MORTGAGE MONITOR

DECEMBER 2022 REPORT

BLACK KNIGHT®

MORTGAGE MONITOR

CONTENTS

DECEMBER 2022 OVERVIEW

Each month, the Black Knight Mortgage Monitor looks at a variety of issues related to the mortgage finance and housing industries.

We begin with a review of some of the high-level mortgage performance statistics reported in our most recent First Look report. From there, we dive deeper into key December mortgage performance metrics to get a clearer sense of the current delinquency landscape, including levels of new inflow and delinquency roll rates.

This month, we explore recent developments in originations, rate locks and buydowns to see how borrowers and investors are reacting to interest rate changes and affordability concerns. We then examine the latest housing market trends, including continued home price corrections and their impact on mortgage holder equity levels.

In producing the Mortgage Monitor, the Black Knight Data & Analytics division aggregates, analyzes and reports on the most recently available data from the company's vast mortgage and housing related data assets. Information is gathered from the McDash® and McDash Flash loan-level mortgage performance data sets; Collateral Analytics home price and sales trends data; origination and secondary market metrics from the Optimal Blue division; eMBS agency securities data; and the company's robust public records database covering 99.99% of the U.S. population. For more information on gaining access to Black Knight data assets, please call 844-474-2537 or email mortgage.monitor@bkfs.com.

DECEMBER 2022 FIRST LOOK

Black Knight's 'First Look' at December mortgage performance provides a high-level overview compiled from the Black Knight McDash loan-level database. Click on the charts to view in high resolution.

DECEMBER OVERVIEW STATS

7 BPS
DELINQUENCY RATE

December's 2.3% jump in delinquencies was driven by newly delinquent borrowers (30-days past due)

New 30-day delinquencies rose 5.1%, while those 90 or more days delinquent decreased marginally

15%
FORECLOSURE STARTS

December's 26.9K starts, the third consecutive monthly increase, remained 30% below pre-pandemic norms

Foreclosure actions began on just 4.9% of serious delinquencies in December

2.7%
PREPAYMENT ACTIVITY

Prepayment activity is now down 76% Y/Y due to a dwindling refi market

At 0.39%, the current single-month mortality rate is the lowest on record

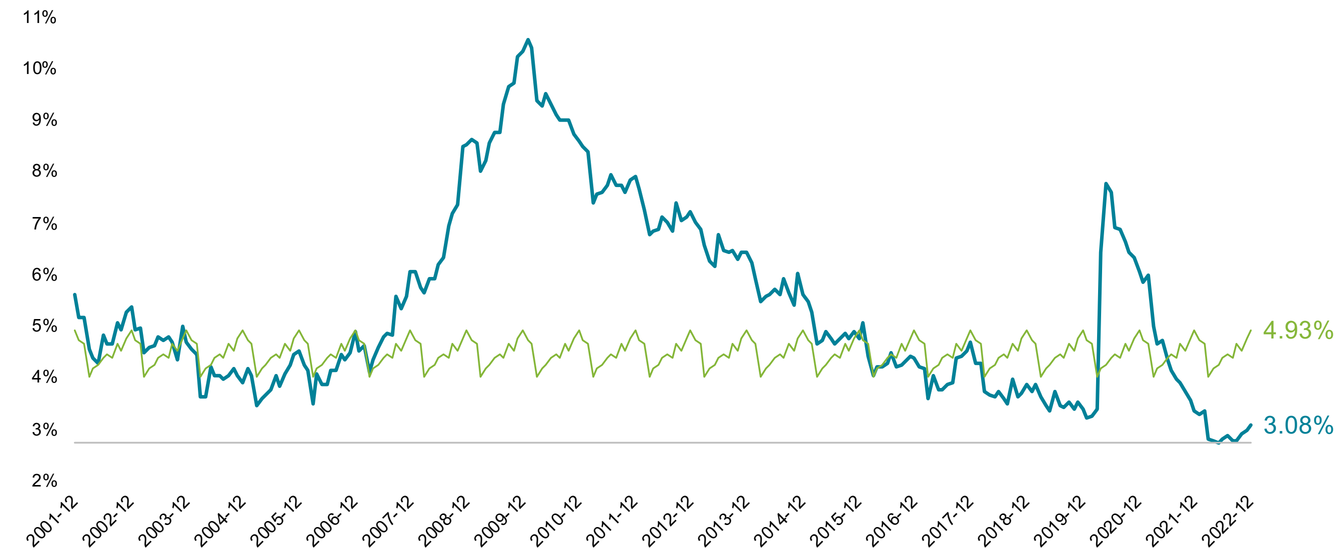
Foreclosures, while up from the record lows due to widespread foreclosure moratoria, remain well below pre-pandemic levels

MORTGAGE MONITOR

DECEMBER 2022 MORTGAGE PERFORMANCE HIGHLIGHTS

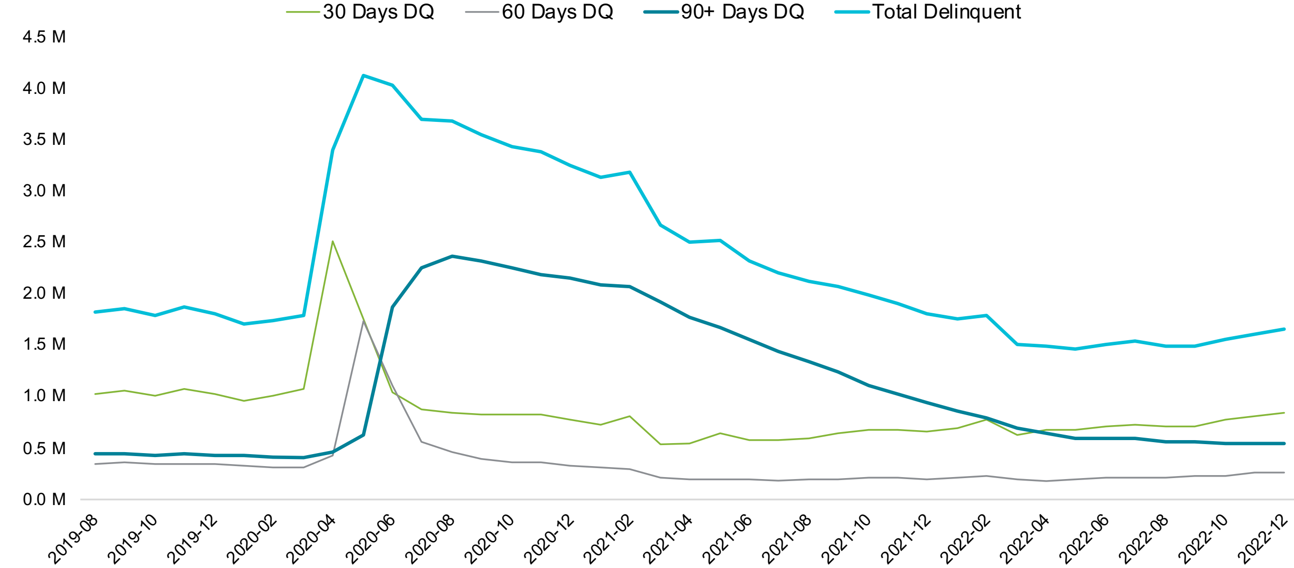
The Black Knight McDash loan-level mortgage performance database provides key performance metrics for a clearer picture of the delinquency landscape, including new inflow and roll rates. Click on each chart to view its contents in high resolution.

NATIONAL DELINQUENCY RATE – FIRST LIEN MORTGAGES



Source: Black Knight, McDash

MORTGAGE DELINQUENCIES BY SEVERITY

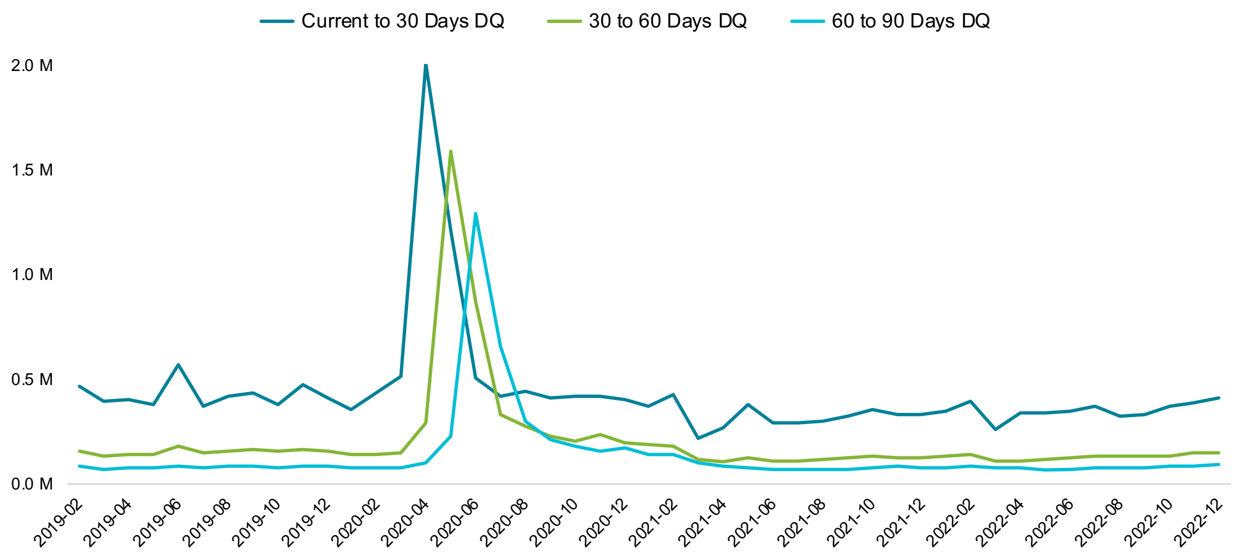


Source: Black Knight, McDash

- The national delinquency rate rose 7 BPS in December to 3.08%, but finished the year 30 BPS (-9%) below December 2021
- Delinquencies remained below pre-pandemic levels throughout most of 2022, with January-February being the exceptions
- Florida delinquencies rose marginally to 3.65% in December from 3.60% the month before, with nearly 8.8K new 90-day delinquencies (+21%) as the impact of hurricane Ian shifts through the pipeline
- 30-day lates increased by 41K, up 5.1%, while 60-day delinquencies increased and 90-day delinquencies decreased, both marginally
- Both 30- and 60-day delinquencies are up nearly 30% for the year but down from pre-pandemic levels
- Serious delinquencies (90+ days past due) ticked down marginally, despite the Florida increase, with decreases in more than 80% of states

