

OCC Mortgage Metrics Report

Disclosure of National Bank Mortgage Loan Data

First 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 first 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 March 31, 2024, the reporting banks serviced approximately 11.5 million first-lien residential mortgage loans with \$2.8 trillion in unpaid principal balances (see figures 1 and 2). This \$2.8 trillion was 21.4 percent of all residential mortgage debt outstanding in the United States.²
- Overall mortgage performance this quarter showed that 97.4 percent of mortgages were current and performing at the end of the first quarter of 2024 compared with 97.6 percent at the end of the first 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 7,408 new foreclosures in the first quarter of 2024, a decrease from a year earlier (see figure 7). Home forfeiture actions during the first quarter of 2024—completed foreclosure sales, short sales, and deed-in-lieu-of-foreclosure actions—decreased 25.2 percent from a year earlier to 1,989 (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 7,926 modifications during the first quarter of 2024, a 7.4 percent increase from the previous quarter's 7,382 modifications.

- Of these 7,926 modifications, 6,991, or 88.2 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 935 loan modifications, 887 received a single action and 48 were not assigned a modification type (see table 1).
- Among the 6,991 combination modifications completed during the quarter, 5,862, or 83.9 percent, included a term extension; 5,749, or 82.2 percent, included capitalization of delinquent interest and fees; 2,482, or 35.5 percent, included an interest rate reduction or freeze; 2,087, or 29.9 percent, included principal deferral; and 6, or 0.1 percent, included principal reduction (see table 2).
- Of the 7,926 modifications completed during the quarter, 3,878, or 48.9 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 March 31, 2024.

Modified Loan Performance

By March 31, 2024, all loans modified during the third quarter of 2023 would have aged at least six months. Of the 7,436 modifications completed during the third quarter of 2023, servicers reported that 1,666, or 22.4 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 first quarter of 2022 through the first quarter of 2024.

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

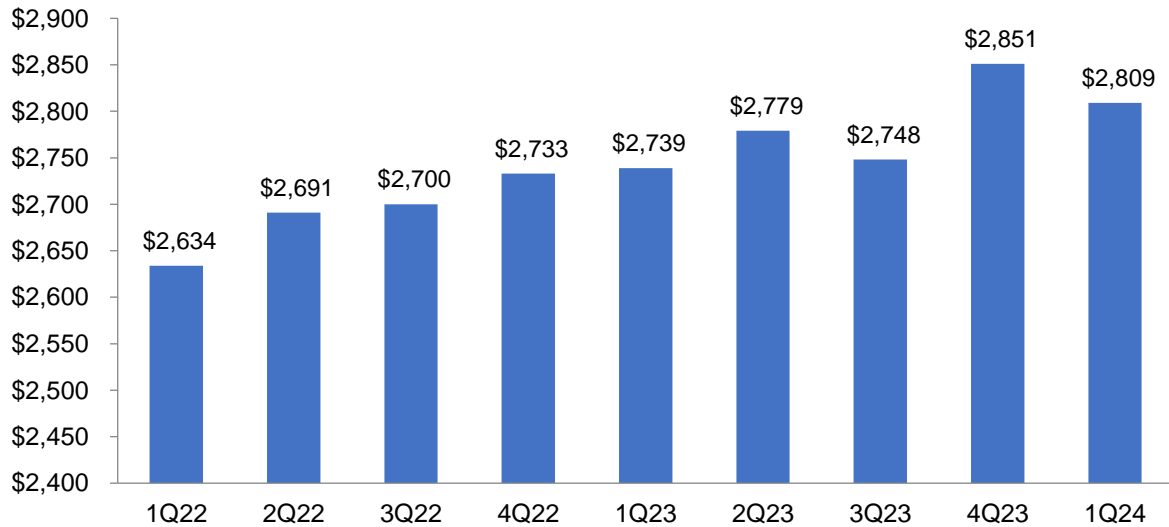


Figure 2 shows the number of first-lien residential mortgages serviced and the change in the number of loans serviced from the first quarter of 2022 through the first quarter of 2024.

