

# OCC Mortgage Metrics Report

Disclosure of National Bank Mortgage Loan Data

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Fourth Quarter 2022

Office of the Comptroller of the Currency  
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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.<sup>1</sup> 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 fourth quarter of 2022 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 in forbearance 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 entities (GSE) for the calculation and reporting of delinquency and credit bureau reporting.

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<sup>1</sup> 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 December 31, 2022, the reporting banks serviced approximately 12 million first-lien residential mortgage loans with \$2.7 trillion in unpaid principal balances (see figures 1 and 2). This \$2.7 trillion was 22 percent of all residential mortgage debt outstanding in the United States.<sup>2</sup>
- Overall mortgage performance this quarter improved from the fourth quarter of 2021. The percentage of mortgages that were current and performing at the end of the fourth quarter of 2022 was 97.1 percent compared with 96.4 percent at the end of the fourth quarter of 2021 (see figure 6). The CARES Act, signed into law on March 27, 2020, and extended on February 18, 2022, allows for loan forbearance that can extend up to 360 days and is reflected in the mortgage performance data.
- Servicers initiated 9,166 new foreclosures in the fourth quarter of 2022, a decrease from the prior quarter, but a higher volume than a year earlier (see figure 7). The new foreclosure volume in the fourth quarter of 2022 is lower than pre-COVID-19 pandemic foreclosure volumes. Home forfeiture actions during the fourth quarter of 2022—completed foreclosure sales, short sales, and deed-in-lieu-of-foreclosure actions—increased 42.8 percent from a year earlier to 2,525 (see figure 8). Events associated with the COVID-19 pandemic, including foreclosure moratoriums that began March 18, 2020, and were extended to July 31, 2021, have significantly affected these metrics.

### Number and Type of Modifications Completed and Impact on Payment Amount

Servicers completed 11,419 modifications during the fourth quarter of 2022, a 29.3 percent decrease from the previous quarter's 16,160 modifications.

- Of these 11,419 modifications, 9,597, or 84 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 1,822 loan modifications, 1,712 received a single action and 110 were not assigned a modification type (see table 1).
- Among the 9,597 combination modifications completed during the quarter, 8,335, or 86.9 percent, included a term extension; 7,898, or 82.3 percent, included capitalization of delinquent interest and fees; 4,703, or 49 percent, included an interest rate reduction or freeze; 2,864, or 29.8 percent, included principal deferral; and 16, or 0.2 percent, included principal reduction (see table 2).
- Of the 11,419 modifications completed during the quarter, 7,303, or 64 percent, reduced the loan's pre-modification monthly payment (see table 3).

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<sup>2</sup> 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 December 31, 2022.

## Modified Loan Performance

By December 31, 2022, all loans modified during the second quarter of 2022 would have aged at least six months. Of the 28,109 modifications completed during the second quarter of 2022, servicers reported that 3,150, or 11.2 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 the amount of unpaid balances from the fourth quarter of 2020 through the fourth quarter of 2022.

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

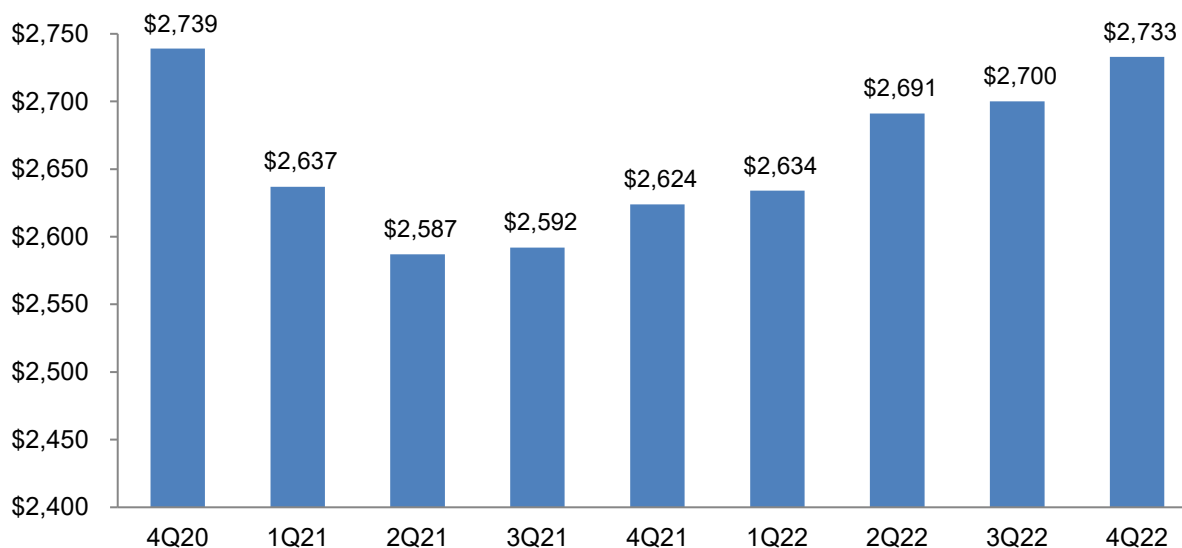


Figure 2 shows the number of first-lien residential mortgages serviced and the change in the number of loans serviced from the fourth quarter of 2020 through the fourth quarter of 2022.