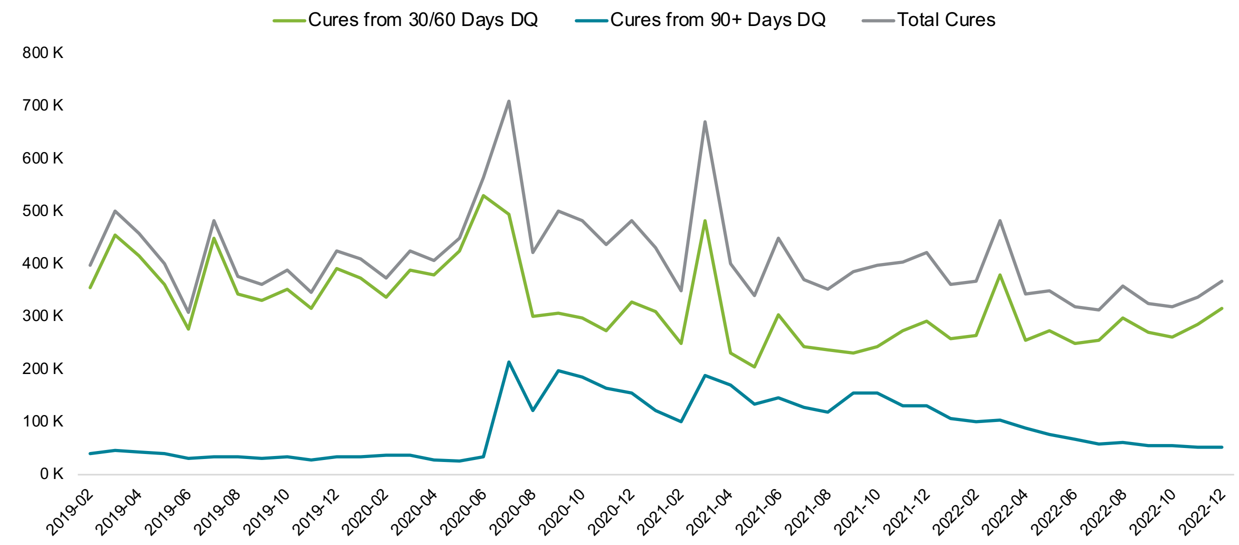
DECEMBER 2022 MORTGAGE PERFORMANCE HIGHLIGHTS

LOANS ROLLING TO A MORE DELINQUENT STATUS



Source: Black Knight, McDash

CURES TO CURRENT BY PREVIOUS DQ BUCKET

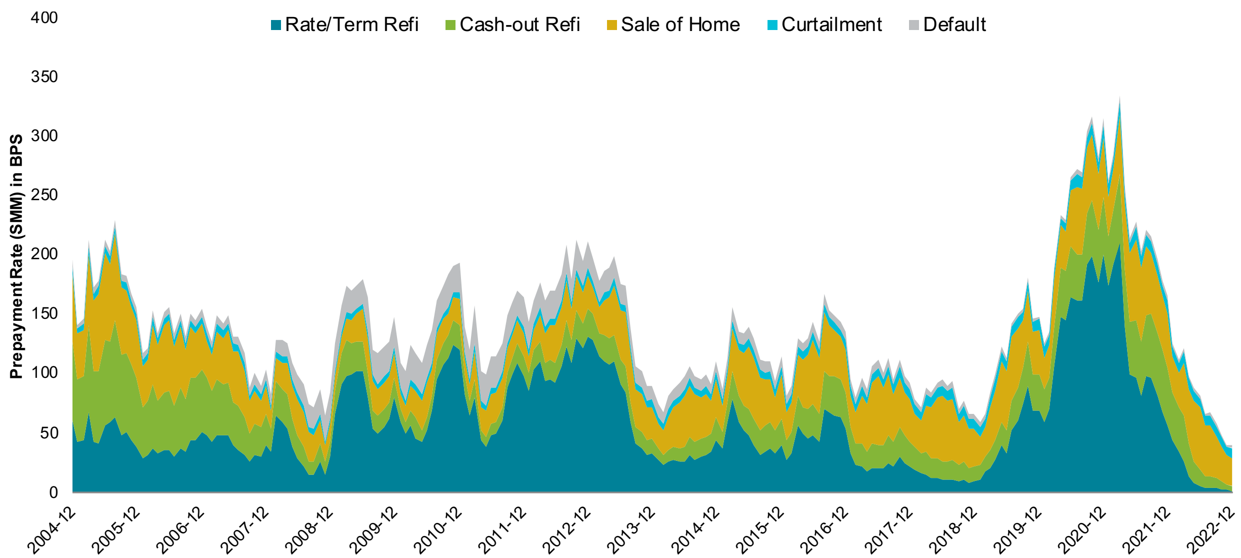


Source: Black Knight, McDash

- New delinquency inflows – those rolling from current to 30 days delinquent – in December were just 0.7% above the level seen in December 2019, prior to the pandemic
- 413K loans flowed from current to 30 days delinquent, up 27K loans for a 7% increase from November
- 60- to 90-day transitions increased by 8.9K loans, nearly all explained by Florida, where borrowers are now three months out from Hurricane Ian's impact
- Roll rates remain largely in line with pre-pandemic levels, when adjusting for the 9K bump in 90-day late payments from Hurricane Ian

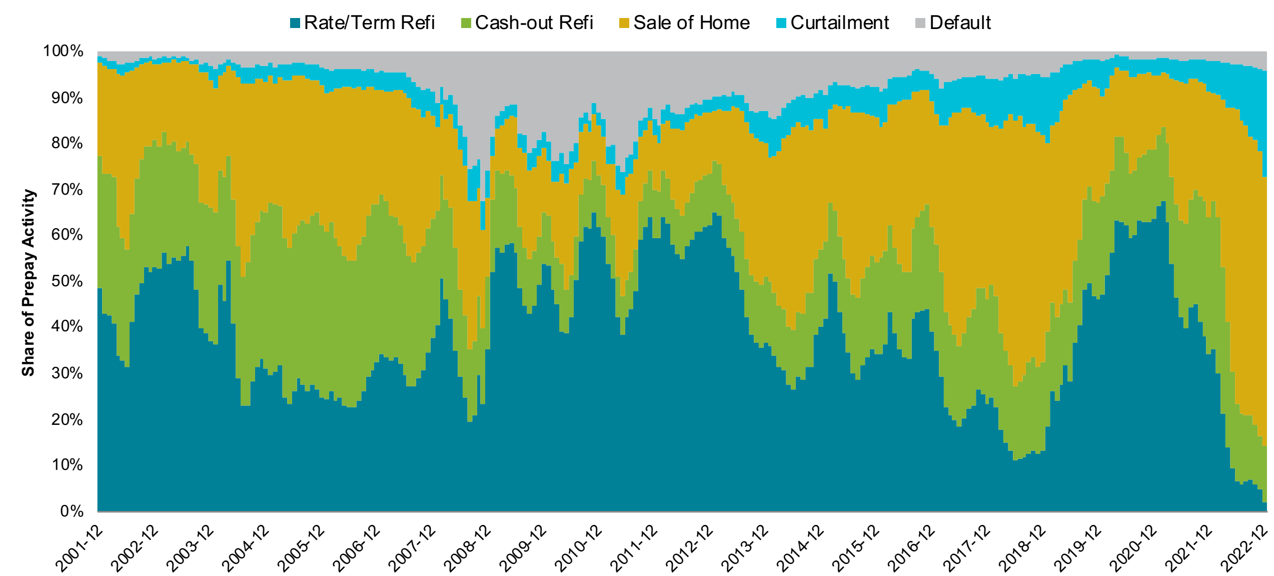
- Cures from 90 or more days delinquent settled at 52.3K in December – up by just 1.3K from November, which had the lowest level since June of 2020 – indicating that loans still seriously delinquent after recently exiting forbearance may be harder to cure
- Total cures increased by 32.7K (10%) as cures from early delinquency also improved by 11%, up 31.4K to 316K
- After reaching a peak in March, with cures on seriously delinquent loans representing 13.3% of underlying SDQs at the time, that share stands at 9.5% in December, and has remained near 10% for the last six months