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

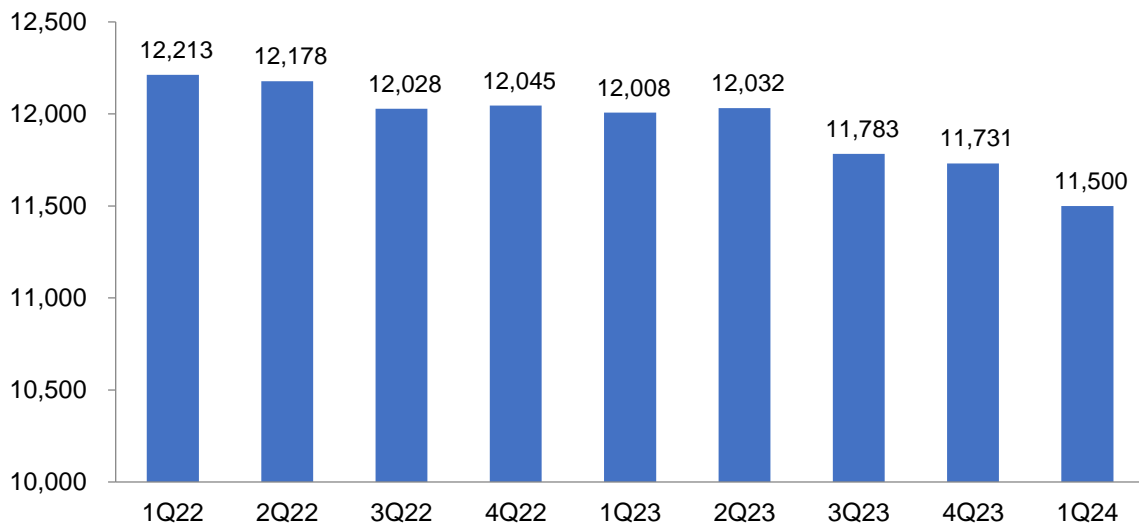


Figure 3 shows the number of loans in each risk category and the change in each category from the first quarter of 2022 through the first quarter of 2024.

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

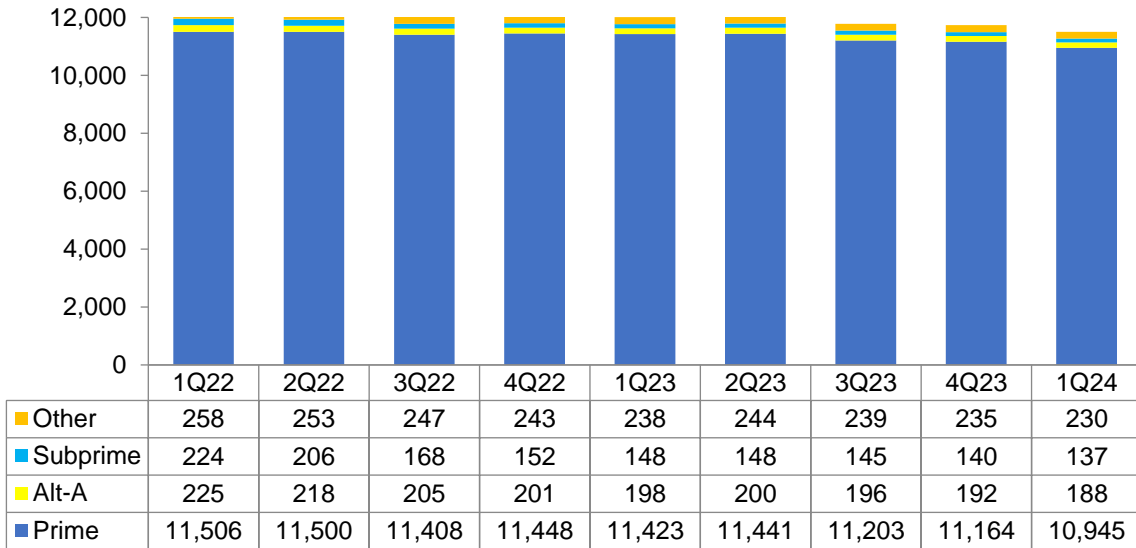


Figure 4 reports the percentage of loans in each risk category and shows that the composition of loans remained stable since the first quarter of 2022.

