



## HOPE NOW State Housing Report

### Report Summary

HOPE NOW collects industry data from mortgage servicing members on a monthly basis. The data collected represents about 70% of the national mortgage market. HOPE NOW extrapolates this data for the entire industry using the Mortgage Bankers Association National Delinquency Survey, in order to create an accurate representation of the US housing market and identify trends within the industry.

Below you will find a state specific breakdown of the local housing market.

### HOPE NOW: Data on Loan Workouts

**Texas:** In the fourth quarter of 2016, 2,187 proprietary (non-HAMP) permanent modifications occurred in Texas. This increased the amount of modifications provided to homeowners in Texas to a total of 325,754 since mid-2007. The average loan count of Texas in 2016-Q4 was 1,604,329 and 4.04% of those loans were delinquent (MBA Methodology).

	Q1-2016	Q2-2016	Q3-2016	Q4-2016
<b>Total Loan Count</b>	1,632,188	1,597,847	1,594,523	1,604,329
60+ Day Delinquency <sup>1</sup>	69,160	63,312	64,564	64,744
Delinquency Rate	4.24%	3.96%	4.05%	4.04%
Delinquency Index <sup>2</sup>	73	71	76	76

	Oct-16	Nov-16	Dec-16
<b>Total Loan Count</b>	1,608,468	1,602,300	1,602,220
60+ Day Delinquency <sup>1</sup>	64,067	63,561	66,604
Delinquency Rate	3.98%	3.97%	4.16%
Delinquency Index <sup>2</sup>	89	92	92

Foreclosure Starts	7,146	5,551	6,130	7,209
Foreclosure Sales	2,314	1,952	1,717	1,949

	2,501	2,339	2,369
	293	745	911

Proprietary Modification <sup>3</sup>	2,259	2,547	2,369	2,187
Short Sales	266	263	189	153
Deed-in-Lieu	48	50	52	54

	699	710	778
	44	61	48
	17	24	13

<sup>1</sup>Total Number of 60+ Loans (MBA Methodology) – Total number of (all) loans that are 60 days past due at month end based on MBA Methodology excluding loans that are currently in Pre-Sale foreclosure.

<sup>2</sup> The columns below show the state delinquency rate relative to the national delinquency rate; a value greater than 100 means that the state's delinquency rate is above the national average.

<sup>3</sup> Number of (delinquent and current) Non-HAMP modified, renegotiated or restructured loans, regardless of performance to date under the plan during the month. Anything that alters the terms of the contract between the borrower and the lender that assists the borrower to maintain the home and that the loan is retained.