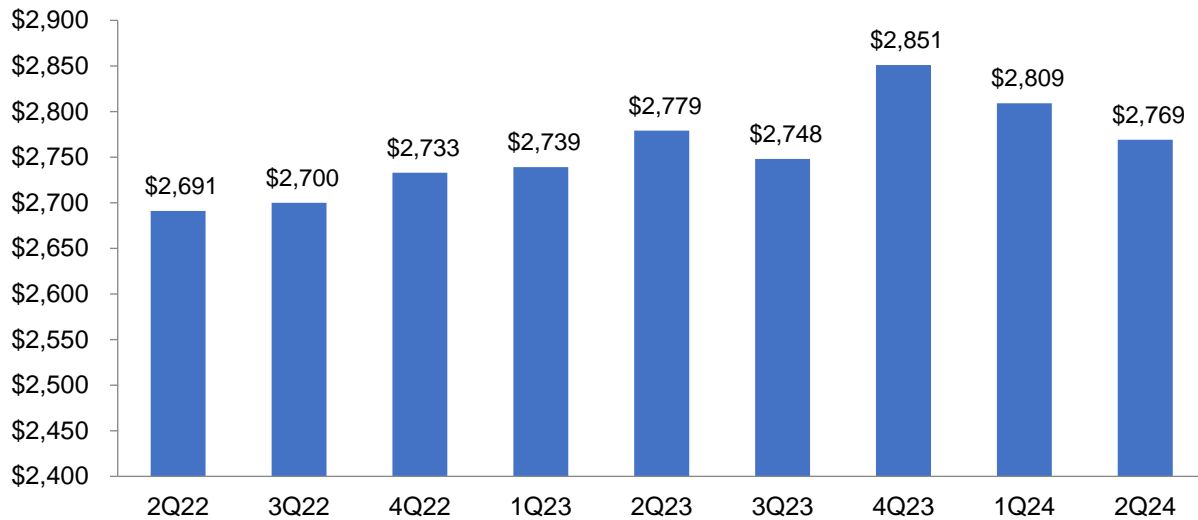


Figure 2 shows the number of first-lien residential mortgages serviced and the change in the number of loans serviced from the second quarter of 2022 through the second quarter of 2024.

Figure 2: Total Serviced Mortgage Portfolio—Number of Loans in Thousands

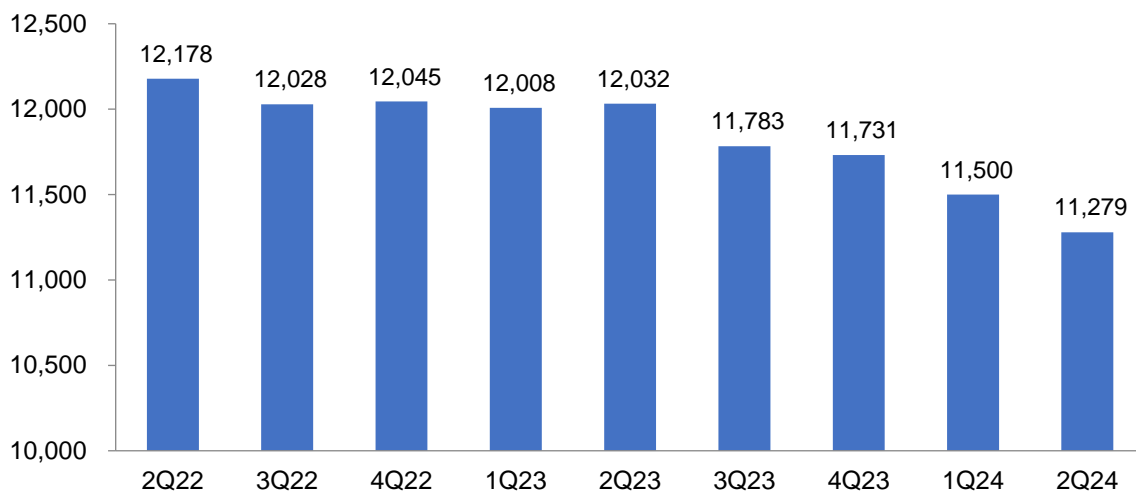


Figure 3 shows the number of loans in each risk category and the change in each category from the second quarter of 2022 through the second quarter of 2024.