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

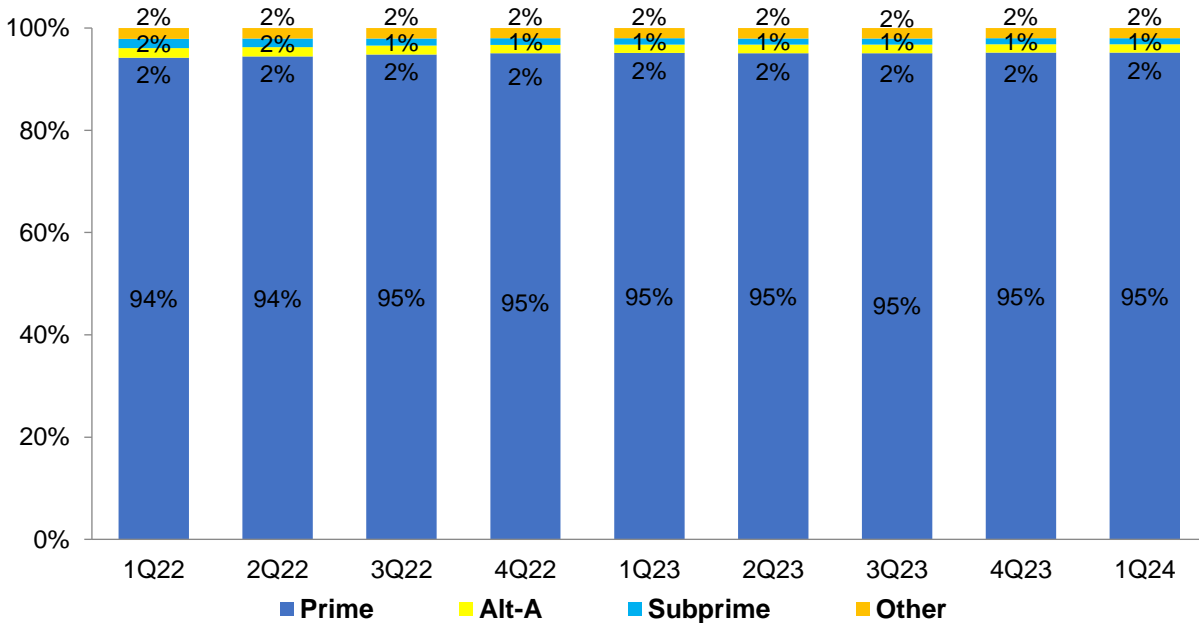


Figure 5 shows the number of loans in each category of delinquency from the first quarter of 2022 through the first quarter of 2024. The number of foreclosures in process decreased from the first quarter of 2023. The number of seriously delinquent loans has trended down since the first

quarter of 2022.³ The number of 30–59 day delinquent loans has fluctuated since the first quarter of 2022.