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

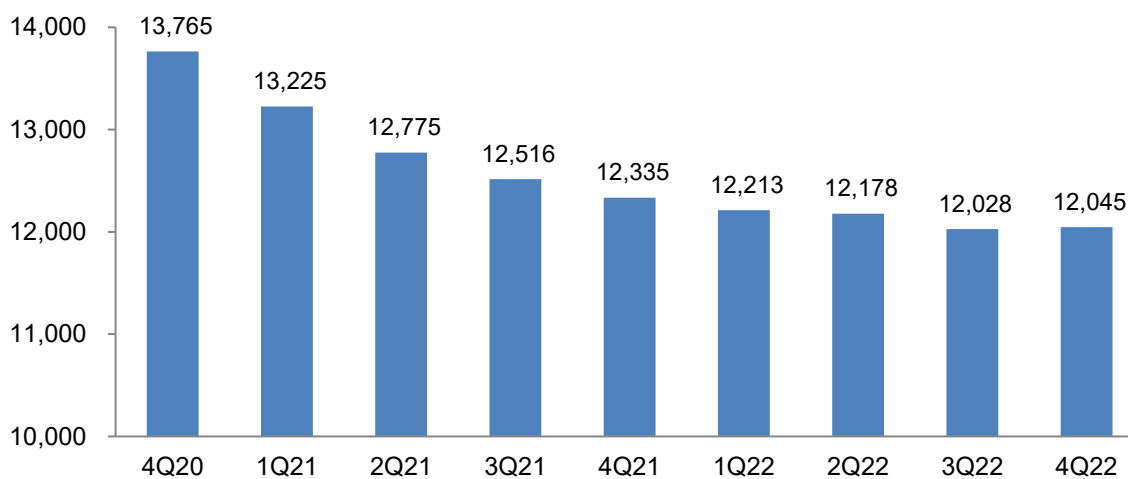


Figure 3 shows the number of loans in each risk category and the change in each category from the fourth quarter of 2020 through the fourth quarter of 2022.

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

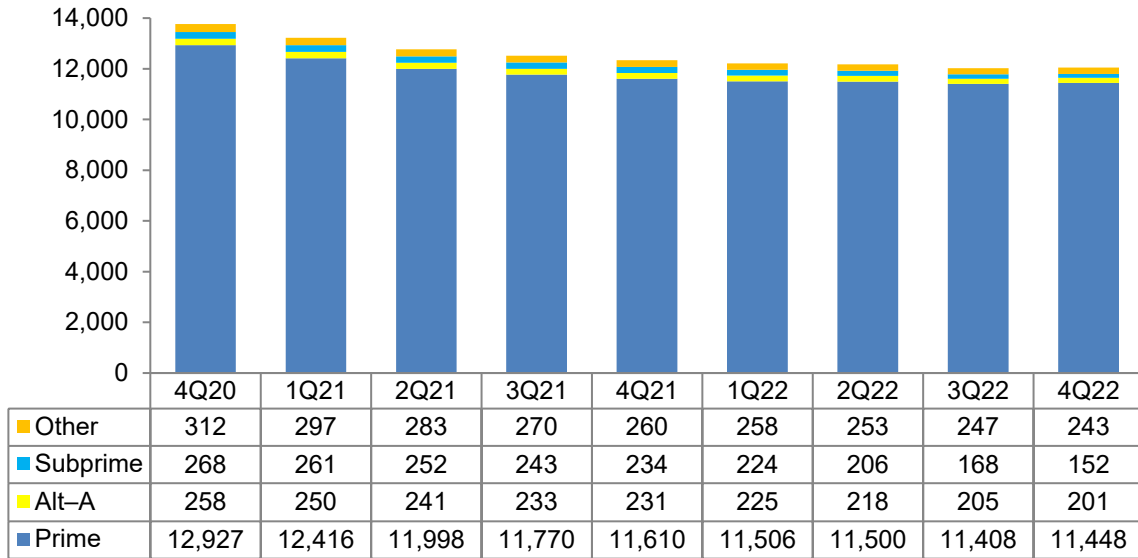


Figure 4 reports the percentage of loans in each risk category and shows that the composition of loans has remained relatively stable since the fourth quarter of 2020.