PREPAY ACTIVITY (SMM) BY CAUSE OF PREPAYMENT



Source: Black Knight, McDash Property Module

DISTRIBUTION OF PREPAY ACTIVITY BY REASON



Source: Black Knight, McDash Property Module

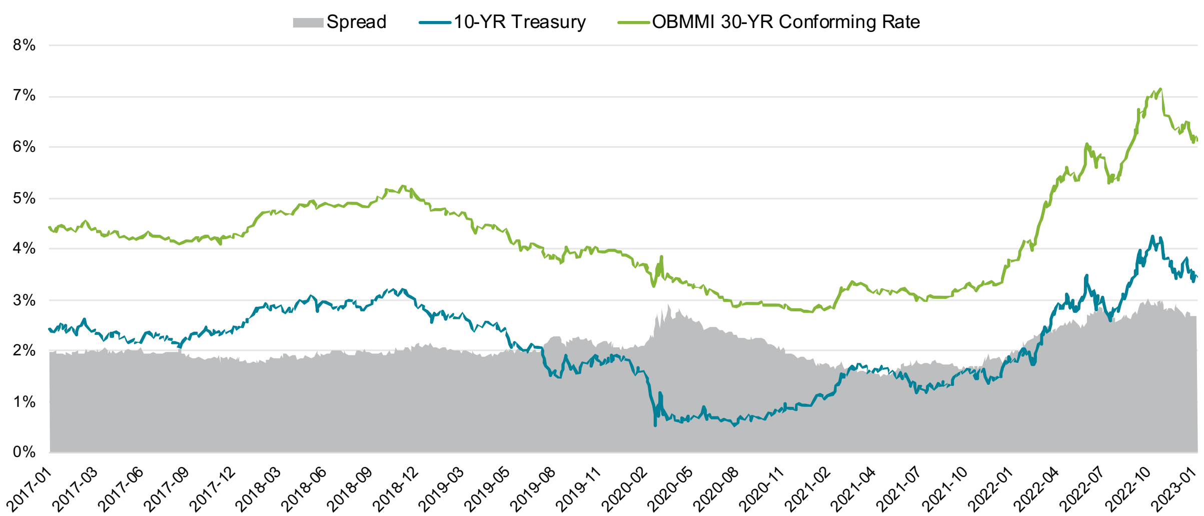
- Both rate/term and overall refinances again drove both the lowest single-month mortality rate (SMM) and share of overall prepayments on record dating back more than 20 years
- The total December SMM of 39 BPS (0.39%) marks the third consecutive record low, falling another 9 BPS in two months since October, and 20 BPS lower than the previous record of 59 BPS from January 2019
- Rate/Term refis accounted for less than 1 BPS of SMM in December, again the lowest such rate on record, with total refis only accounting for 6 BPS of SMM in the month, also a record low
- All in, refis accounted for only 14% of prepays in the month, while defaults remain low, contributing only 2 BPS of SMM in the month
- Home sales, which have been facing their own headwinds from rising rates, accounted for 59% of prepayment activity in December
- With home sales driving the lion's share of prepayment activity, SMM rates will be significantly more susceptible to seasonal (and non-seasonal) housing market trends than normal in coming months
- On average, home-sale-related prepayments fall an additional 26% from December to February in the average year, which will continue to put downward seasonal pressure on prepay activity in early 2023
- As we move into March-June, the seasonal rise in home sales will put strong upward pressure on prepays, with home-sale-related prepayments typically rising by 90% on average during that span
- Factoring in today's prepay landscape, that's equivalent to a 15% headwind over the next two months and a 45% tailwind from February to June based on typical home sale trends

MORTGAGE MONITOR

DECEMBER 2022 MORTGAGE RATE LOCK AND BUYDOWN TRENDS

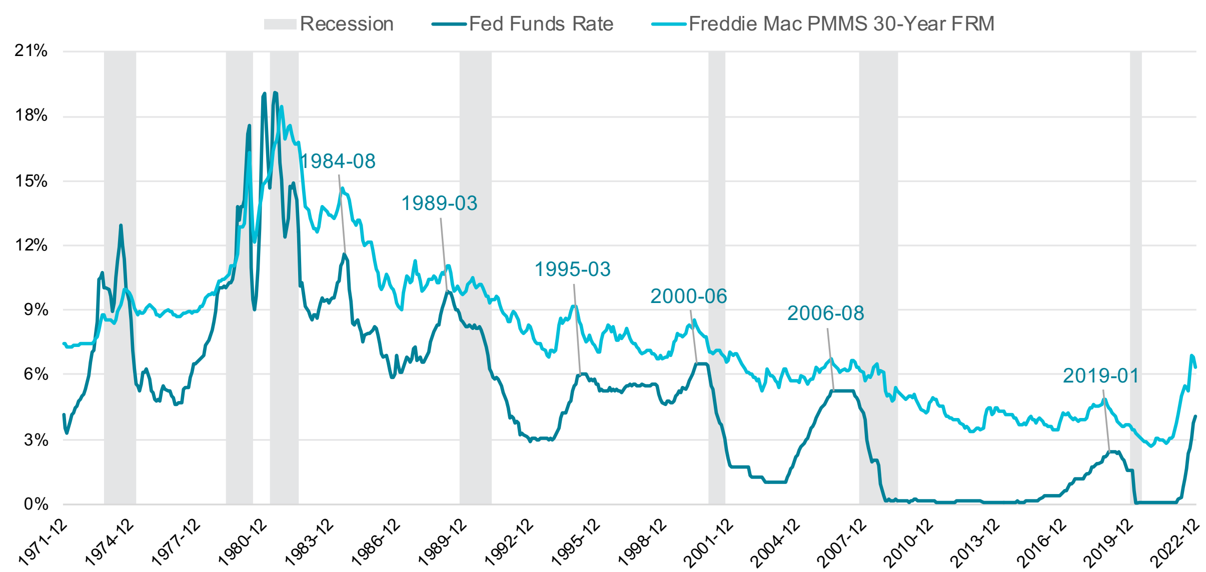
Here we take a closer look at recent developments for originations, rate locks and buydowns. We look at how borrowers and investors are reacting to interest rate changes and affordability concerns. Click on each chart to view its contents in high resolution.

30-YEAR MORTGAGE TO 10 YEAR TREASURY SPREAD



Source: Black Knight, Optimal Blue Mortgage Market Index (OBMMI)

FEDERAL FUNDS VS 30-YEAR FRM RATE



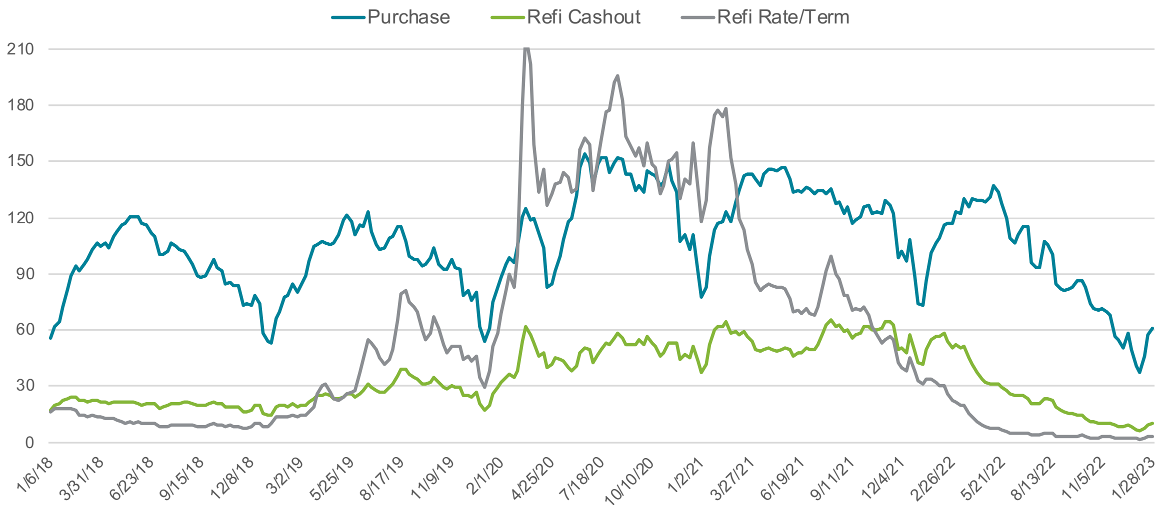
Source: Federal Reserve Bank of St. Louis; Freddie Mac PMMS

- As the 10-year Treasury rate has moderated, falling 75 BPS (from 4.22% in early November to 3.46% in late January), the spread to mortgage rates has also tightened, leading 30-year rates to drop a full percentage point over the last two months
- The Optimal Blue OBMMI 30-year conforming rate was 6.17% as of January 24, down from 7.16% on October 24; the Treasury spread went from around 3.0% to 2.7% in the same timeframe, though still far from the spreads below 2% seen in 2021
- While mortgage and Treasury rates respond to expected Fed Funds rate changes, they often precede Fed action, rising in anticipation of Fed tightening and falling before anticipated easing
- During the most recent four Fed tightening cycles, 30-year mortgage rates have peaked 0 to 3 months prior to the peak of the Fed Funds rate and 3 of those 4 cycles saw noticeable declines in 30-year rates while the Fed Funds rate was plateaued
- In 1994, 30-year rates pulled back by ~145 BPS during the plateau period; in 2000 it was 90 BPS; in 2006 it was less than 10 BPS; and in 2018/2019 it was ~70 BPS
- Given those historical observations, it's not a surprise that – if October truly marked the peak in 30-year rates – it took place prior to the Fed reaching their terminal rate

DECEMBER 2022 MORTGAGE RATE LOCK AND BUYDOWN TRENDS

RATE LOCK COUNT BY WEEK

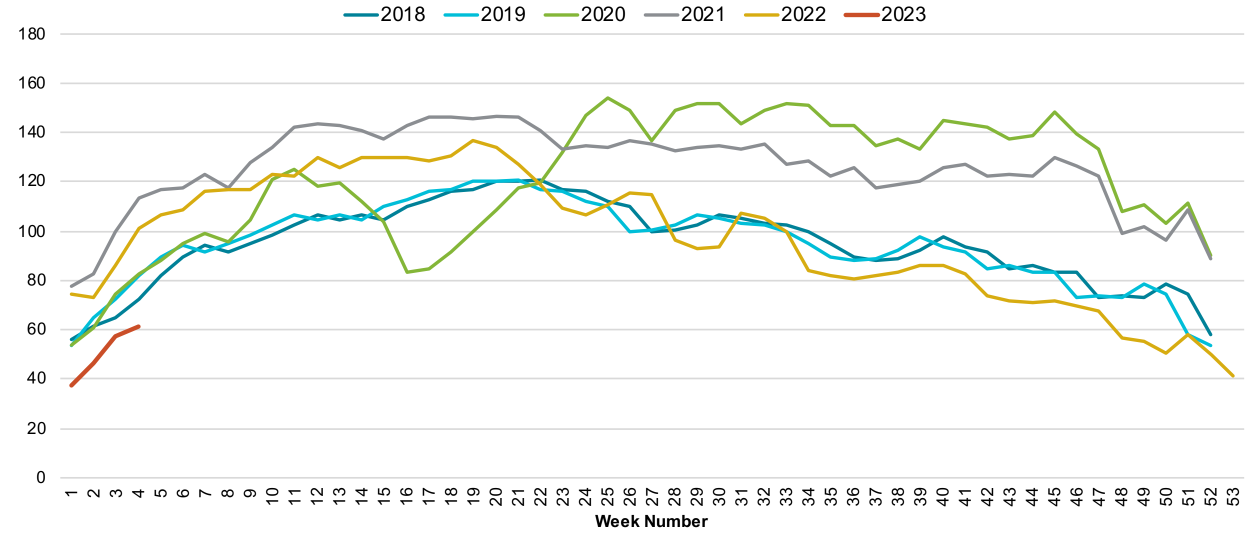
(3-WEEK MOVING AVERAGE – INDEXED TO WEEK ENDING 1/13/2018)