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

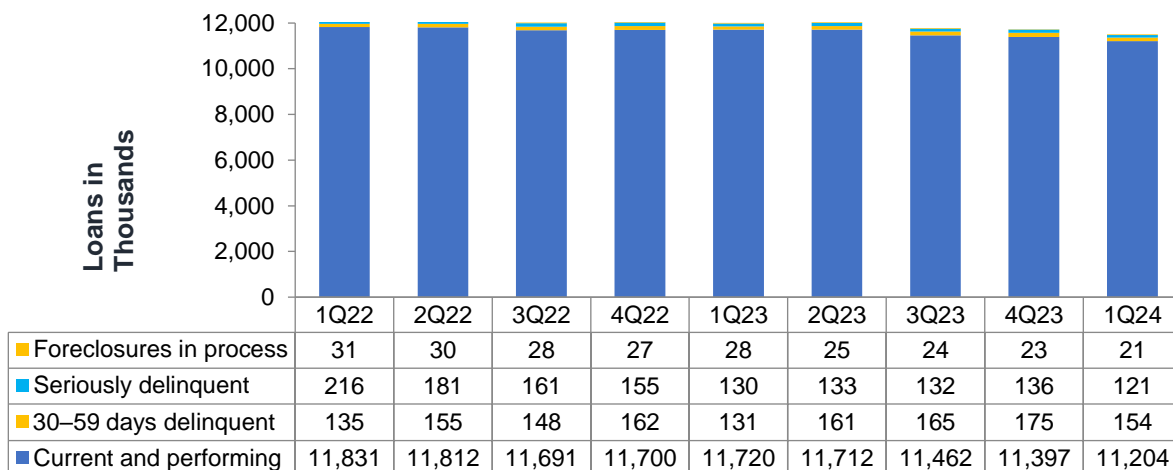


Figure 6 shows the percent of mortgages in each category of delinquency from the first quarter of 2022 through the first quarter of 2024. The percent of seriously delinquent loans has trended down since the first quarter of 2022. The percent of 30–59 day delinquent loans decreased from the prior quarter; however, these have trended up since the first quarter of 2023.

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

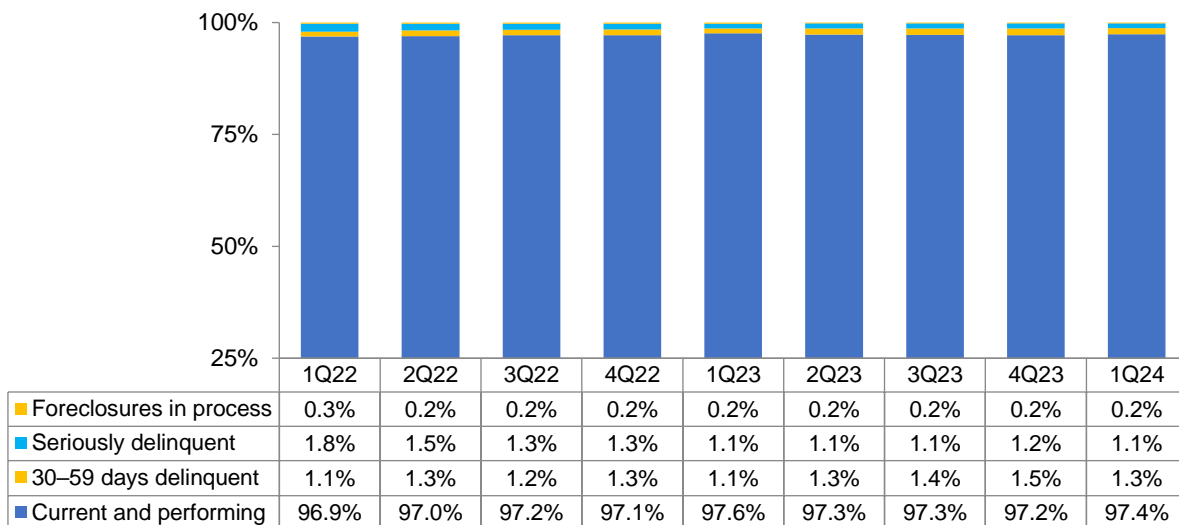


Figure 7 shows the number of new foreclosure actions initiated from the first quarter of 2022 through the first quarter of 2024. New foreclosure actions decreased in the first quarter of 2024 to 7,408 compared with 11,459 in first quarter of 2023.⁴

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.