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

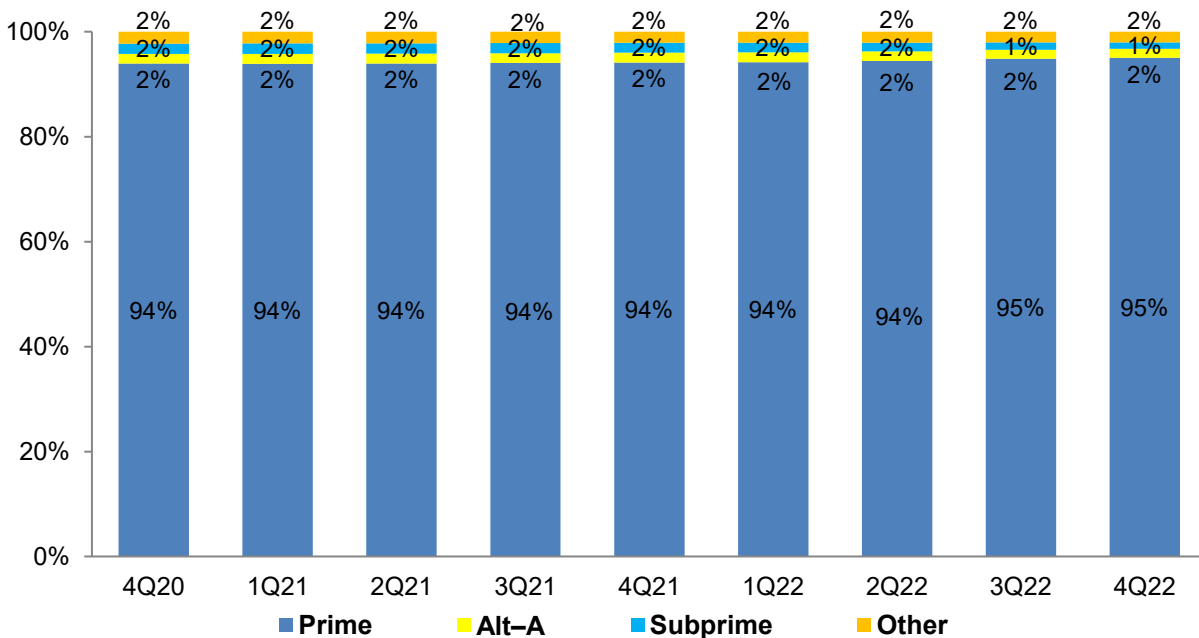


Figure 5 shows the number of loans in each category of delinquency from the fourth quarter of 2020 through the fourth quarter of 2022. The number of foreclosures in process has declined

slightly quarter over quarter since the first quarter of 2022. The number of seriously delinquent loans has trended down since the fourth quarter of 2020.<sup>3</sup>

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

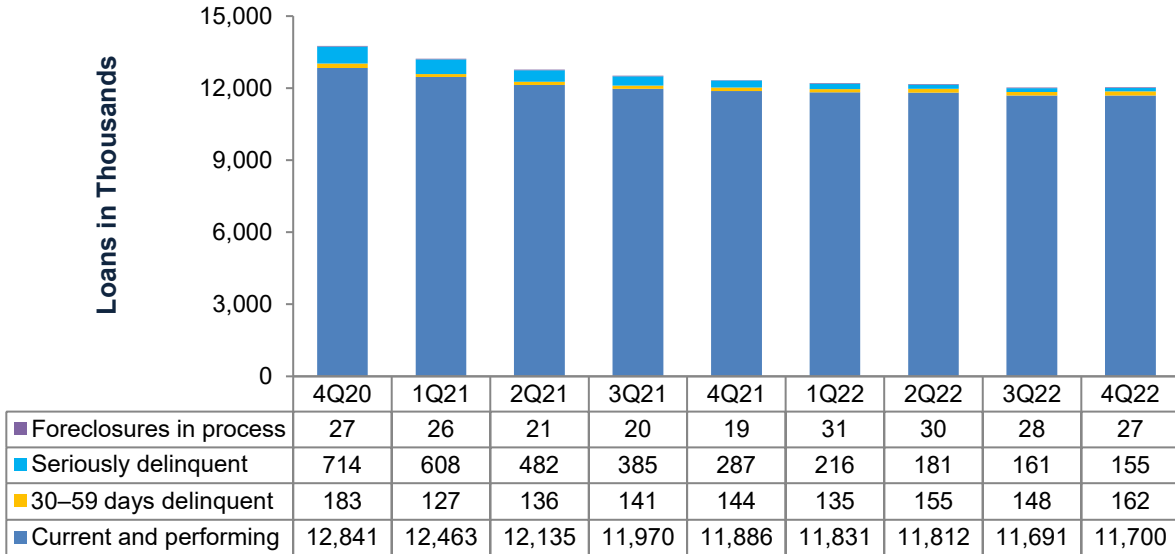
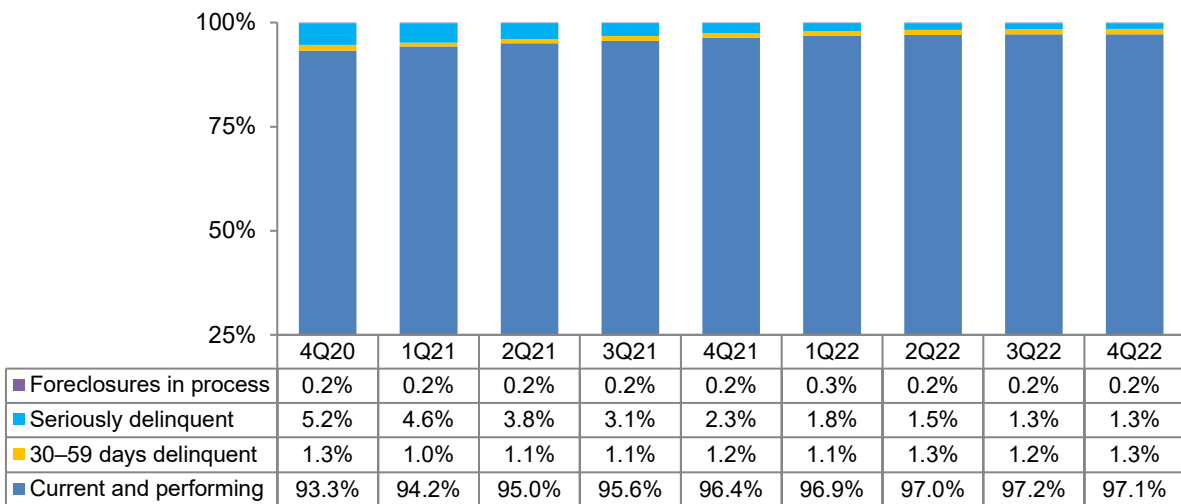


Figure 6 shows the percent of mortgages in each category of delinquency from the fourth quarter of 2020 through the fourth quarter of 2022. The percent of seriously delinquent loans has trended down since the fourth quarter of 2020.