Figure 3: Composition—Loans in Thousands by Borrower Risk Category

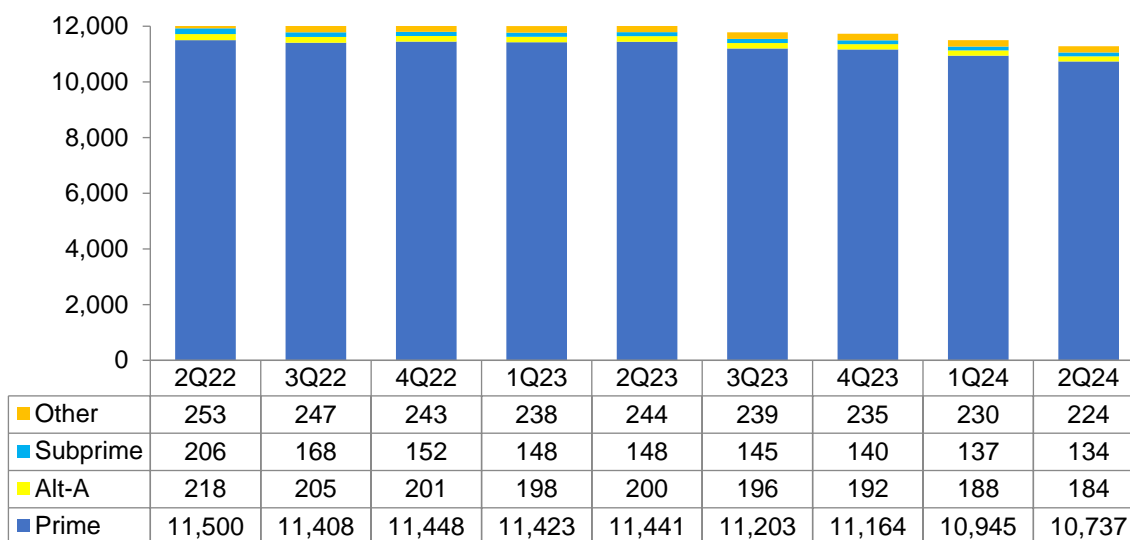


Figure 4 reports the percentage of loans in each risk category and shows that the composition of loans remained stable since the second quarter of 2022.

Figure 4: Composition—Percentage of Mortgages by Borrower Risk Category

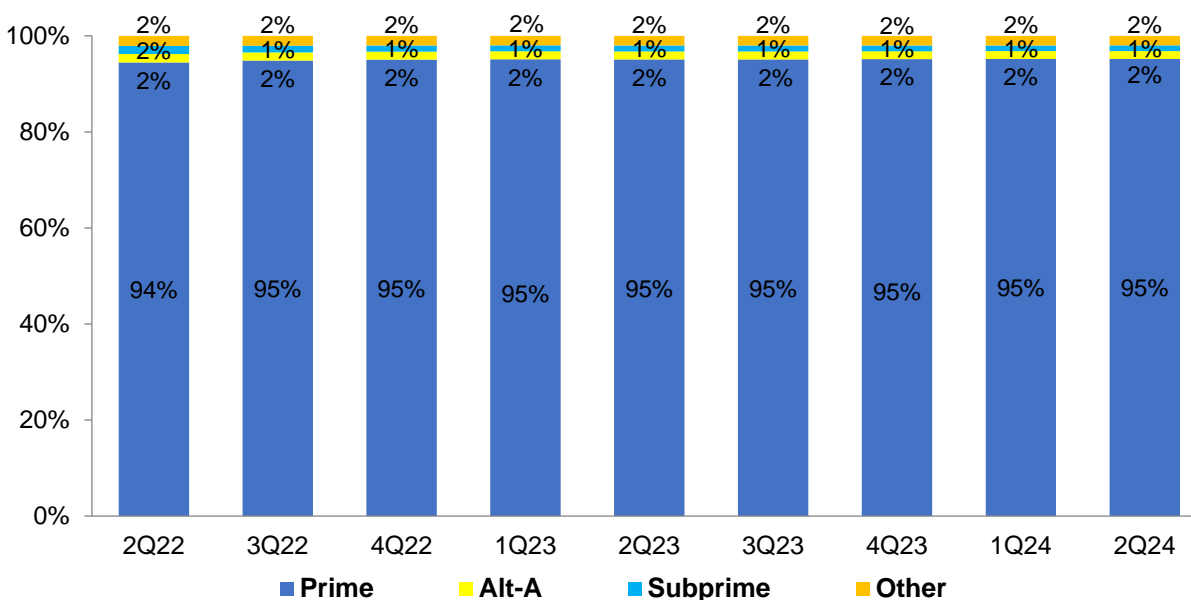


Figure 5 shows the number of loans in each category of delinquency from the second quarter of 2022 through the second quarter of 2024. The number of foreclosures in process decreased from the second quarter of 2023. The number of seriously delinquent loans has trended down since the second quarter of 2023.³ The number of 30–59 day delinquent loans has fluctuated since the second quarter of 2023.

