



## 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

**Wyoming:** In the fourth quarter of 2016, 40 proprietary (non-HAMP) permanent modifications occurred in Wyoming. This increased the amount of modifications provided to homeowners in Wyoming to a total of 4,055 since mid-2007. The average loan count of Wyoming in 2016-Q4 was 34,424 and 2.53% of those loans were delinquent (MBA Methodology).

	Q1-2016	Q2-2016	Q3-2016	Q4-2016	Oct-16	Nov-16	Dec-16
<b>Total Loan Count</b>	34,848	34,085	34,138	34,424	34,570	34,416	34,285
60+ Day Delinquency <sup>1</sup>	824	792	876	871	867	845	900
Delinquency Rate	2.36%	2.32%	2.57%	2.53%	2.51%	2.46%	2.63%
Delinquency Index <sup>2</sup>	41	42	48	48	56	57	58
Foreclosure Starts	129	140	113	118	34	44	40
Foreclosure Sales	64	58	52	58	28	20	10
Proprietary Modification <sup>3</sup>	35	42	39	40	12	17	11
Short Sales	2	7	2	2	0	1	1
Deed-in-Lieu	1	2	4	5	0	2	3

<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.