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



<sup>3</sup> 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 7 shows the number of new foreclosure actions initiated from the fourth quarter of 2020 through the fourth quarter of 2022. New foreclosure actions decreased to 9,166 and the current volume is lower than the pre-COVID-19 pandemic foreclosure volume.<sup>4</sup>

**Figure 7: Newly Initiated Foreclosures**

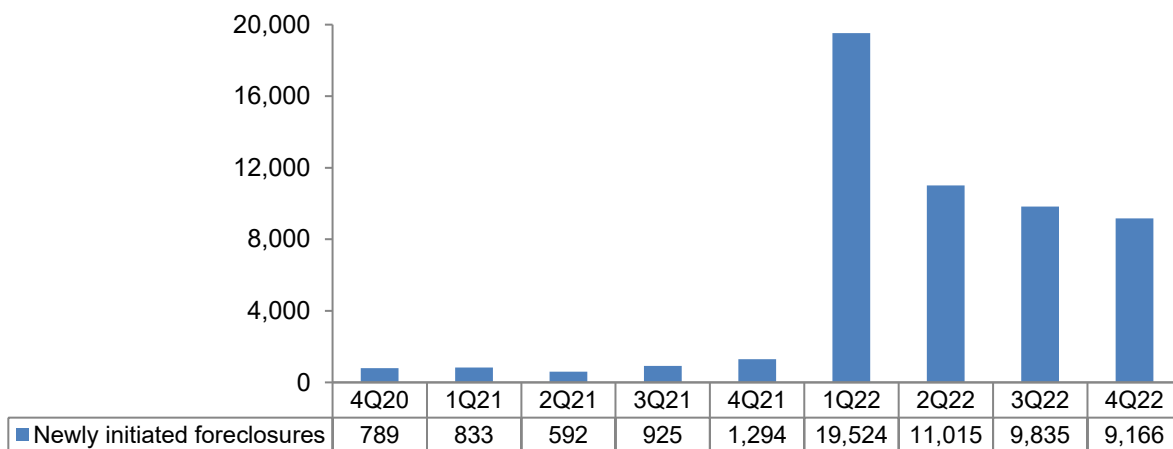
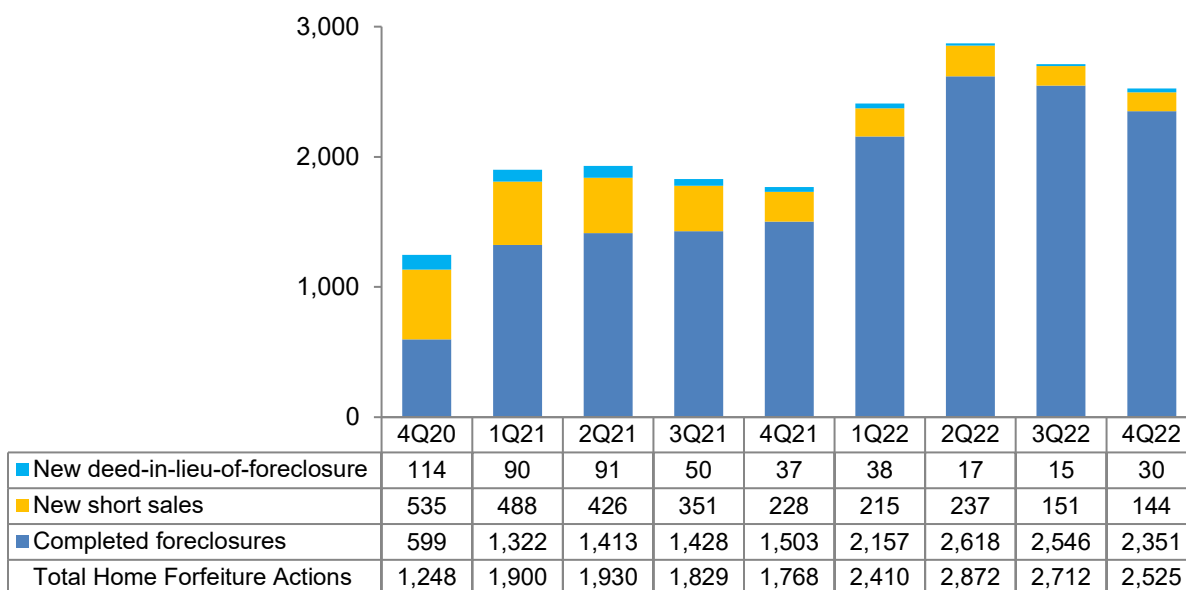


Figure 8 shows the number of foreclosure and other home forfeiture actions completed from the fourth quarter of 2020 through the fourth quarter of 2022. Completed foreclosures and other forfeiture actions increased to 2,525 in the fourth quarter of 2022 from 1,768 in the fourth quarter of 2021, an increase of 42.8 percent.<sup>5</sup>

**Figure 8: Completed Foreclosures and Other Home Forfeiture Actions**



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

<sup>5</sup> 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 Fourth Quarter of 2022