³ Delinquencies are reported based on the contractual due date and may not match what is being reported in credit bureau data. Also, delinquencies are affected by the different relief programs offered by the banks.

Figure 5: Number of Loans in Delinquency and Foreclosures in Process—Loans in Thousands

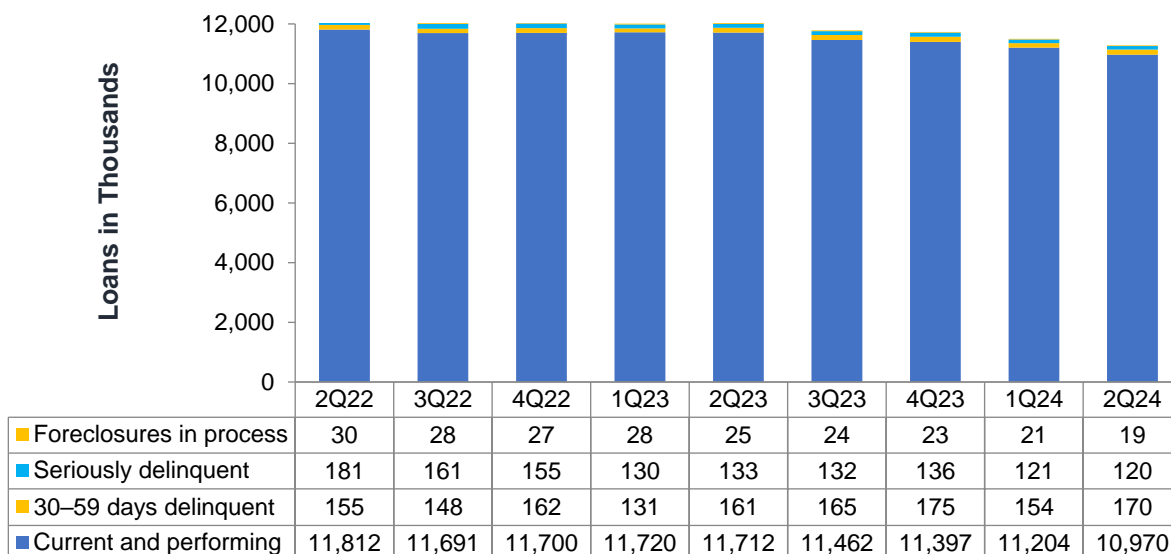


Figure 6 shows the percent of mortgages in each category of delinquency from the second quarter of 2022 through the second quarter of 2024. The percent of seriously delinquent loans has remained stable since the second quarter of 2023. The percent of 30–59 day delinquent loans increased from the prior quarter; however, this has fluctuated since the second quarter of 2023.