Source: Black Knight, Optimal Blue Mortgage Market Index (OBMMI)

PURCHASE RATE LOCK COUNT BY WEEK

(3-WEEK MOVING AVERAGE – INDEXED TO WEEK ENDING 1/13/2018)

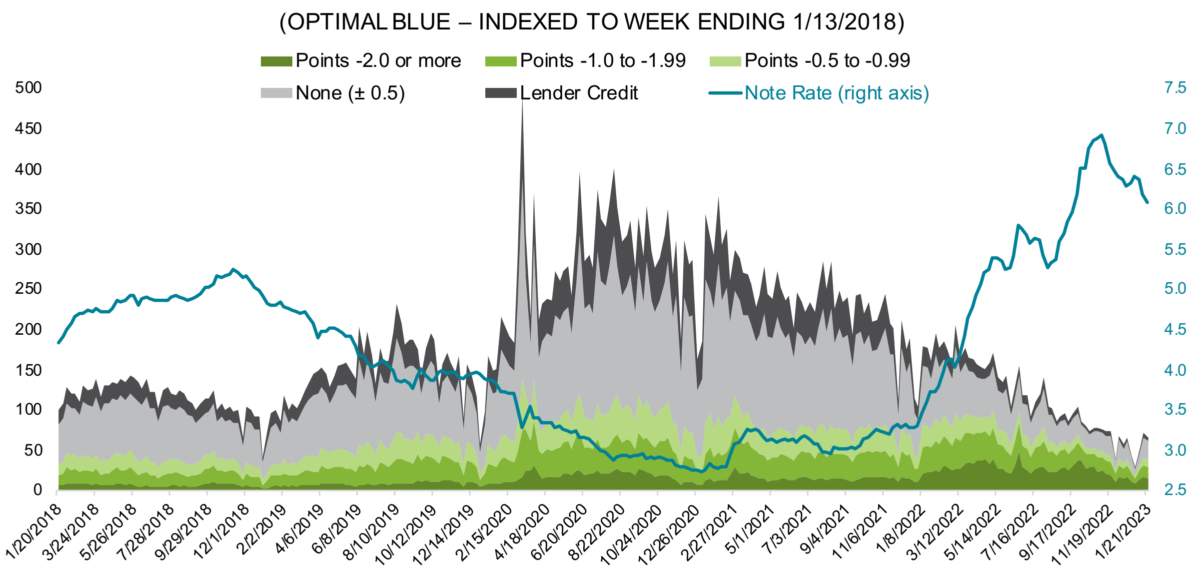


Source: Federal Reserve Bank of St. Louis; Freddie Mac PMMS

- Purchase locks show modest signs of a rebound in early January, while refinance remains challenged despite mortgage rates recently having dropped a full percentage point from the October peak
- Purchase locks in the week ending 1/21/2023 made up 81.7% of rate locks, with cash-out refis making up 13.7% and rate/term only at 4.6%
- Purchase rate locks rose by 64% from the first to the fourth week of January, the sharpest such rise in the past five years
- Buyers seem to be returning early this year, but we're still well below pre-pandemic levels, with the number of borrowers locking in a rate to purchase a home still more than 13% below 2018/2019 pre-pandemic levels
- Refinance locks edged higher as well, but remain near all-time lows due to the lack of rate-driven refi incentive and the higher cost of tapping homeowner equity through cash-out loans

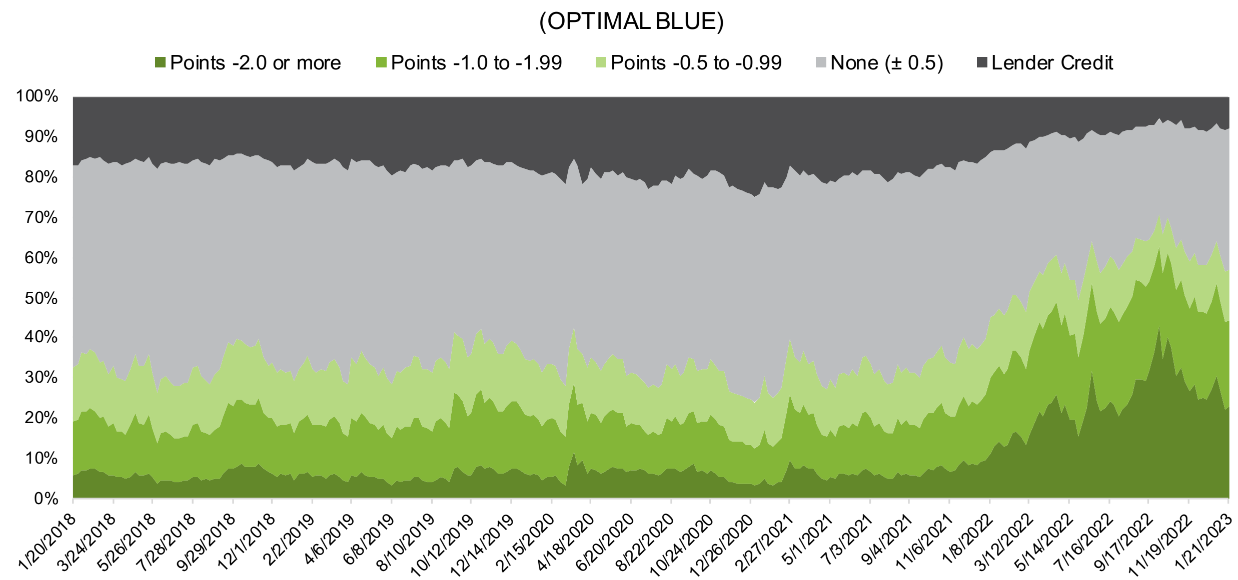
DECEMBER 2022 MORTGAGE RATE LOCK AND BUYDOWN TRENDS

PREMANENT BUYDOWNS ON RATE LOCKS



Source: Black Knight, Optimal Blue
Data through week ending 1/21/2023
Total lock count indexed to 100 in week ending 1/13/2018

PERMANENT BUYDOWNS ON RATE LOCKS

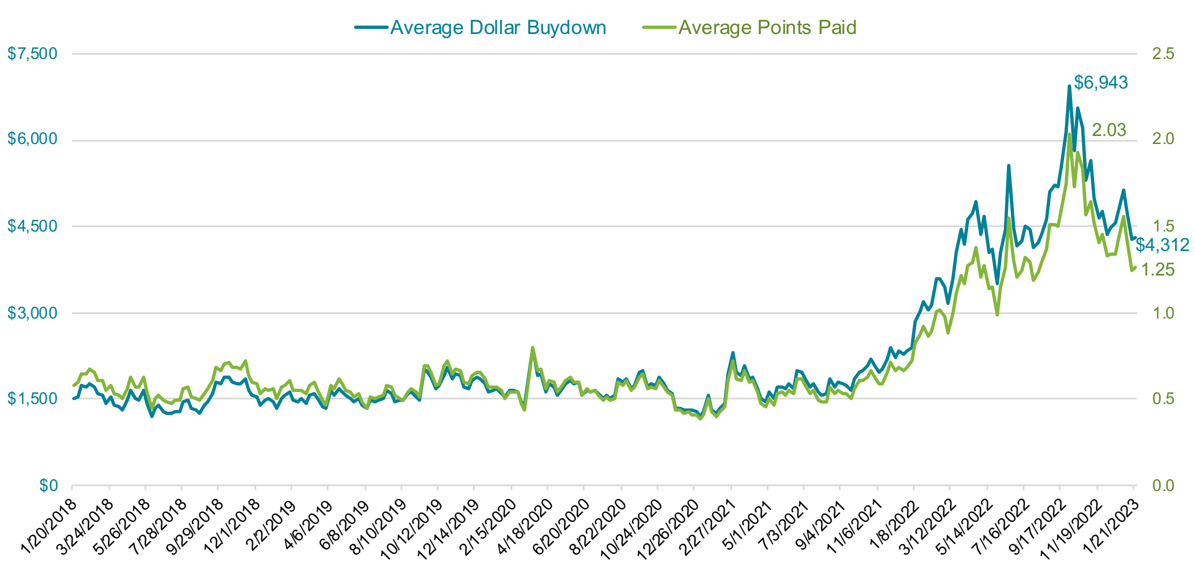


Source: Black Knight, Optimal Blue
Data through week ending 1/21/2023

- The overall rate lock volume in the week ending 1/21/2023 was at less than half of pre-pandemic levels (index 66 vs. 141 the corresponding week in 2020)
- In the third week of January, 57% of borrowers paid at least half a point, with 44% paying at least a full point
- For the week ending 1/21, 23% of borrowers (nearly 1 in 4) bought down the rate with 2 points or more
- Buydowns this year peaked in September-October, when as many as 7 of 10 (71%) borrowers paid points, with 4 of 10 (43%) paying 2 points or more
- Rate locks are driven by investor appetite as well as borrower demand, as investors were unwilling to lock rates near 7% with prospects of prepayments if rates should drop

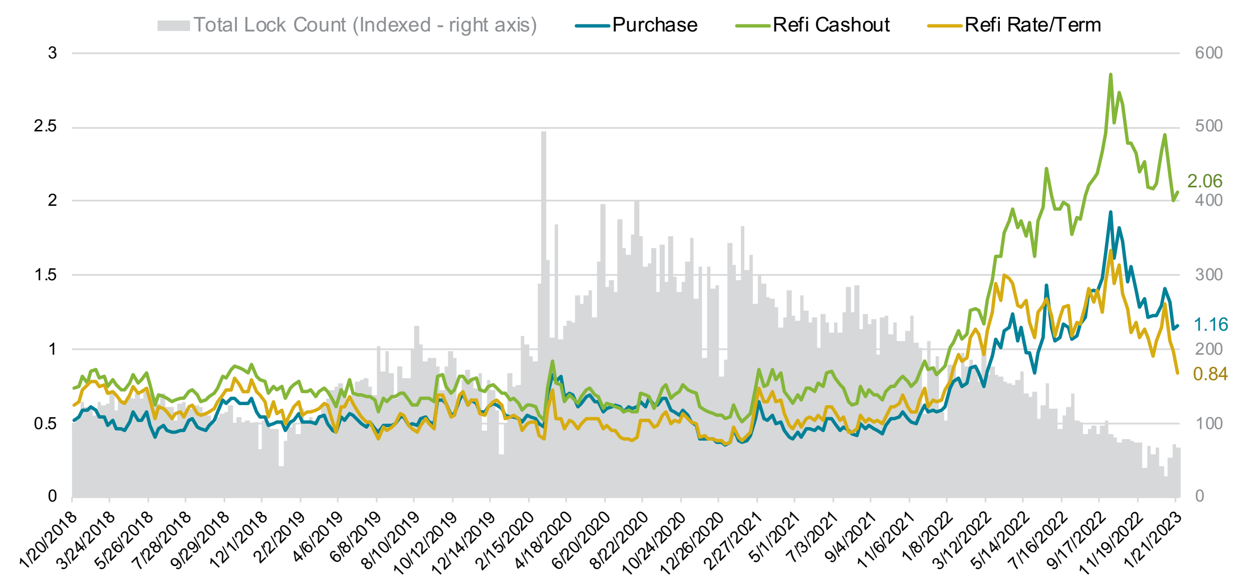
DECEMBER 2022 MORTGAGE RATE LOCK AND BUYDOWN TRENDS