| States                    | Capitalization | Rate reduction or freeze | Term extension | Principal reduction | Principal deferral | Combination | Not reported | Total modifications |
|---------------------------|----------------|--------------------------|----------------|---------------------|--------------------|-------------|--------------|---------------------|
| <b>Total - All States</b> | 67             | 52                       | 965            | 0                   | 628                | 9,597       | 110          | 11,419              |
| Alabama                   | 1              | 0                        | 34             | 0                   | 4                  | 122         | 4            | 165                 |
| Alaska                    | 0              | 0                        | 9              | 0                   | 0                  | 20          | 0            | 29                  |
| Arizona                   | 1              | 0                        | 11             | 0                   | 10                 | 216         | 3            | 241                 |
| Arkansas                  | 1              | 1                        | 10             | 0                   | 5                  | 88          | 0            | 105                 |
| California                | 8              | 3                        | 37             | 0                   | 82                 | 694         | 4            | 828                 |
| Colorado                  | 2              | 0                        | 13             | 0                   | 7                  | 127         | 2            | 151                 |
| Connecticut               | 2              | 0                        | 10             | 0                   | 13                 | 130         | 0            | 155                 |
| Delaware                  | 0              | 0                        | 6              | 0                   | 4                  | 48          | 0            | 58                  |
| District of Columbia      | 0              | 1                        | 0              | 0                   | 6                  | 28          | 0            | 35                  |
| Florida                   | 2              | 3                        | 44             | 0                   | 54                 | 685         | 8            | 796                 |
| Georgia                   | 3              | 4                        | 50             | 0                   | 19                 | 332         | 6            | 414                 |
| Hawaii                    | 0              | 1                        | 1              | 0                   | 2                  | 34          | 0            | 38                  |
| Idaho                     | 0              | 0                        | 0              | 0                   | 0                  | 19          | 0            | 19                  |
| Illinois                  | 3              | 2                        | 39             | 0                   | 26                 | 727         | 6            | 803                 |
| Indiana                   | 0              | 2                        | 20             | 0                   | 6                  | 205         | 1            | 234                 |
| Iowa                      | 0              | 0                        | 3              | 0                   | 5                  | 89          | 0            | 97                  |
| Kansas                    | 0              | 0                        | 17             | 0                   | 3                  | 70          | 0            | 90                  |
| Kentucky                  | 1              | 1                        | 21             | 0                   | 3                  | 120         | 0            | 146                 |
| Louisiana                 | 1              | 4                        | 16             | 0                   | 11                 | 179         | 3            | 214                 |
| Maine                     | 0              | 0                        | 4              | 0                   | 4                  | 24          | 0            | 32                  |
| Maryland                  | 1              | 3                        | 34             | 0                   | 19                 | 353         | 7            | 417                 |
| Massachusetts             | 1              | 1                        | 13             | 0                   | 11                 | 146         | 1            | 173                 |
| Michigan                  | 1              | 2                        | 24             | 0                   | 9                  | 155         | 1            | 192                 |
| Minnesota                 | 1              | 0                        | 14             | 0                   | 10                 | 289         | 1            | 315                 |
| Mississippi               | 1              | 2                        | 11             | 0                   | 5                  | 67          | 2            | 88                  |
| Missouri                  | 0              | 2                        | 23             | 0                   | 18                 | 178         | 2            | 223                 |
| Montana                   | 0              | 0                        | 2              | 0                   | 1                  | 19          | 1            | 23                  |
| Nebraska                  | 0              | 0                        | 7              | 0                   | 2                  | 83          | 0            | 92                  |
| Nevada                    | 0              | 0                        | 4              | 0                   | 8                  | 104         | 1            | 117                 |
| New Hampshire             | 0              | 0                        | 6              | 0                   | 0                  | 26          | 0            | 32                  |
| New Jersey                | 4              | 1                        | 18             | 0                   | 31                 | 349         | 7            | 410                 |
| New Mexico                | 0              | 0                        | 7              | 0                   | 4                  | 70          | 0            | 81                  |
| New York                  | 2              | 2                        | 38             | 0                   | 43                 | 557         | 9            | 651                 |
| North Carolina            | 4              | 1                        | 37             | 0                   | 17                 | 291         | 4            | 354                 |
| North Dakota              | 0              | 0                        | 2              | 0                   | 0                  | 17          | 0            | 19                  |
| Ohio                      | 3              | 1                        | 41             | 0                   | 6                  | 365         | 2            | 418                 |
| Oklahoma                  | 1              | 1                        | 16             | 0                   | 3                  | 133         | 3            | 157                 |
| Oregon                    | 0              | 0                        | 6              | 0                   | 6                  | 98          | 2            | 112                 |
| Pennsylvania              | 4              | 3                        | 44             | 0                   | 33                 | 377         | 7            | 468                 |
| Rhode Island              | 0              | 0                        | 2              | 0                   | 3                  | 24          | 0            | 29                  |
| South Carolina            | 0              | 1                        | 25             | 0                   | 11                 | 165         | 2            | 204                 |
| South Dakota              | 0              | 0                        | 1              | 0                   | 0                  | 23          | 0            | 24                  |
| Tennessee                 | 2              | 3                        | 22             | 0                   | 10                 | 157         | 2            | 196                 |
| Texas                     | 6              | 5                        | 144            | 0                   | 69                 | 993         | 10           | 1,227               |
| Utah                      | 0              | 0                        | 9              | 0                   | 1                  | 55          | 0            | 65                  |
| Vermont                   | 1              | 0                        | 1              | 0                   | 2                  | 10          | 1            | 15                  |
| Virginia                  | 4              | 1                        | 44             | 0                   | 28                 | 236         | 5            | 318                 |
| Washington                | 4              | 0                        | 16             | 0                   | 9                  | 138         | 1            | 168                 |
| West Virginia             | 0              | 0                        | 5              | 0                   | 1                  | 34          | 0            | 40                  |
| Wisconsin                 | 2              | 1                        | 2              | 0                   | 3                  | 113         | 1            | 122                 |
| Wyoming                   | 0              | 0                        | 2              | 0                   | 1                  | 13          | 0            | 16                  |
| Other                     | 0              | 0                        | 0              | 0                   | 0                  | 2           | 1            | 3                   |