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

Figure 7: Newly Initiated Foreclosures

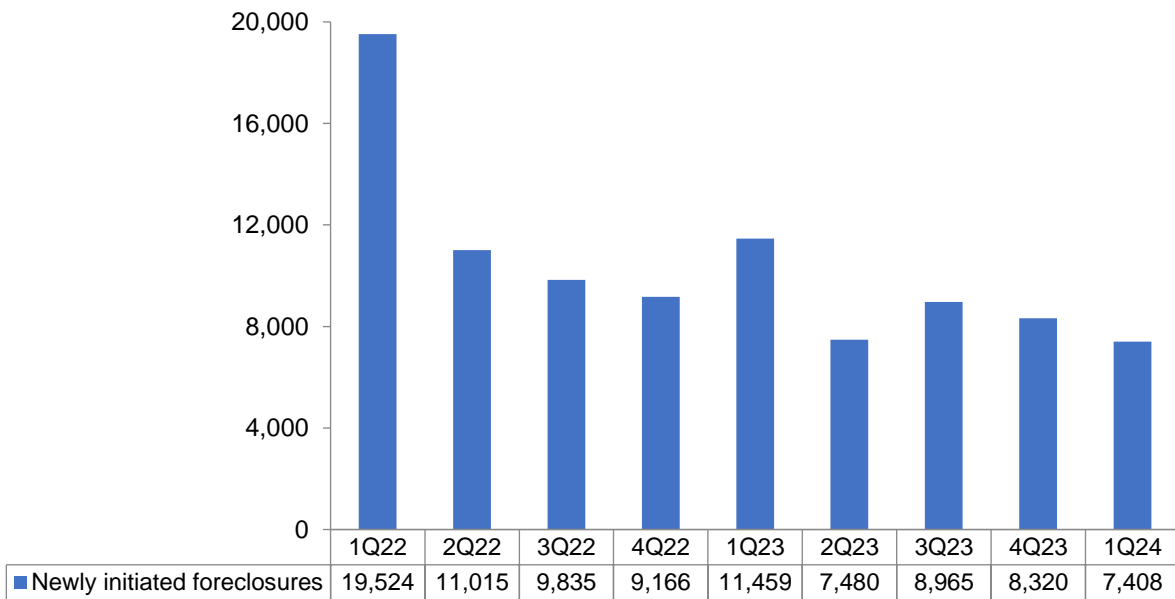
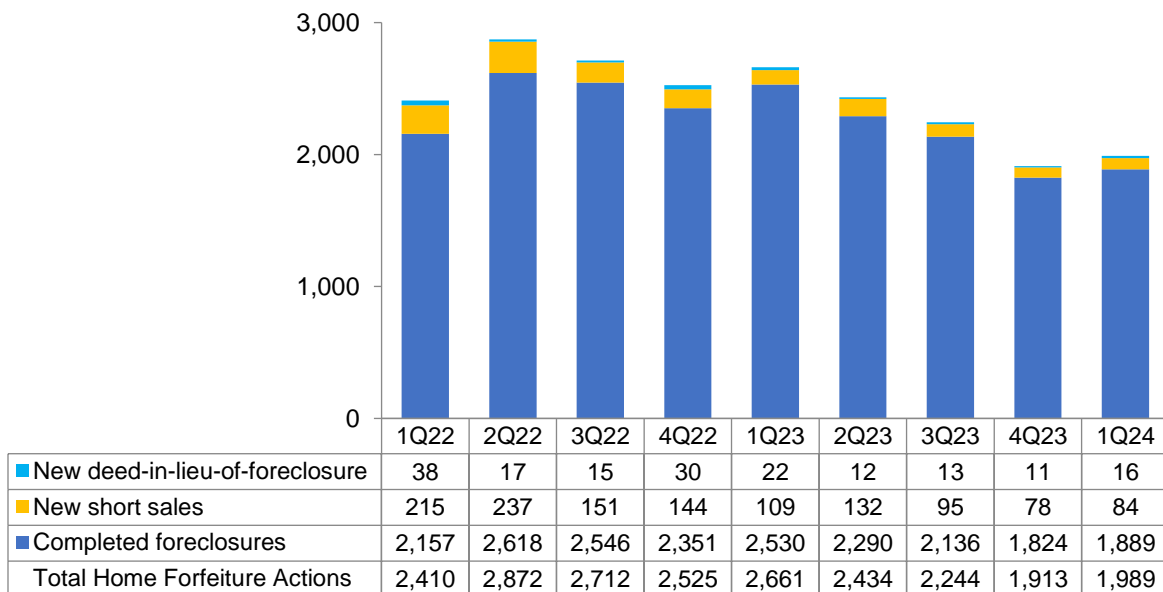