DOLLAR BUYDOWN AND POINTS PAID ON RATE LOCKS



Source: Black Knight, Optimal Blue
Data through week ending 1/21/2023

POINTS PAID ON RATE LOCKS BY LOAN PURPOSE



Source: Black Knight, Optimal Blue
Data through week ending 1/21/2023
Total lock count indexed to 100 in week ending 1/13/2018

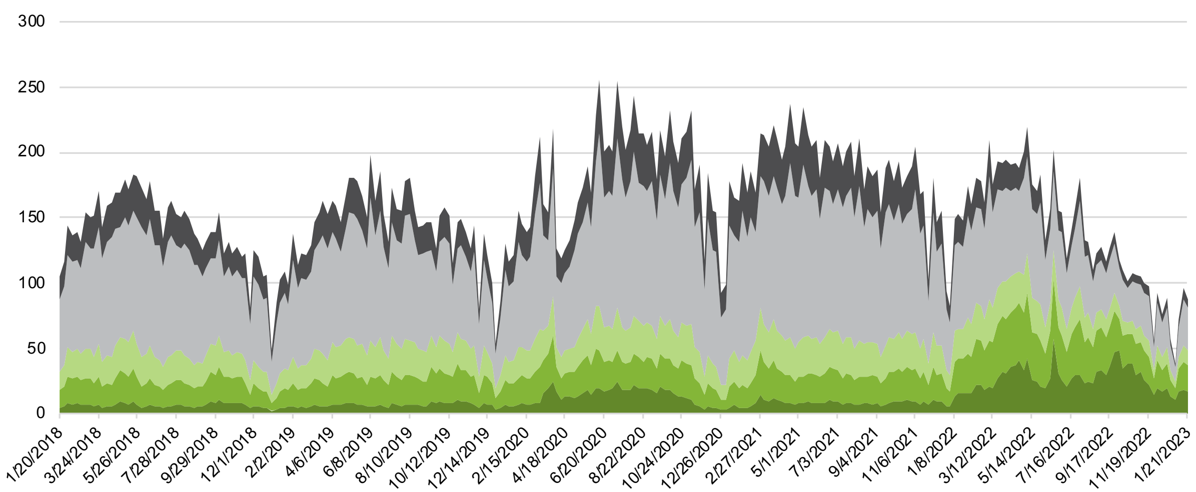
- In the week ending 1/21/2023, borrowers paid an average of 1.25 points overall, down from a peak of 2.03 points in September-October
- The corresponding cost of those points was an average of $4.3K per rate lock the week ending 1/21/2023, versus $6.9K in the week ending 10/1/2022
- For context the average points paid in 2018-2020 was around 0.5, with a corresponding cost of around $1.5K

- Purchase borrowers - now accounting for 81.8% of new rate locks in the week ending 1/21/2023, paid an average of 1.16 points
- Rate/term refis, with only 4.5% share, paid an average of 0.84 points, whereas cash-out refis with 13.7% share paid an average of 2.06 points in the week
- The average cash-out refi borrower in the week ending 1/21/2023 borrowed $266K with cash out of $86K, which is much more than the 2.06 points paid or $5.5K to buy down the rate
- The oversized rate buydowns on cash-out refinances suggest borrowers are utilizing their historically strong equity positions to reduce the interest rate impact as they tap available equity

DECEMBER 2022 MORTGAGE RATE LOCK AND BUYDOWN TRENDS

PERMANENT BUYDOWNS ON PURCHASE RATE LOCKS

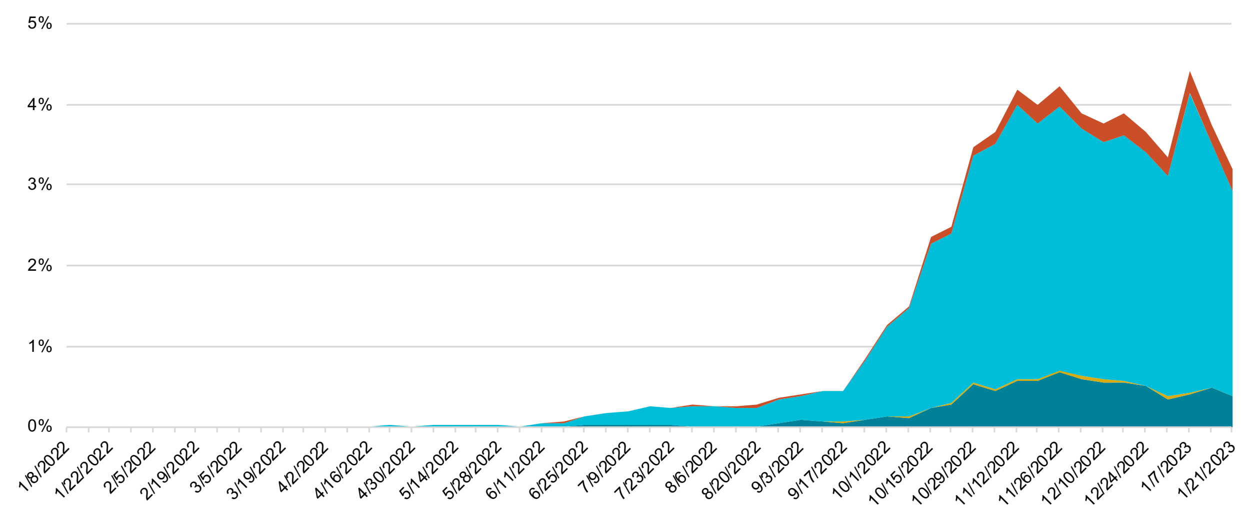
(OPTIMAL BLUE – INDEXED TO WEEK ENDING 1/13/2018)



Source: Black Knight, Optimal Blue
Data through week ending 1/21/2023
Total lock count indexed to 100 in week ending 1/13/2018

TEMPORARY BUYDOWNS IN PURCHASE RATE LOCKS

(OPTIMAL BLUE)



Source: Black Knight, Optimal Blue
Data from 1/2022 through week ending 1/21/2023
Some temporary buydowns may not be recorded in rate lock pricing, such that the total share of locks that involves temporary buydowns may be higher

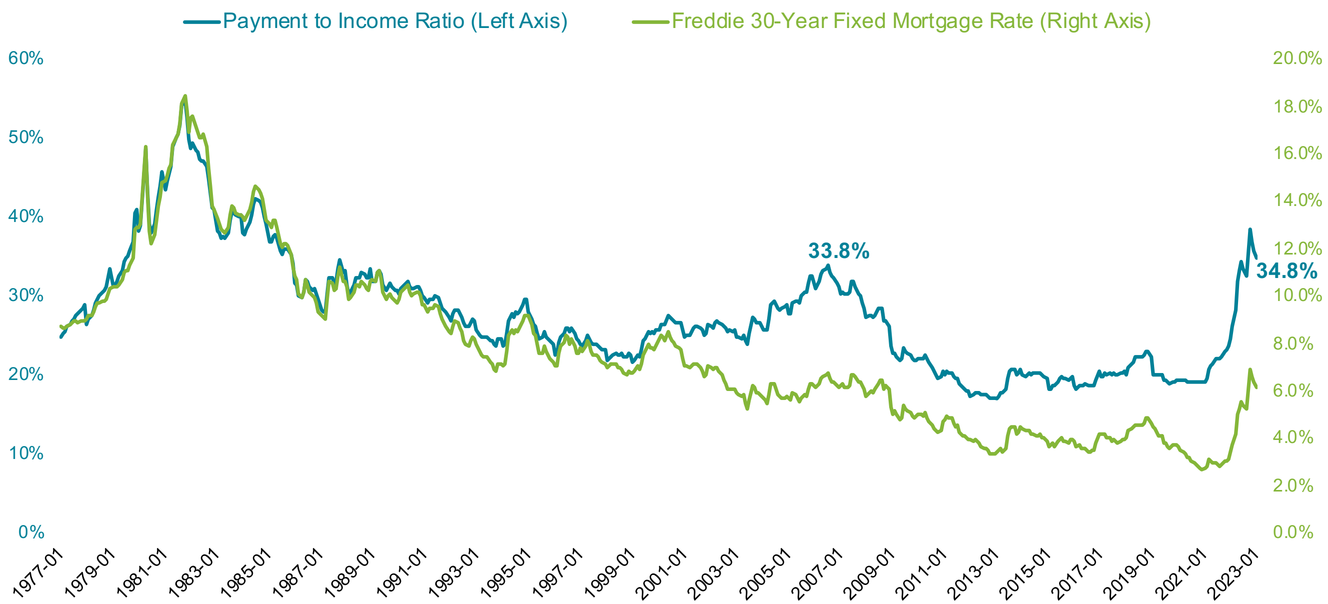
- Purchase rate locks for the fourth week in January outpaced the typical strong seasonal growth pattern but remained 13% below the average count from 2018/19.
- Similar to the overall locks, 56% of purchase rate locks involved buydowns and 19% paid 2 points or more in the week ending 1/21/2023
- Purchase buydowns peaked the week ending 10/1/2023, when 70% of locks involved buydowns and 41% paid 2 points or more

- In addition to permanent buydowns, temporary buydown products have emerged in recent months as well, the most common of which are 1/0s (1 point off the rate for the first year) and 2/1s (2 points off first year, 1 point off second year)
- In the week ending 1/21/2023, at least 3% of purchase rate locks included a temporary buydown, down from a peak of 4% in October-November 2022
- Given that temporary buydowns with stepped provisions (1/0,2/1, 3/2/1) result in payment shocks to the borrower as their rates increase each year, the impact of such loans warrants oversight as we move into 2024 from both a delinquency and prepayment perspective

DECEMBER 2022 HOUSING MARKET & EQUITY TRENDS

Here we examine recent changes in home prices, affordability and inventory levels across the country, with a closer look at what it means for mortgage holder equity levels. We look at which markets are facing the biggest headwinds. This information has been compiled from the original Black Knight McDash loan-level mortgage performance database, the Black Knight Home Price Index, Collateral Analytics and other public and proprietary data sets. Click on each chart to view its contents in high resolution.