Figure 6: Percentage of Loans Current and Performing and in Delinquency

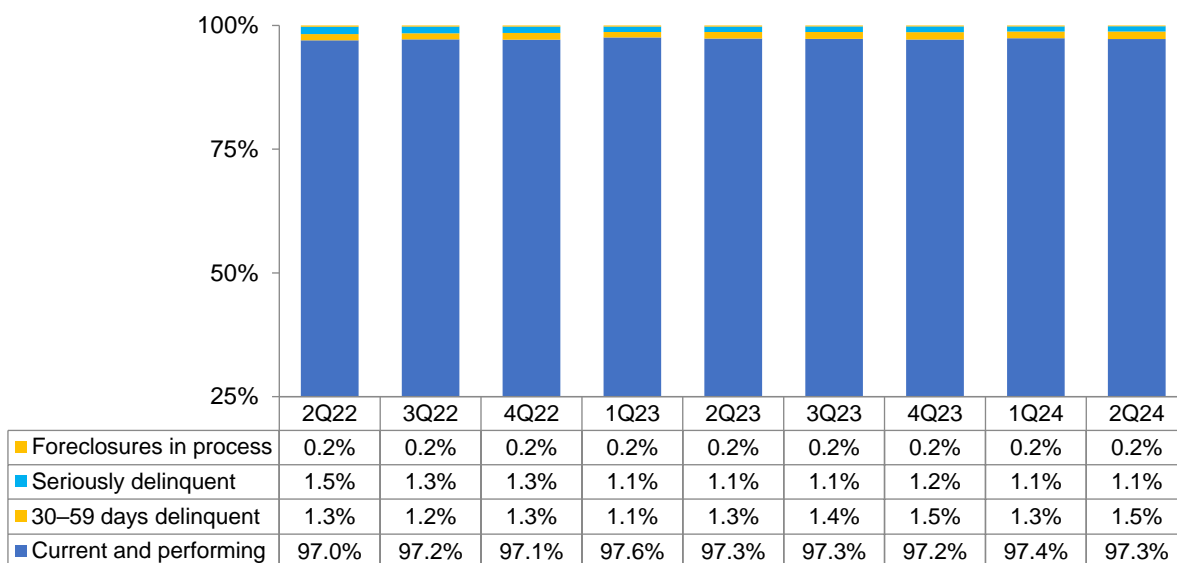


Figure 7 shows the number of new foreclosure actions initiated from the second quarter of 2022 through the second quarter of 2024. New foreclosure actions decreased in the second quarter of 2024 to 6,295 compared with 7,480 in second quarter of 2023.⁴

⁴ Events associated with the COVID-19 pandemic, including foreclosure moratoriums, have significantly affected these metrics.

Figure 7: Newly Initiated Foreclosures

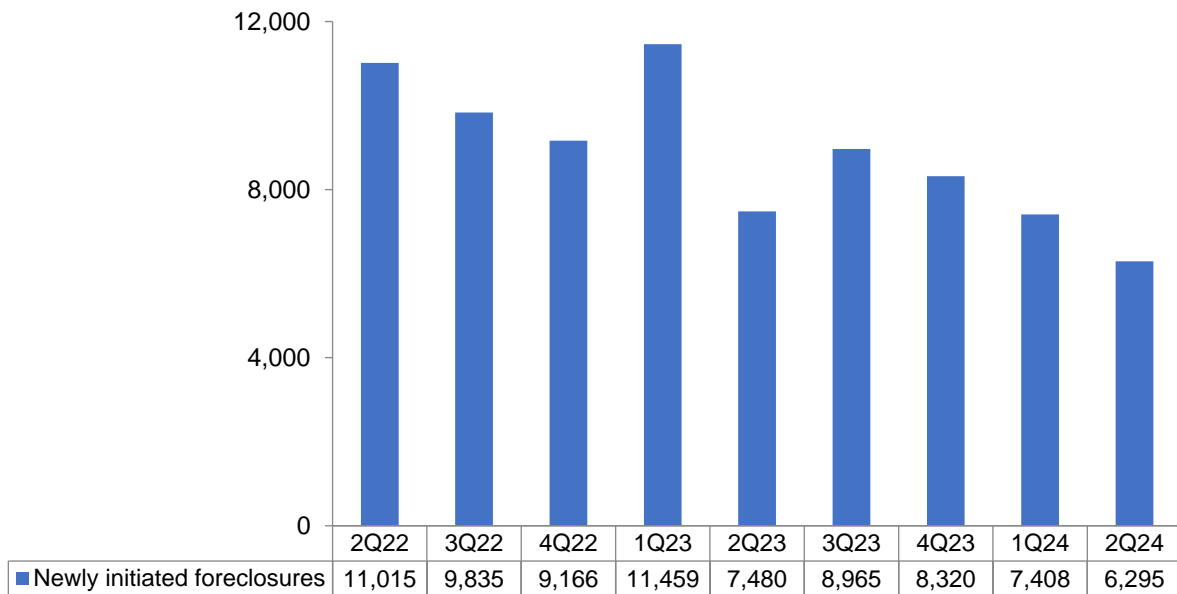
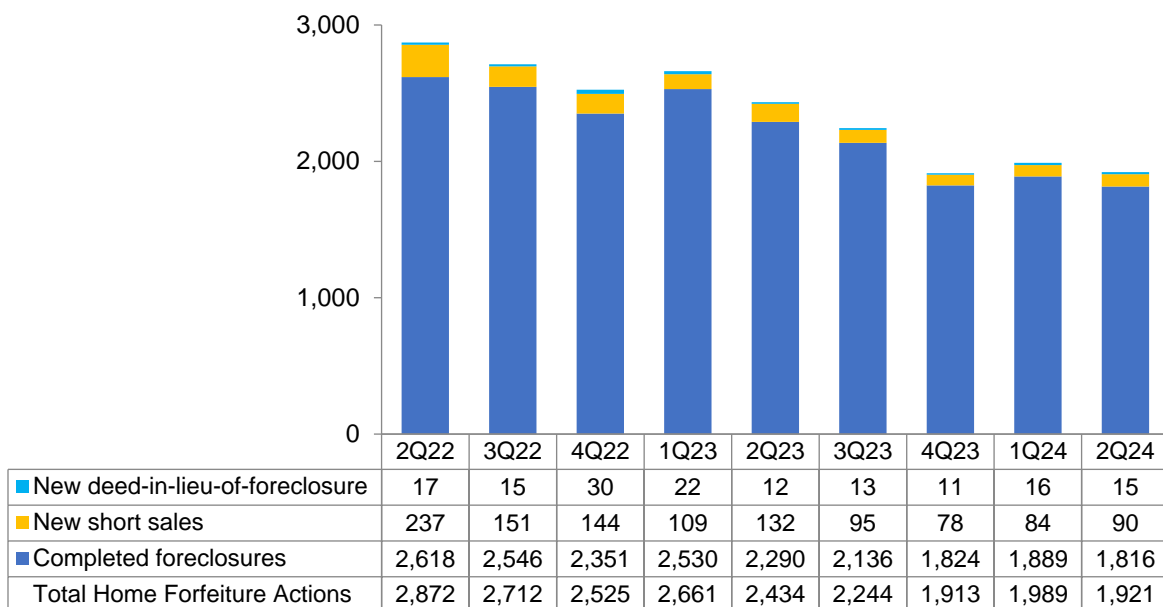