Figure 8 shows the number of foreclosure and other home forfeiture actions completed from the first quarter of 2022 through the first quarter of 2024. Completed foreclosures and other home forfeiture actions decreased to 1,989 in the first quarter of 2024 from 2,661 in the first quarter of 2023, a decrease of 25.3 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 First Quarter of 2024

States	Capitalization	Rate reduction or freeze	Term extension	Principal reduction	Principal deferral	Combination	Not reported	Total modifications
Total - All States	114	19	504	0	250	6,991	48	7,926
Alabama	1	0	11	0	3	77	0	92
Alaska	0	0	3	0	0	9	0	12
Arizona	1	0	9	0	2	176	2	190
Arkansas	1	1	4	0	2	73	1	82
California	3	1	22	0	40	413	2	481
Colorado	0	0	3	0	7	80	0	90
Connecticut	3	0	4	0	3	92	0	102
Delaware	1	0	1	0	1	37	2	42
District of Columbia	1	0	0	0	2	12	0	15
Florida	13	1	27	0	25	679	0	745
Georgia	5	1	29	0	12	249	0	296
Hawaii	1	0	0	0	3	10	0	14
Idaho	0	0	0	0	2	18	0	20
Illinois	6	2	26	0	13	569	7	623
Indiana	1	0	14	0	2	192	1	210
Iowa	1	0	6	0	2	72	0	81
Kansas	0	0	5	0	3	41	0	49
Kentucky	3	0	7	0	0	65	3	78
Louisiana	0	1	24	0	1	134	0	160
Maine	0	0	2	0	1	8	1	12
Maryland	6	3	20	0	13	268	2	312
Massachusetts	1	1	9	0	8	86	0	105
Michigan	4	1	9	0	0	98	3	115
Minnesota	3	0	8	0	0	257	0	268
Mississippi	1	0	4	0	1	43	0	49
Missouri	1	1	5	0	2	138	0	147
Montana	0	0	2	0	1	8	0	11
Nebraska	0	0	1	0	1	70	0	72
Nevada	1	0	2	0	1	96	0	100
New Hampshire	0	0	1	0	1	13	1	16
New Jersey	3	1	15	0	7	209	3	238
New Mexico	0	0	4	0	0	30	0	34
New York	4	1	30	0	14	367	3	419
North Carolina	2	0	17	0	11	154	3	187
North Dakota	0	0	1	0	1	11	0	13
Ohio	7	1	16	0	4	360	2	390
Oklahoma	1	0	9	0	0	92	2	104
Oregon	1	0	1	0	0	52	1	55
Pennsylvania	6	0	43	0	8	250	1	308
Rhode Island	0	0	1	0	1	19	1	22
South Carolina	7	1	10	0	5	117	1	141
South Dakota	0	0	0	0	0	19	0	19
Tennessee	3	0	9	0	2	82	1	97
Texas	16	1	59	0	31	750	2	859
Utah	0	0	3	0	1	43	1	48
Vermont	0	0	0	0	1	13	0	14
Virginia	3	1	13	0	8	136	1	162
Washington	2	0	7	0	4	78	0	91
West Virginia	0	0	0	0	0	21	0	21
Wisconsin	1	0	7	0	0	91	0	99
Wyoming	0	0	1	0	0	8	1	10
Other	0	0	0	0	0	6	0	6