PAYMENT TO INCOME RATIO VS. 30-YEAR RATES



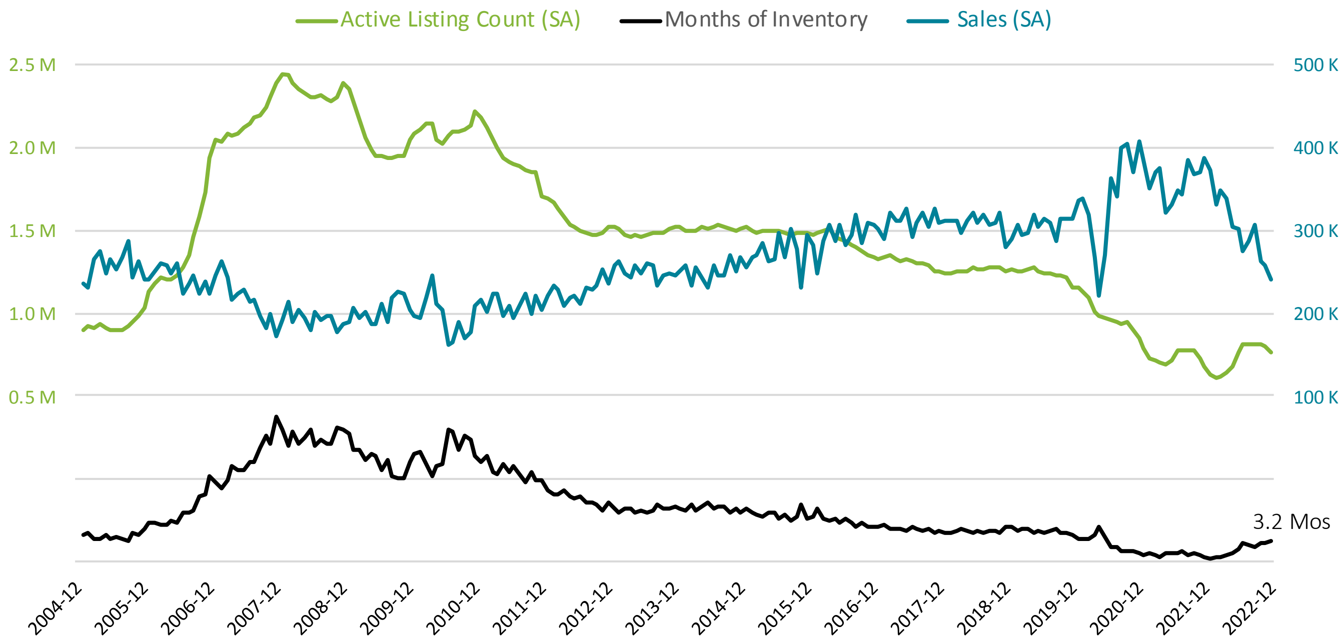
Source: Black Knight Home Price Index, FHLMC PMMS, Census Bureau
*The National Payment to Income Ratio is the share of median income needed to make the monthly principal and interest payment on the purchase of the average-priced home using a 20% down 30-year fixed rate mortgage at the prevailing interest rate

Home affordability has begun to improve in recent months, but remains a significant challenge

- After peaking at 38.4% in October when 30-year rates averaged nearly 7%, the national payment-to-income ratio has fallen below 35% for the first time since August, but remains above the peak levels seen in 2006 prior to the Great Financial Crisis
- The monthly mortgage payment required to purchase the average priced home using a 20% down 30-year rate mortgage has dipped by more than $200 since October, but remains nearly $600 (+41%) higher than it was at the same time last year
- Historically tight affordability is expected to continue to dampen demand and put downward pressure on home prices as we move into the traditional spring homebuying season

SALES, ACTIVE LISTINGS AND MONTHS OF INVENTORY

(SEASONALLY ADJUSTED - SINGLE FAMILY RESIDENCES AND CONDOS)

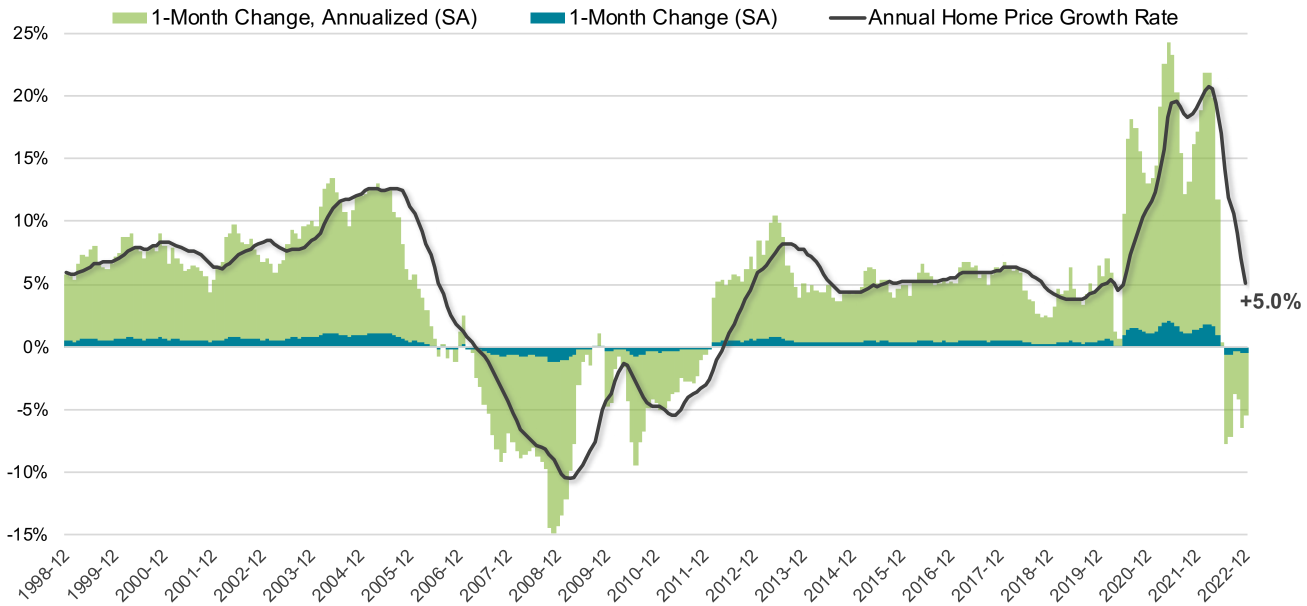


Source: Black Knight, Collateral Analytics

While sales volumes continue to slump, inventory growth has stalled as sellers are also taking a step back from listing their homes

- Black Knight's Collateral Analytics data shows the impact of today's affordability challenges with seasonally adjusted home sales in December hitting their lowest levels since 2015 – excluding the initial stages of the COVID 19 pandemic in May 2020
- In fact, new listing volumes were 23% below their pre-pandemic average in December, marking the largest monthly deficit on record outside of April 2020
- After seeing for-sale inventory grow by 33% on a seasonally adjusted basis from March to July, inventory levels stalled later in the year before falling by 5% in December, the first meaningful decline in nearly a year
- As both sales and inventory move in the wrong direction, months of inventory has flattened, with December's inventory levels representing 3.2 months of sales, a modest rise from the 3.1 months of supply seen in both October and November

BLACK KNIGHT HOME PRICE INDEX

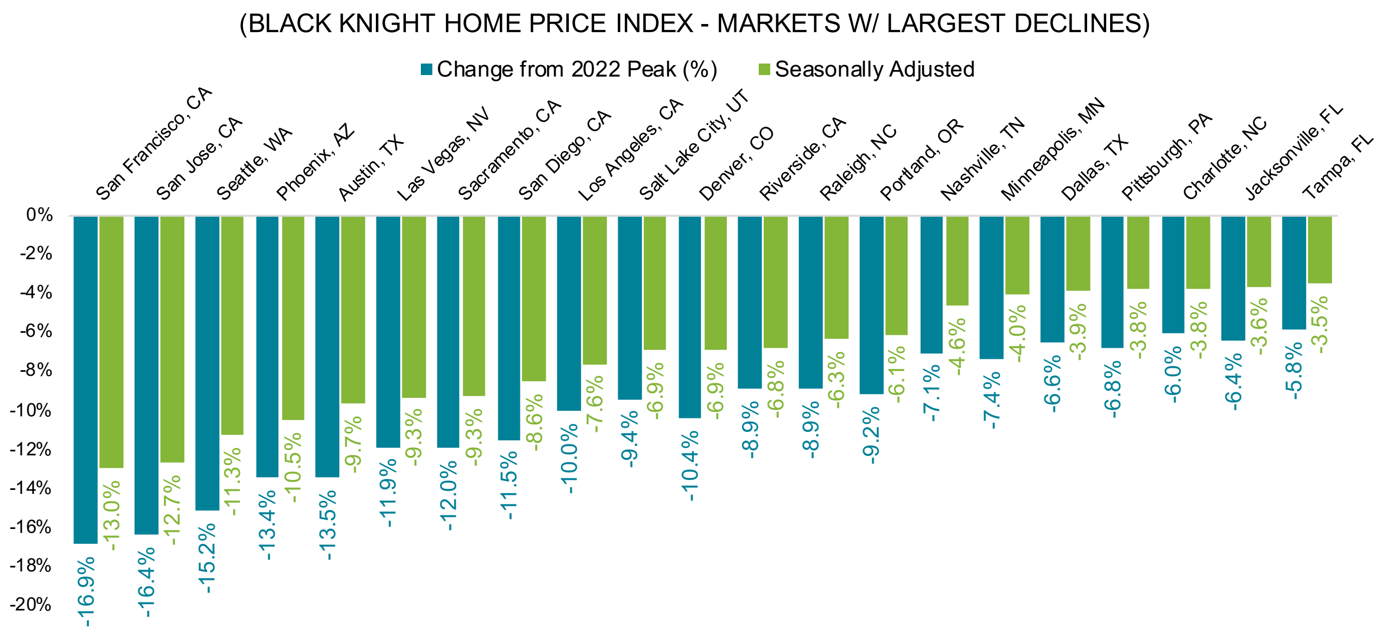


Source: Black Knight Home Price Index (HPI)