Figure 8 shows the number of foreclosure and other home forfeiture actions completed from the second quarter of 2022 through the second quarter of 2024. Completed foreclosures and other home forfeiture actions decreased to 1,921 in the second quarter of 2024 from 2,434 in the second quarter of 2023, a decrease of 21.1 percent.⁵

Figure 8: Completed Foreclosures and Other Home Forfeiture Actions



⁵ Events associated with the COVID-19 pandemic, including foreclosure moratoriums, have significantly affected these metrics.

Table 1: Number of Mortgage Modification Actions
Completed in the Second Quarter of 2024

States	Capitalization	Rate reduction or freeze	Term extension	Principal reduction	Principal deferral	Combination	Not reported	Total modifications
Total - All States	70	16	439	0	121	6,809	33	7,488
Alabama	2	0	8	0	0	70	0	80
Alaska	0	0	2	0	0	8	0	10
Arizona	1	1	5	0	6	194	0	207
Arkansas	0	0	2	0	1	71	0	74
California	4	1	9	0	13	374	5	406
Colorado	0	0	8	0	2	66	0	76
Connecticut	2	0	5	0	4	82	0	93
Delaware	1	0	3	0	2	28	0	34
District of Columbia	1	0	0	0	0	24	0	25
Florida	7	2	23	0	9	649	2	692
Georgia	3	1	31	0	5	214	1	255
Hawaii	0	0	1	0	4	11	0	16
Idaho	0	0	0	0	0	13	0	13
Illinois	3	0	22	0	8	610	3	646
Indiana	1	0	15	0	0	194	2	212
Iowa	1	0	0	0	0	60	0	61
Kansas	2	0	5	0	0	46	0	53
Kentucky	0	0	4	0	0	68	0	72
Louisiana	1	1	18	0	1	123	1	145
Maine	0	0	0	0	0	11	0	11
Maryland	5	1	13	0	4	297	1	321
Massachusetts	3	0	3	0	2	81	0	89
Michigan	3	1	14	0	1	120	2	141
Minnesota	0	1	9	0	1	259	0	270
Mississippi	0	0	4	0	1	40	1	46
Missouri	0	0	10	0	1	117	1	129
Montana	0	0	0	0	0	9	0	9
Nebraska	0	0	5	0	0	76	0	81
Nevada	1	0	3	0	5	83	0	92
New Hampshire	0	0	0	0	0	15	0	15
New Jersey	3	0	10	0	9	184	0	206
New Mexico	0	1	0	0	0	30	0	31
New York	2	0	22	0	2	330	4	360
North Carolina	2	0	13	0	3	164	1	183
North Dakota	0	0	0	0	0	8	0	8
Ohio	4	2	18	0	2	413	1	440
Oklahoma	0	0	6	0	0	107	1	114
Oregon	0	0	2	0	0	44	0	46
Pennsylvania	3	0	27	0	4	237	1	272
Rhode Island	1	0	2	0	0	10	0	13
South Carolina	3	0	9	0	4	107	0	123
South Dakota	0	0	0	0	0	13	0	13
Tennessee	0	0	5	0	1	78	0	84
Texas	6	2	75	0	14	709	3	809
Utah	0	1	4	0	1	45	0	51
Vermont	0	0	0	0	0	15	0	15
Virginia	3	0	16	0	8	122	2	151
Washington	2	0	5	0	2	91	0	100
West Virginia	0	0	0	0	0	12	0	12
Wisconsin	0	1	3	0	1	71	1	77
Wyoming	0	0	0	0	0	4	0	4
Other	0	0	0	0	0	2	0	2