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

States	Capitalization	Rate reduction or freeze	Term extension	Principal reduction	Principal deferral	Total combination modifications
Total - All States	5,749	2,482	5,862	6	2,087	6,991
Alabama	71	17	74	0	12	77
Alaska	9	1	9	0	1	9
Arizona	112	103	113	0	78	176
Arkansas	65	23	65	0	15	73
California	322	180	327	0	150	413
Colorado	65	36	64	0	23	80
Connecticut	79	23	82	1	26	92
Delaware	33	7	34	0	5	37
District of Columbia	8	8	9	0	4	12
Florida	554	254	574	0	212	679
Georgia	228	46	230	0	55	249
Hawaii	7	6	7	0	5	10
Idaho	13	9	13	0	7	18
Illinois	429	257	440	0	197	569
Indiana	171	57	170	0	34	192
Iowa	48	36	51	0	31	72
Kansas	28	22	27	0	14	41
Kentucky	56	24	57	0	21	65
Louisiana	120	35	125	1	31	134
Maine	6	3	7	0	1	8
Maryland	215	107	226	0	93	268
Massachusetts	60	36	68	1	37	86
Michigan	86	34	88	0	24	98
Minnesota	171	145	170	0	105	257
Mississippi	37	12	38	0	8	43
Missouri	107	50	106	0	48	138
Montana	7	2	7	0	1	8
Nebraska	48	45	46	0	28	70
Nevada	64	55	66	0	42	96
New Hampshire	13	1	13	0	1	13
New Jersey	187	52	191	0	56	209
New Mexico	26	9	27	0	9	30
New York	338	72	343	2	112	367
North Carolina	131	46	131	0	44	154
North Dakota	9	5	9	0	3	11
Ohio	280	158	281	0	97	360
Oklahoma	87	20	87	0	13	92
Oregon	43	22	42	0	17	52
Pennsylvania	223	58	227	0	66	250
Rhode Island	18	4	17	0	4	19
South Carolina	103	28	106	0	29	117
South Dakota	12	9	12	0	7	19
Tennessee	69	35	70	0	24	82
Texas	677	163	689	0	151	750
Utah	32	24	35	0	16	43
Vermont	8	10	8	0	5	13
Virginia	115	38	121	1	44	136
Washington	63	32	64	0	25	78
West Virginia	17	9	18	0	8	21
Wisconsin	67	46	66	0	43	91
Wyoming	6	6	6	0	4	8
Other	6	2	6	0	1	6

Table 3: Changes in Monthly Principal and Interest Payments by State
Modifications Completed in the First 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	1,691	1,328	859	1,578	2,395	75	7,926
Alabama	30	13	13	6	26	4	92
Alaska	4	1	2	0	5	0	12
Arizona	32	32	20	69	36	1	190
Arkansas	24	10	5	12	29	2	82
California	117	112	41	134	73	4	481
Colorado	17	23	10	24	15	1	90
Connecticut	21	18	10	15	37	1	102
Delaware	9	5	5	7	16	0	42
District of Columbia	5	0	1	5	4	0	15
Florida	108	134	117	154	228	4	745
Georgia	76	48	26	35	110	1	296
Hawaii	1	2	4	6	1	0	14
Idaho	3	5	1	7	4	0	20
Illinois	112	84	55	172	198	2	623
Indiana	33	28	22	37	87	3	210
Iowa	10	11	8	27	23	2	81
Kansas	12	5	3	16	13	0	49
Kentucky	22	10	11	11	20	4	78
Louisiana	46	23	10	15	60	6	160
Maine	3	1	3	4	1	0	12
Maryland	60	55	33	69	91	4	312
Massachusetts	28	13	8	31	25	0	105
Michigan	35	22	12	13	32	1	115
Minnesota	47	45	22	86	66	2	268
Mississippi	14	5	3	7	18	2	49
Missouri	33	19	19	32	42	2	147
Montana	3	2	2	2	2	0	11
Nebraska	11	11	7	23	20	0	72
Nevada	10	15	19	33	23	0	100
New Hampshire	5	4	1	3	2	1	16
New Jersey	60	38	22	33	83	2	238
New Mexico	12	3	2	3	14	0	34
New York	84	92	54	43	142	4	419
North Carolina	50	26	20	36	50	5	187
North Dakota	4	3	0	3	3	0	13
Ohio	63	43	37	92	150	5	390
Oklahoma	19	18	13	7	47	0	104
Oregon	13	13	11	9	9	0	55
Pennsylvania	97	54	34	36	84	3	308
Rhode Island	6	2	2	4	8	0	22
South Carolina	29	21	13	22	54	2	141
South Dakota	0	5	2	7	5	0	19
Tennessee	29	16	16	15	20	1	97
Texas	184	131	95	111	336	2	859
Utah	12	19	1	11	4	1	48
Vermont	2	1	3	6	2	0	14
Virginia	36	36	22	32	35	1	162
Washington	24	18	7	23	18	1	91
West Virginia	7	3	2	4	4	1	21
Wisconsin	25	25	6	24	19	0	99
Wyoming	1	3	4	2	0	0	10
Other	3	2	0	0	1	0	6