Black Knight's Home Price Index fell again in December, marking the sixth straight month of price declines on both seasonally adjusted and unadjusted bases

- December's 0.45% seasonally adjusted decline was roughly on par with the 0.48% average seen over the past 6 months, with an even sharper 0.89% decline on an unadjusted basis
- Nationally, home prices are now 5.3% off their summer peak (2.9% when accounting for typical seasonal patterns)
- December's decline pushed the annual home price growth rate down to 5.0% -- now only 0.4% above its 30-year average – and the slowest home price growth rate since June 2020 in the early stages of the pandemic
- If the current rate of monthly declines persists, we would see the annual home price growth rate go negative within the next three months
- On an annualized basis, recent monthly declines represent a 3.8% to 7.7% annualized decline in prices and offer insight into where the annual home price growth rate may be headed in coming months
- It's worth noting that in volatile markets annualized monthly declines can overshoot actual peaks and troughs, but they have historically served as good indicators of upcoming movements in annual growth rates

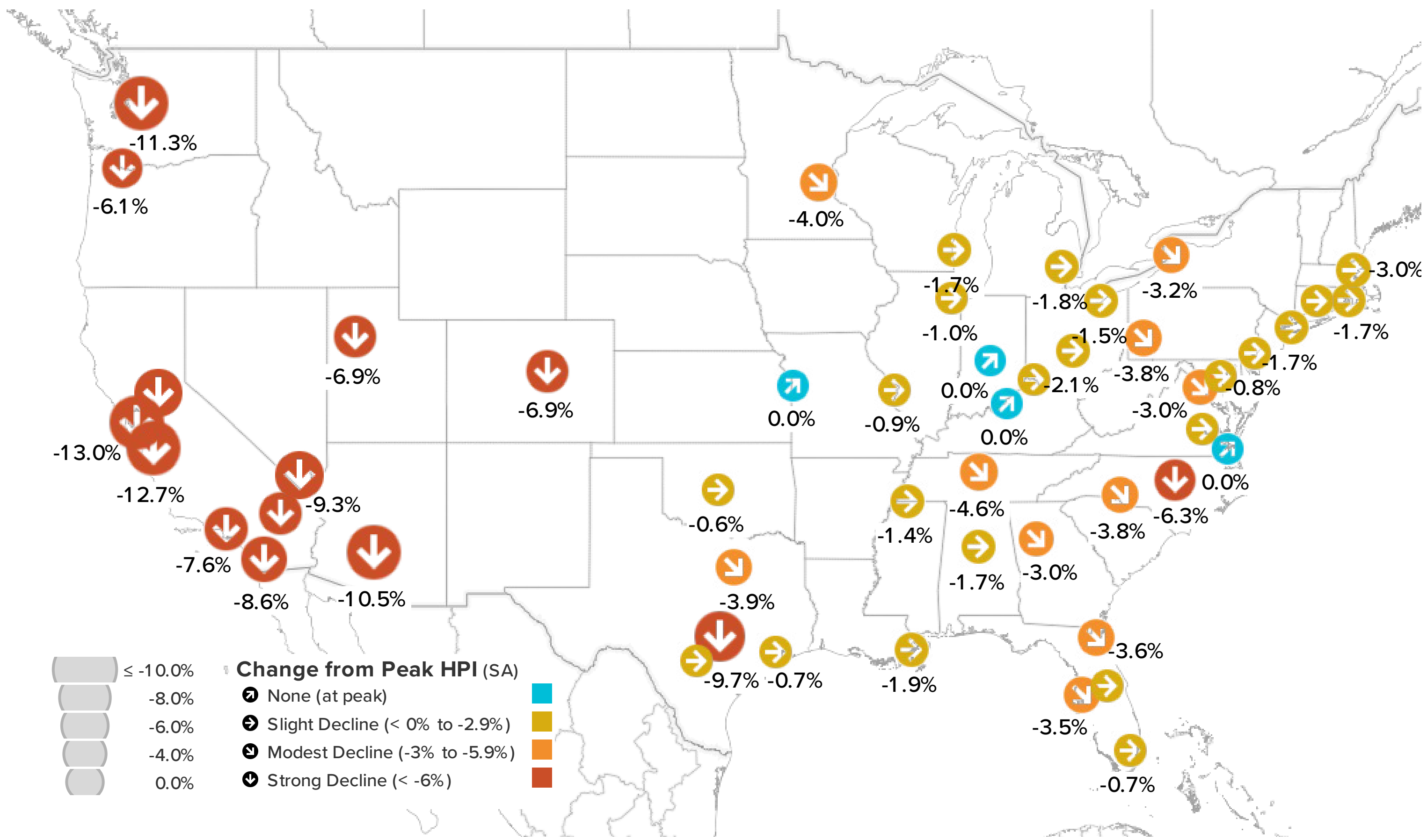
CHANGE IN MEDIAN HOME PRICE



Source: Black Knight Home Price Index (HPI)
December 2022

- 14 of the 50 largest markets (28%) have seen home prices decline by 6% or more from their 2022 peaks on a seasonally adjusted basis, including four – San Francisco (-13%), San Jose (-12.7%), Seattle (-11.3%) and Phoenix (-10.5%) – with greater than 10% declines
- On an unadjusted basis, 1 in 5 major markets have now seen prices pull back by 10% or more from their early 2022 peaks
- Only 4 of the top 50 markets continue to see prices rise on a seasonally adjusted basis (Kansas City, Indianapolis, Virginia Beach and Louisville), while 40% of markets have seen prices decline by up to 2%, with 24% seeing declines from 3-5% through December

CHANGE IN HOME PRICE INDEX FROM 2022 PEAK
(SEASONALLY ADJUSTED)



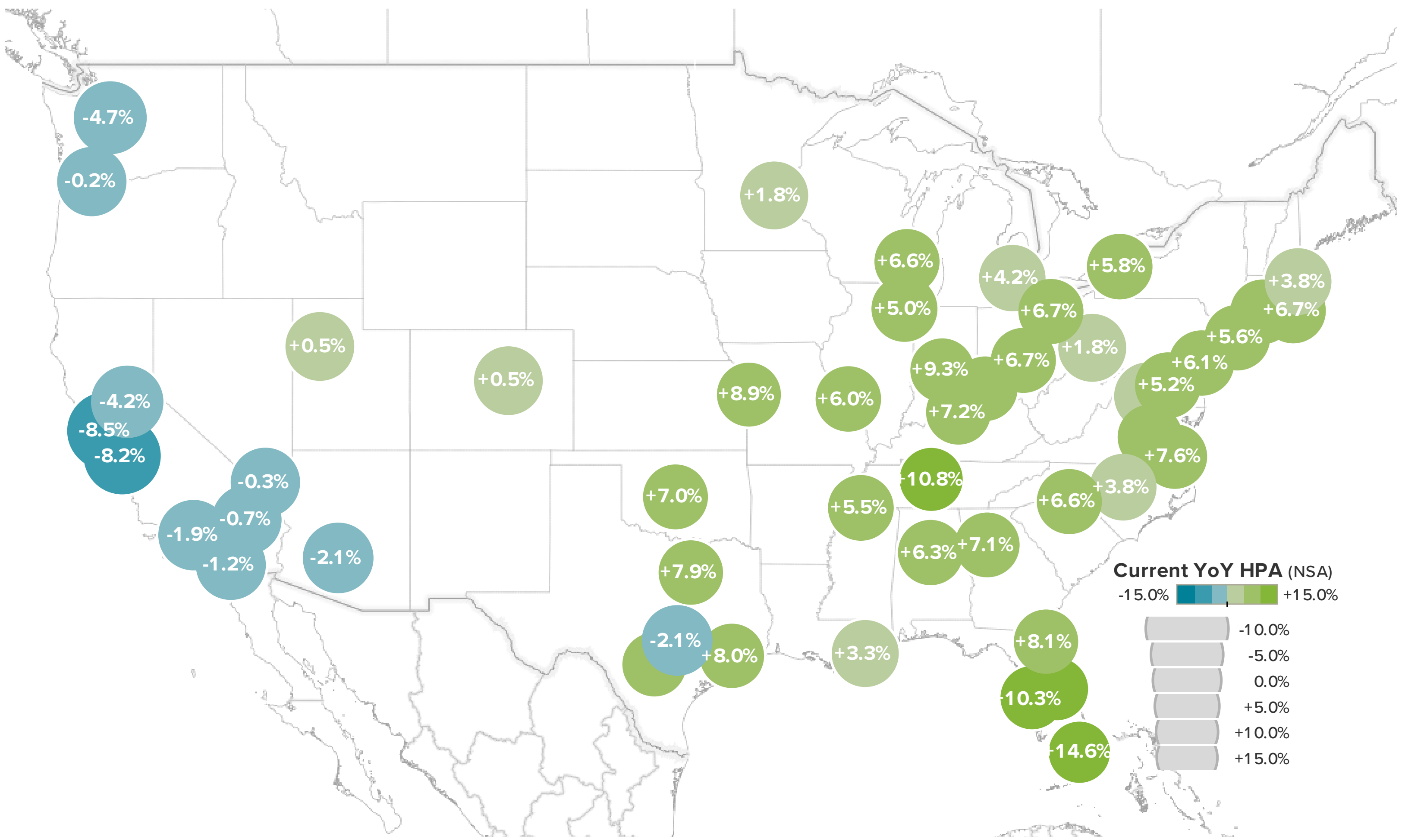
Source: Black Knight Home Price Index (HPI)
December 2022