Table 2: Number of Modification Actions in Combination Actions
Completed in the Second Quarter of 2024

States	Capitalization	Rate reduction or freeze	Term extension	Principal reduction	Principal deferral	Total combination modifications
Total - All States	5,970	2,534	6,066	5	1,747	6,809
Alabama	64	22	66	0	17	70
Alaska	7	1	6	0	3	8
Arizona	149	120	151	0	81	194
Arkansas	63	29	62	0	13	71
California	322	164	330	0	121	374
Colorado	54	29	56	0	20	66
Connecticut	71	20	74	0	23	82
Delaware	26	6	26	0	4	28
District of Columbia	23	9	23	0	7	24
Florida	560	258	567	1	184	649
Georgia	198	44	205	0	47	214
Hawaii	10	4	11	0	2	11
Idaho	9	10	10	0	4	13
Illinois	512	253	525	0	162	610
Indiana	179	58	180	0	28	194
Iowa	52	35	52	0	15	60
Kansas	42	20	42	0	10	46
Kentucky	55	32	59	0	19	68
Louisiana	113	30	116	0	23	123
Maine	10	4	10	0	3	11
Maryland	263	106	266	0	74	297
Massachusetts	70	29	68	0	26	81
Michigan	108	43	110	0	25	120
Minnesota	205	142	208	1	87	259
Mississippi	36	12	37	0	10	40
Missouri	98	48	101	0	26	117
Montana	8	6	8	0	2	9
Nebraska	57	57	59	0	29	76
Nevada	67	49	70	0	33	83
New Hampshire	13	4	14	0	5	15
New Jersey	160	53	166	0	48	184
New Mexico	28	6	29	0	7	30
New York	314	71	312	1	98	330
North Carolina	145	45	152	0	33	164
North Dakota	6	3	6	0	5	8
Ohio	359	181	361	0	98	413
Oklahoma	97	46	99	0	15	107
Oregon	39	28	38	0	11	44
Pennsylvania	224	64	226	0	53	237
Rhode Island	9	2	9	1	4	10
South Carolina	97	34	94	0	28	107
South Dakota	10	7	10	0	4	13
Tennessee	68	28	66	0	18	78
Texas	652	176	667	1	135	709
Utah	38	26	38	0	14	45
Vermont	11	13	9	0	4	15
Virginia	111	40	112	0	23	122
Washington	77	38	78	0	28	91
West Virginia	12	2	11	0	2	12
Wisconsin	63	26	65	0	15	71
Wyoming	4	1	4	0	0	4
Other	2	0	2	0	1	2

Table 3: Changes in Monthly Principal and Interest Payments by State
Modifications Completed in the Second Quarter of 2024