**Table 2: Number of Modification Actions in Combination Actions**  
Completed in the Fourth Quarter of 2022

| States                    | Capitalization | Rate reduction or freeze | Term extension | Principal reduction | Principal deferral | Total combination modifications |
|---------------------------|----------------|--------------------------|----------------|---------------------|--------------------|---------------------------------|
| <b>Total - All States</b> | 7,898          | 4,703                    | 8,335          | 16                  | 2,864              | 9,597                           |
| Alabama                   | 110            | 57                       | 115            | 0                   | 29                 | 122                             |
| Alaska                    | 19             | 7                        | 20             | 0                   | 1                  | 20                              |
| Arizona                   | 148            | 142                      | 155            | 0                   | 78                 | 216                             |
| Arkansas                  | 69             | 53                       | 71             | 0                   | 23                 | 88                              |
| California                | 574            | 347                      | 591            | 1                   | 276                | 694                             |
| Colorado                  | 104            | 60                       | 109            | 1                   | 33                 | 127                             |
| Connecticut               | 114            | 65                       | 118            | 1                   | 38                 | 130                             |
| Delaware                  | 44             | 22                       | 43             | 0                   | 15                 | 48                              |
| District of Columbia      | 24             | 14                       | 25             | 0                   | 7                  | 28                              |
| Florida                   | 545            | 362                      | 565            | 1                   | 242                | 685                             |
| Georgia                   | 294            | 126                      | 316            | 1                   | 75                 | 332                             |
| Hawaii                    | 27             | 18                       | 28             | 0                   | 13                 | 34                              |
| Idaho                     | 14             | 11                       | 14             | 0                   | 5                  | 19                              |
| Illinois                  | 543            | 384                      | 578            | 2                   | 290                | 727                             |
| Indiana                   | 175            | 87                       | 186            | 0                   | 39                 | 205                             |
| Iowa                      | 63             | 51                       | 69             | 0                   | 30                 | 89                              |
| Kansas                    | 58             | 26                       | 63             | 0                   | 10                 | 70                              |
| Kentucky                  | 89             | 77                       | 95             | 0                   | 37                 | 120                             |
| Louisiana                 | 164            | 79                       | 170            | 1                   | 40                 | 179                             |
| Maine                     | 19             | 10                       | 20             | 0                   | 6                  | 24                              |
| Maryland                  | 300            | 158                      | 326            | 1                   | 100                | 353                             |
| Massachusetts             | 118            | 69                       | 124            | 1                   | 39                 | 146                             |
| Michigan                  | 136            | 70                       | 142            | 1                   | 42                 | 155                             |
| Minnesota                 | 205            | 184                      | 205            | 0                   | 115                | 289                             |
| Mississippi               | 55             | 28                       | 58             | 0                   | 17                 | 67                              |
| Missouri                  | 131            | 91                       | 136            | 3                   | 59                 | 178                             |
| Montana                   | 16             | 11                       | 17             | 0                   | 7                  | 19                              |
| Nebraska                  | 60             | 45                       | 61             | 0                   | 33                 | 83                              |
| Nevada                    | 74             | 71                       | 79             | 0                   | 34                 | 104                             |
| New Hampshire             | 20             | 12                       | 23             | 0                   | 4                  | 26                              |
| New Jersey                | 312            | 126                      | 327            | 0                   | 116                | 349                             |
| New Mexico                | 62             | 29                       | 65             | 0                   | 18                 | 70                              |
| New York                  | 496            | 255                      | 516            | 1                   | 200                | 557                             |
| North Carolina            | 241            | 134                      | 259            | 0                   | 76                 | 291                             |
| North Dakota              | 11             | 9                        | 13             | 0                   | 4                  | 17                              |
| Ohio                      | 281            | 176                      | 300            | 0                   | 106                | 365                             |
| Oklahoma                  | 108            | 66                       | 118            | 0                   | 26                 | 133                             |
| Oregon                    | 82             | 64                       | 80             | 0                   | 33                 | 98                              |
| Pennsylvania              | 329            | 172                      | 358            | 0                   | 103                | 377                             |
| Rhode Island              | 22             | 10                       | 21             | 0                   | 7                  | 24                              |
| South Carolina            | 142            | 71                       | 154            | 0                   | 35                 | 165                             |
| South Dakota              | 22             | 13                       | 21             | 0                   | 3                  | 23                              |
| Tennessee                 | 122            | 87                       | 133            | 0                   | 45                 | 157                             |
| Texas                     | 878            | 433                      | 938            | 1                   | 182                | 993                             |
| Utah                      | 43             | 30                       | 45             | 0                   | 15                 | 55                              |
| Vermont                   | 8              | 6                        | 8              | 0                   | 3                  | 10                              |
| Virginia                  | 203            | 120                      | 210            | 0                   | 62                 | 236                             |
| Washington                | 110            | 65                       | 123            | 0                   | 33                 | 138                             |
| West Virginia             | 25             | 22                       | 31             | 0                   | 13                 | 34                              |
| Wisconsin                 | 82             | 67                       | 84             | 0                   | 39                 | 113                             |
| Wyoming                   | 6              | 9                        | 7              | 0                   | 7                  | 13                              |
| Other                     | 1              | 2                        | 2              | 0                   | 1                  | 2                               |