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	191	160	156	285	836	38	1,666
Alabama	3	4	0	2	11	2	22
Alaska	1	0	0	0	2	0	3
Arizona	4	2	6	6	13	0	31
Arkansas	0	2	0	4	16	0	22
California	11	7	9	36	24	0	87
Colorado	1	2	2	3	6	1	15
Connecticut	1	3	0	4	10	0	18
Delaware	2	1	0	2	5	0	10
District of Columbia	0	1	0	2	1	0	4
Florida	13	19	16	19	89	2	158
Georgia	5	8	7	11	28	2	61
Hawaii	0	1	0	0	0	0	1
Idaho	0	0	0	0	0	0	0
Illinois	7	11	12	23	88	2	143
Indiana	8	4	2	3	32	1	50
Iowa	2	1	2	2	4	1	12
Kansas	1	5	0	1	8	0	15
Kentucky	1	1	1	0	6	0	9
Louisiana	5	1	6	2	26	2	42
Maine	2	0	1	1	0	0	4
Maryland	9	4	6	11	43	0	73
Massachusetts	6	1	3	6	14	0	30
Michigan	7	1	0	4	14	0	26
Minnesota	1	3	4	17	31	0	56
Mississippi	1	1	0	1	14	1	18
Missouri	4	2	3	10	14	0	33
Montana	0	0	0	2	3	0	5
Nebraska	1	0	0	5	8	0	14
Nevada	0	2	3	3	10	0	18
New Hampshire	0	1	2	0	1	0	4
New Jersey	7	4	8	14	20	4	57
New Mexico	1	0	1	3	3	0	8
New York	10	8	13	8	42	6	87
North Carolina	6	3	2	9	18	0	38
North Dakota	0	0	0	0	0	0	0
Ohio	9	11	6	9	66	4	105
Oklahoma	5	4	4	4	12	1	30
Oregon	3	3	3	0	3	0	12
Pennsylvania	11	10	4	10	23	2	60
Rhode Island	1	0	1	0	2	0	4
South Carolina	5	3	2	3	6	1	20
South Dakota	0	0	0	1	1	0	2
Tennessee	3	0	3	3	4	0	13
Texas	22	16	18	22	89	1	168
Utah	1	1	0	2	1	0	5
Vermont	0	0	0	2	0	0	2
Virginia	3	1	2	7	9	1	23
Washington	5	7	1	3	8	0	24
West Virginia	0	0	0	0	0	3	3
Wisconsin	3	1	2	5	6	1	18
Wyoming	0	0	1	0	1	0	2
Other	0	0	0	0	1	0	1

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.