States	Decreased by 20% or more	Decreased by 10% to less than 20%	Decreased by less than 10%	Unchanged	Increased	Not reported	Total modifications
Total - All States	1,699	1,280	825	1,000	2,646	38	7,488
Alabama	18	11	13	6	31	1	80
Alaska	3	2	1	1	3	0	10
Arizona	45	45	25	54	38	0	207
Arkansas	18	13	7	9	27	0	74
California	115	94	60	66	69	2	406
Colorado	18	25	4	11	18	0	76
Connecticut	18	12	6	15	42	0	93
Delaware	7	4	2	4	17	0	34
District of Columbia	5	9	1	0	10	0	25
Florida	128	121	81	100	262	0	692
Georgia	73	29	25	27	100	1	255
Hawaii	2	4	2	5	2	1	16
Idaho	3	5	2	3	0	0	13
Illinois	93	117	60	103	273	0	646
Indiana	48	34	20	15	93	2	212
Iowa	14	9	6	8	24	0	61
Kansas	17	11	5	5	15	0	53
Kentucky	19	13	6	13	21	0	72
Louisiana	45	12	16	10	59	3	145
Maine	5	1	0	1	4	0	11
Maryland	77	45	32	39	127	1	321
Massachusetts	23	19	4	15	28	0	89
Michigan	43	27	12	20	39	0	141
Minnesota	52	49	27	56	85	1	270
Mississippi	13	6	6	9	12	0	46
Missouri	33	26	5	20	42	3	129
Montana	2	1	3	1	2	0	9
Nebraska	11	19	13	20	18	0	81
Nevada	19	19	16	20	18	0	92
New Hampshire	5	6	1	1	2	0	15
New Jersey	49	37	24	32	63	1	206
New Mexico	7	6	5	1	12	0	31
New York	93	63	46	25	131	2	360
North Carolina	50	29	28	22	53	1	183
North Dakota	2	1	1	3	1	0	8
Ohio	91	60	47	60	178	4	440
Oklahoma	23	16	15	10	50	0	114
Oregon	11	13	8	5	9	0	46
Pennsylvania	89	48	27	20	85	3	272
Rhode Island	2	1	2	1	7	0	13
South Carolina	28	20	9	16	49	1	123
South Dakota	2	3	2	3	3	0	13
Tennessee	15	12	9	16	31	1	84
Texas	159	100	92	65	388	5	809
Utah	7	16	6	10	12	0	51
Vermont	2	4	2	4	3	0	15
Virginia	31	27	19	24	47	3	151
Washington	35	23	8	16	16	2	100
West Virginia	4	2	3	0	3	0	12
Wisconsin	26	10	10	10	21	0	77
Wyoming	1	1	1	0	1	0	4
Other	0	0	0	0	2	0	2

Table 4: Number of Re-Defaults for Loans Modified Six Months Previously
 Modified Loans 60 or More Days Delinquent Six Months After Modification

States	Decreased by 20% or more	Decreased by 10% to less than 20%	Decreased by less than 10%	Unchanged	Increased	Not reported	Total re-defaults
Total - All States	190	169	178	242	749	17	1,545
Alabama	4	1	3	1	6	0	15
Alaska	0	0	0	0	1	0	1
Arizona	3	3	8	6	6	0	26
Arkansas	1	3	2	4	8	0	18
California	7	21	8	20	21	0	77
Colorado	3	2	2	1	5	0	13
Connecticut	2	4	1	0	9	0	16
Delaware	1	0	0	0	0	0	1
District of Columbia	0	1	0	1	2	0	4
Florida	16	14	13	21	73	1	138
Georgia	8	3	7	8	29	1	56
Hawaii	1	0	0	1	0	0	2
Idaho	1	0	0	0	1	0	2
Illinois	7	12	20	31	67	0	137
Indiana	5	4	2	7	34	0	52
Iowa	0	4	2	3	10	0	19
Kansas	1	0	2	3	10	1	17
Kentucky	2	3	2	1	6	0	14
Louisiana	6	5	6	4	17	0	38
Maine	0	0	2	1	0	0	3
Maryland	9	9	6	13	36	0	73
Massachusetts	1	1	2	3	6	2	15
Michigan	6	2	4	3	8	0	23
Minnesota	4	5	10	17	23	0	59
Mississippi	3	1	0	3	3	0	10
Missouri	3	2	3	6	4	0	18
Montana	0	0	0	1	0	0	1
Nebraska	1	0	2	7	9	0	19
Nevada	0	2	3	6	10	0	21
New Hampshire	1	1	0	1	0	0	3
New Jersey	6	5	9	5	26	2	53
New Mexico	2	1	0	1	5	0	9
New York	7	9	11	4	45	4	80
North Carolina	9	3	3	4	19	0	38
North Dakota	0	0	1	0	0	0	1
Ohio	7	4	11	11	41	0	74
Oklahoma	4	2	0	1	13	0	20
Oregon	2	1	1	2	1	0	7
Pennsylvania	9	8	6	7	32	3	65
Rhode Island	0	0	0	0	0	0	0
South Carolina	3	0	4	4	17	1	29
South Dakota	0	0	0	0	0	0	0
Tennessee	5	3	3	3	13	2	29
Texas	26	19	16	11	108	0	180
Utah	0	0	0	2	3	0	5
Vermont	0	0	0	2	1	0	3
Virginia	3	6	1	3	12	0	25
Washington	7	1	0	5	2	0	15
West Virginia	0	1	0	0	0	0	1
Wisconsin	2	3	1	3	6	0	15
Wyoming	2	0	1	1	1	0	5
Other	0	0	0	0	0	0	0