**Table 3: Changes in Monthly Principal and Interest Payments by State**  
Modifications Completed in the Fourth Quarter of 2022

| States                    | Decreased by 20% or more | Decreased by 10% to less than 20% | Decreased by less than 10% | Unchanged | Increased | Not reported | Total modifications |
|---------------------------|--------------------------|-----------------------------------|----------------------------|-----------|-----------|--------------|---------------------|
| <b>Total - All States</b> | 3,582                    | 1,944                             | 1,777                      | 2,177     | 1,851     | 88           | 11,419              |
| Alabama                   | 58                       | 27                                | 32                         | 20        | 23        | 5            | 165                 |
| Alaska                    | 10                       | 4                                 | 9                          | 0         | 6         | 0            | 29                  |
| Arizona                   | 58                       | 58                                | 37                         | 74        | 11        | 3            | 241                 |
| Arkansas                  | 34                       | 20                                | 11                         | 23        | 17        | 0            | 105                 |
| California                | 287                      | 161                               | 108                        | 203       | 66        | 3            | 828                 |
| Colorado                  | 44                       | 28                                | 35                         | 26        | 17        | 1            | 151                 |
| Connecticut               | 52                       | 30                                | 18                         | 27        | 28        | 0            | 155                 |
| Delaware                  | 19                       | 12                                | 13                         | 5         | 9         | 0            | 58                  |
| District of Columbia      | 15                       | 4                                 | 5                          | 9         | 2         | 0            | 35                  |
| Florida                   | 211                      | 130                               | 137                        | 191       | 121       | 6            | 796                 |
| Georgia                   | 145                      | 69                                | 63                         | 41        | 89        | 7            | 414                 |
| Hawaii                    | 19                       | 6                                 | 6                          | 6         | 1         | 0            | 38                  |
| Idaho                     | 8                        | 3                                 | 2                          | 4         | 2         | 0            | 19                  |
| Illinois                  | 200                      | 122                               | 134                        | 192       | 151       | 4            | 803                 |
| Indiana                   | 72                       | 40                                | 23                         | 34        | 63        | 2            | 234                 |
| Iowa                      | 24                       | 18                                | 11                         | 28        | 15        | 1            | 97                  |
| Kansas                    | 15                       | 18                                | 22                         | 14        | 20        | 1            | 90                  |
| Kentucky                  | 49                       | 19                                | 21                         | 35        | 21        | 1            | 146                 |
| Louisiana                 | 77                       | 34                                | 39                         | 28        | 35        | 1            | 214                 |
| Maine                     | 8                        | 3                                 | 6                          | 8         | 7         | 0            | 32                  |
| Maryland                  | 114                      | 74                                | 68                         | 66        | 90        | 5            | 417                 |
| Massachusetts             | 47                       | 32                                | 26                         | 36        | 25        | 7            | 173                 |
| Michigan                  | 69                       | 39                                | 28                         | 32        | 24        | 0            | 192                 |
| Minnesota                 | 65                       | 62                                | 47                         | 99        | 42        | 0            | 315                 |
| Mississippi               | 33                       | 7                                 | 9                          | 19        | 18        | 2            | 88                  |
| Missouri                  | 44                       | 43                                | 28                         | 70        | 36        | 2            | 223                 |
| Montana                   | 13                       | 1                                 | 4                          | 4         | 1         | 0            | 23                  |
| Nebraska                  | 17                       | 12                                | 18                         | 25        | 20        | 0            | 92                  |
| Nevada                    | 35                       | 16                                | 29                         | 31        | 6         | 0            | 117                 |
| New Hampshire             | 10                       | 4                                 | 10                         | 4         | 4         | 0            | 32                  |
| New Jersey                | 113                      | 84                                | 66                         | 64        | 82        | 1            | 410                 |
| New Mexico                | 34                       | 13                                | 13                         | 13        | 7         | 1            | 81                  |
| New York                  | 204                      | 150                               | 107                        | 103       | 82        | 5            | 651                 |
| North Carolina            | 124                      | 45                                | 40                         | 66        | 76        | 3            | 354                 |
| North Dakota              | 9                        | 2                                 | 1                          | 5         | 2         | 0            | 19                  |
| Ohio                      | 109                      | 58                                | 65                         | 80        | 104       | 2            | 418                 |
| Oklahoma                  | 53                       | 21                                | 26                         | 26        | 30        | 1            | 157                 |
| Oregon                    | 42                       | 24                                | 20                         | 21        | 3         | 2            | 112                 |
| Pennsylvania              | 184                      | 70                                | 62                         | 72        | 76        | 4            | 468                 |
| Rhode Island              | 8                        | 8                                 | 1                          | 6         | 6         | 0            | 29                  |
| South Carolina            | 78                       | 25                                | 32                         | 25        | 41        | 3            | 204                 |
| South Dakota              | 10                       | 4                                 | 5                          | 1         | 4         | 0            | 24                  |
| Tennessee                 | 64                       | 29                                | 27                         | 41        | 34        | 1            | 196                 |
| Texas                     | 440                      | 198                               | 187                        | 149       | 246       | 7            | 1,227               |
| Utah                      | 14                       | 16                                | 18                         | 11        | 6         | 0            | 65                  |
| Vermont                   | 5                        | 2                                 | 1                          | 4         | 2         | 1            | 15                  |
| Virginia                  | 125                      | 45                                | 48                         | 60        | 37        | 3            | 318                 |
| Washington                | 58                       | 28                                | 30                         | 30        | 19        | 3            | 168                 |
| West Virginia             | 17                       | 2                                 | 9                          | 6         | 6         | 0            | 40                  |
| Wisconsin                 | 34                       | 21                                | 18                         | 33        | 16        | 0            | 122                 |
| Wyoming                   | 3                        | 2                                 | 2                          | 7         | 2         | 0            | 16                  |
| Other                     | 2                        | 1                                 | 0                          | 0         | 0         | 0            | 3                   |

**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 |
|---------------------------|--------------------------|-----------------------------------|----------------------------|-----------|-----------|--------------|-------------------|
| <b>Total - All States</b> | 1,020                    | 538                               | 447                        | 581       | 401       | 163          | 3,150             |
| Alabama                   | 20                       | 13                                | 6                          | 6         | 8         | 3            | 56                |
| Alaska                    | 1                        | 0                                 | 0                          | 0         | 0         | 0            | 1                 |
| Arizona                   | 19                       | 15                                | 15                         | 23        | 3         | 1            | 76                |
| Arkansas                  | 16                       | 7                                 | 7                          | 4         | 5         | 4            | 43                |
| California                | 49                       | 28                                | 20                         | 36        | 7         | 2            | 142               |
| Colorado                  | 12                       | 6                                 | 2                          | 10        | 4         | 1            | 35                |
| Connecticut               | 13                       | 4                                 | 5                          | 12        | 7         | 4            | 45                |
| Delaware                  | 9                        | 7                                 | 4                          | 4         | 3         | 0            | 27                |
| District of Columbia      | 4                        | 1                                 | 1                          | 2         | 1         | 0            | 9                 |
| Florida                   | 83                       | 42                                | 35                         | 51        | 18        | 7            | 236               |
| Georgia                   | 46                       | 19                                | 19                         | 11        | 21        | 8            | 124               |
| Hawaii                    | 0                        | 0                                 | 0                          | 1         | 0         | 1            | 2                 |
| Idaho                     | 2                        | 1                                 | 1                          | 0         | 0         | 0            | 4                 |
| Illinois                  | 56                       | 50                                | 21                         | 52        | 37        | 23           | 239               |
| Indiana                   | 25                       | 15                                | 16                         | 12        | 11        | 8            | 87                |
| Iowa                      | 8                        | 4                                 | 5                          | 11        | 5         | 0            | 33                |
| Kansas                    | 12                       | 1                                 | 4                          | 3         | 3         | 0            | 23                |
| Kentucky                  | 15                       | 1                                 | 4                          | 11        | 6         | 6            | 43                |
| Louisiana                 | 22                       | 8                                 | 16                         | 8         | 6         | 5            | 65                |
| Maine                     | 3                        | 0                                 | 3                          | 3         | 1         | 2            | 12                |
| Maryland                  | 30                       | 16                                | 20                         | 26        | 6         | 8            | 106               |
| Massachusetts             | 9                        | 2                                 | 0                          | 14        | 10        | 1            | 36                |
| Michigan                  | 22                       | 15                                | 7                          | 7         | 6         | 4            | 61                |
| Minnesota                 | 28                       | 23                                | 12                         | 27        | 6         | 3            | 99                |
| Mississippi               | 11                       | 3                                 | 6                          | 4         | 4         | 1            | 29                |
| Missouri                  | 25                       | 15                                | 10                         | 13        | 6         | 1            | 70                |
| Montana                   | 1                        | 2                                 | 2                          | 1         | 1         | 0            | 7                 |
| Nebraska                  | 16                       | 4                                 | 5                          | 5         | 1         | 0            | 31                |
| Nevada                    | 12                       | 6                                 | 8                          | 12        | 2         | 0            | 40                |
| New Hampshire             | 0                        | 0                                 | 1                          | 3         | 4         | 0            | 8                 |
| New Jersey                | 26                       | 16                                | 11                         | 9         | 20        | 6            | 88                |
| New Mexico                | 5                        | 1                                 | 6                          | 3         | 0         | 1            | 16                |
| New York                  | 55                       | 23                                | 24                         | 19        | 21        | 8            | 150               |
| North Carolina            | 33                       | 9                                 | 8                          | 13        | 12        | 7            | 82                |
| North Dakota              | 0                        | 1                                 | 0                          | 0         | 0         | 0            | 1                 |
| Ohio                      | 43                       | 31                                | 21                         | 33        | 14        | 8            | 150               |
| Oklahoma                  | 15                       | 9                                 | 10                         | 6         | 7         | 3            | 50                |
| Oregon                    | 4                        | 1                                 | 4                          | 6         | 2         | 0            | 17                |
| Pennsylvania              | 45                       | 33                                | 20                         | 14        | 26        | 8            | 146               |
| Rhode Island              | 1                        | 1                                 | 0                          | 1         | 1         | 3            | 7                 |
| South Carolina            | 18                       | 8                                 | 1                          | 7         | 5         | 1            | 40                |
| South Dakota              | 1                        | 1                                 | 0                          | 0         | 0         | 0            | 2                 |
| Tennessee                 | 20                       | 3                                 | 4                          | 9         | 3         | 2            | 41                |
| Texas                     | 117                      | 68                                | 64                         | 48        | 79        | 14           | 390               |
| Utah                      | 7                        | 3                                 | 2                          | 3         | 0         | 2            | 17                |
| Vermont                   | 1                        | 0                                 | 1                          | 1         | 0         | 0            | 3                 |
| Virginia                  | 28                       | 11                                | 8                          | 14        | 9         | 6            | 76                |
| Washington                | 17                       | 4                                 | 4                          | 7         | 3         | 1            | 36                |
| West Virginia             | 3                        | 2                                 | 1                          | 0         | 0         | 0            | 6                 |
| Wisconsin                 | 10                       | 5                                 | 2                          | 16        | 7         | 0            | 40                |
| Wyoming                   | 2                        | 0                                 | 1                          | 0         | 0         | 0            | 3                 |
| 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 prior to 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 prior to 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.