Appendix A: Definitions and Method

The *OCC Mortgage Metrics Report* relies on reporting elements and conventions standard in the residential mortgage industry.

Alt-A: Mortgages to prime-quality borrowers that do not satisfy the criteria for conforming or jumbo loan programs. For example, these loans may lack high loan-to-value mortgage insurance, have minimal documentation, or be secured by collateral other than the borrower's primary residence. Alt-A mortgages are based on the borrower's credit conditions at origination.

Capitalization: Actions that increase the unpaid principal balance of the loan by the amount of any delinquent payments and fees.

Combination modifications: Modifications that include more than one type of modification action. Most modifications generally require changes to more than one term of a loan to bring a loan current and reduce monthly payments to an amount that is affordable and sustainable.

Foreclosures in process: Mortgages for which servicers have begun formal foreclosure proceedings but have not yet completed the foreclosure process. The foreclosure process varies by state. Many foreclosures in process never result in the loss of borrowers' homes because servicers simultaneously pursue other loss mitigation actions, and borrowers may return their mortgages to current and performing status.

Interest rate reductions and freezes: Actions that reduce or freeze the contractual interest rate of the loan that was in effect before the modification action.

Loan modifications: Actions that contractually change the terms of mortgages with respect to interest rates, maturity, principal, or other terms of the loan.

Other: Mortgages in the portfolio that could not be classified by the bank as Prime, Alt-A, or Subprime. Other mortgages are based on the borrower's credit conditions at origination.

Prime: Mortgages to borrowers underwritten as part of a conforming or jumbo loan program. Typically, these borrowers are eligible for standard loan programs and pricing. For example, borrowers typically have mortgage insurance when the loan-to-value exceeds 80 percent of the collateral property value. Prime mortgages are based on the borrower's credit conditions at origination.

Principal deferral modifications: Modifications that remove a portion of the unpaid principal from the amount used to calculate monthly principal and interest payments for a set period. The deferred amount becomes due at the end of the loan term.

Principal reduction modifications: Modifications that permanently reduce the unpaid principal owed on a mortgage.

Re-default: For purposes of this report, a loan is defined as in re-default if it was 60 or more days past due as of the end of the month at which the modification was six months old. For example, a loan that was modified as of November 1, 2019, would be defined as in re-default if it was 60 or more days past due or 30 or more days past due and in the process of foreclosure as of its May 31, 2020, reporting date.

Seriously delinquent loans: Mortgages that are 60 or more days past due and all mortgages held by bankrupt borrowers whose payments are 30 or more days past due.

Subprime: Mortgages to borrowers that display a range of credit risk characteristics that may include a weak credit history, reduced repayment capacity, or incomplete credit history. A weak credit history may include prior delinquencies, judgments, bankruptcies, or foreclosures on the credit report at the time of underwriting. Subprime mortgages are based on the borrower's credit conditions at origination.

Term extensions: Actions that extend the final maturity date of the loan that was in effect before the modification action.

OCC Mortgage Metrics Report Method

Loan delinquencies are reported using the Mortgage Bankers Association convention that a loan is past due when a scheduled payment has not been made by the due date of the following scheduled payment. The statistics are based on the number of loans, unless stated otherwise.

Percentages are rounded to one decimal place unless the result is less than 0.1 percent, which is rounded to two decimal places. The report uses whole numbers when approximating. Values in tables may not total 100 percent because of rounding.

Results are not seasonally adjusted.