» Price declines are more pronounced in the Western U.S. with every major market in the West seeing prices pull back by 6% or more through December on a seasonally adjusted basis

» While Florida markets had held strong until recent months, we've started to see prices soften there as well with Miami (what had been the stronghold) seeing prices edge 0.7% off their recent peak

» Austin, Las Vegas and Seattle saw the largest single-month declines in the month with prices falling by 1.4% on a seasonally adjusted basis in each of those markets with Phoenix (-1.3%), San Francisco (-1.3), San Jose (-1.2%), Sacramento (-1.1%), and Salt Lake City (-1.0%) also seeing prices fall by a full percentage point or more in December

ANNUAL HOME PRICE GROWTH RATE BY CBSA



Source: Black Knight Home Price Index (HPI)
December 2022

DECEMBER 2022 HOUSING MARKET & EQUITY TRENDS

- 11 of 50 largest markets are now seeing prices down year over year with San Francisco (-8.5%) and San Jose (-8.2%) seeing the largest annual declines
- Denver (+0.5%) and Salt Lake City (+0.6) may be the next two markets to cross over into negative territory with their growth rates falling below 1% to close out the year, down 22 and 27 percentage points respectively from the highs hit in recent months
- While major Florida markets like Miami (+14.6%), Orlando (+11.8%) and Tampa (+10.3%) continue to see the largest annual gains, their rates of growth have slowed significantly in recent months after reaching 30.3-35.7% earlier this year
- In fact, on a seasonally adjusted basis, prices have started to come off their peak levels in each of those markets with adjusted prices now down 0.7% in Miami, .9% in Orlando, and 3.6% in Tampa
- Jacksonville has seen the most softening in the state with prices now 3.6% off peak levels

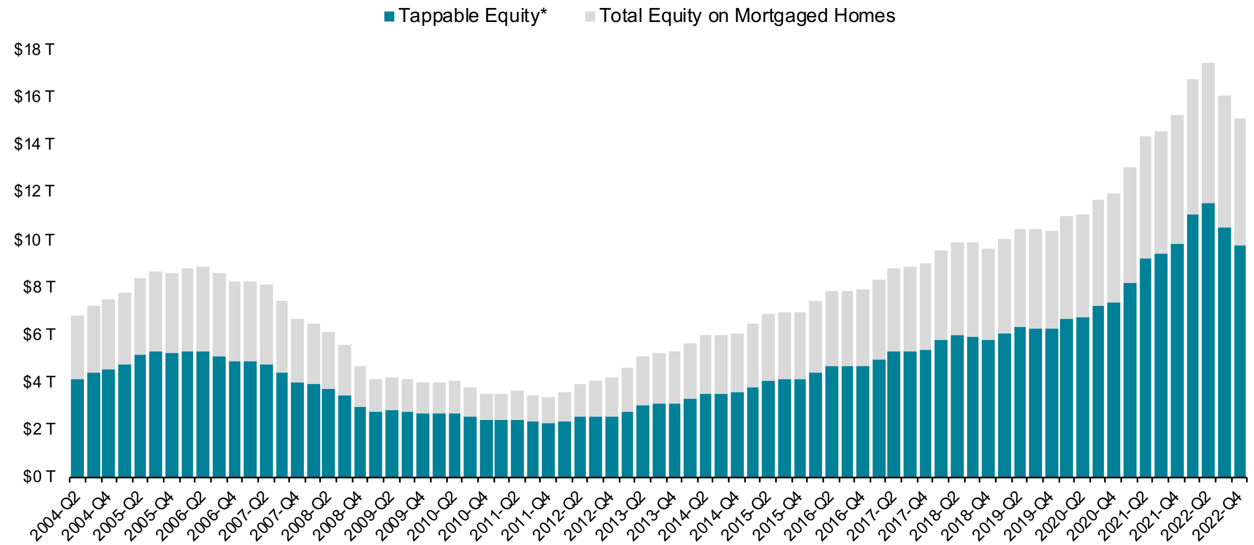
MARKETS WITH HIGHEST HOME PRICE GROWTH RATES

Rank	Geography (CBSA)	Annual Home Price Growth Rate
1	Miami, FL	+14.6%
2	Orlando, FL	+11.8%
3	Tampa, FL	+10.3%
4	Indianapolis, IN	+9.3%
5	Kansas City, MO	+8.9%
6	San Antonio, TX	+8.8%
7	Jacksonville, FL	+8.1%
8	Houston, TX	+8.0%
9	Dallas, TX	+7.9%
10	Hartford, CT	+7.7%

MARKETS WITH LOWEST HOME PRICE GROWTH RATES

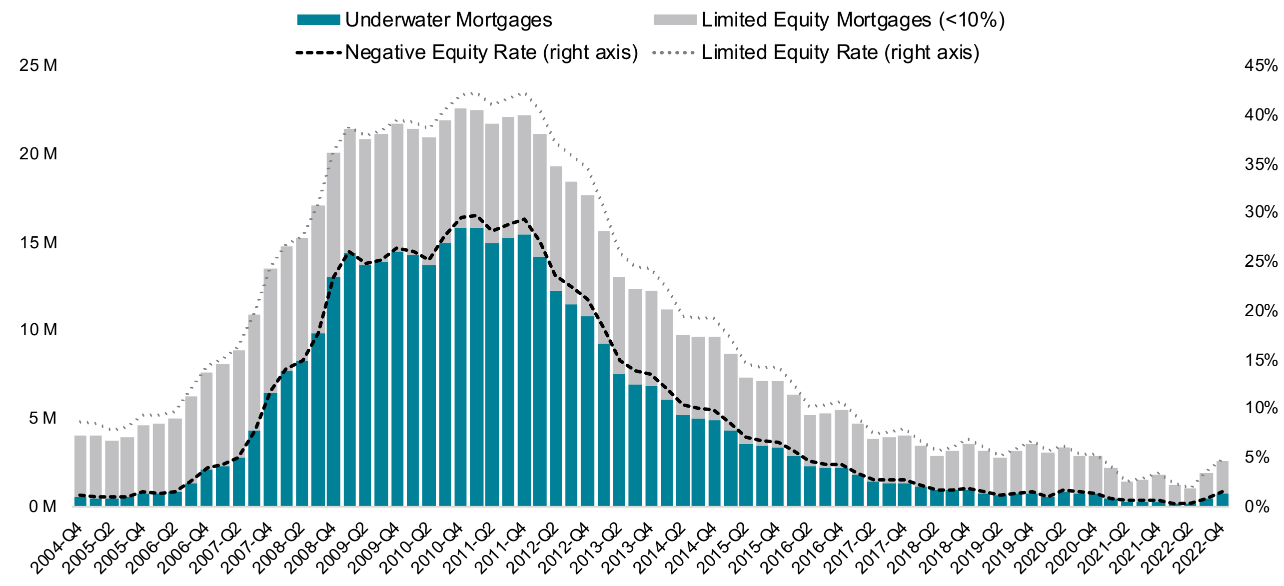
Rank	Geography (CBSA)	Annual Home Price Growth Rate
41	Las Vegas, NV	-0.3%
42	Riverside, CA	-0.7%
43	San Diego, CA	-1.2%
44	Los Angeles, CA	-1.9%
45	Austin, TX	-2.1%
46	Phoenix, AZ	-2.1%
47	Sacramento, CA	-4.2%
48	Seattle, WA	-4.7%
49	San Jose, CA	-8.2%
50	San Francisco, CA	-8.5%

HOMEOWNER EQUITY ON MORTGAGED PROPERTIES



Source: Black Knight, McDash Property Module
*Tappable equity is the share of equity that could be withdrawn while still maintaining an 80% or lower loan-to-value ratio

NEGATIVE EQUITY RATES AND VOLUMES



Source: Black Knight, McDash Property Module

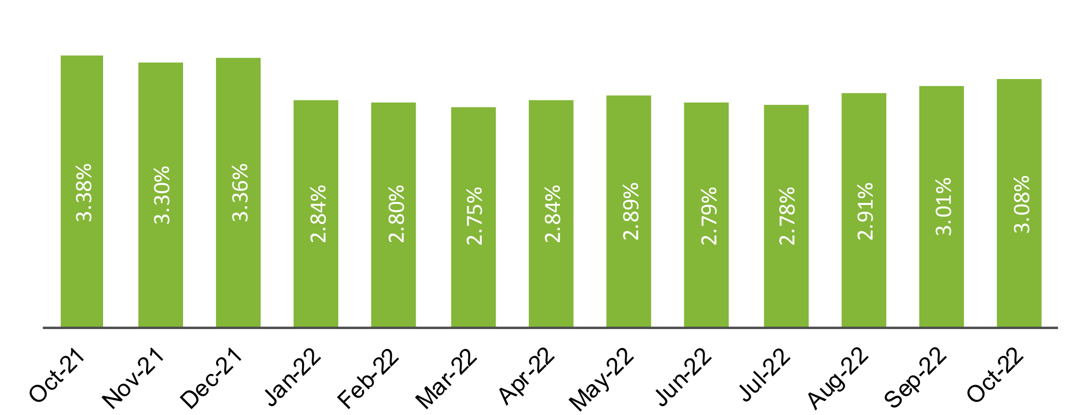
- Softening home prices continue to impact borrowers' equity positions with mortgage holder equity falling by $2.3T (-13%) over the past two quarters
- Likewise, tappable equity – the share available to lend / borrower against while still maintaining a 20% equity cushion – fell by $1.8T (-15%) over that span
- With Q4's decline, Tappable Equity levels are now down (-1%) year-over-year marking the first decline in the $ volume of equity available to lend against since 2012
- Oversized home price declines in equity – West Coast markets are exacerbating the issue with Los Angeles, San Francisco, San Jose, and Seattle accounting for nearly one-third of the overall national decline in mortgage holder equity over the past two quarters
- Austin (-25%), Salt Lake City (-24%), San Francisco (-23%), Las Vegas (-22%), Phoenix (-22%) and Seattle (-22%) have seen the largest declines on a percentage basis over the past two quarters.
- While levels remain historically high, falling equity along with rising short-term rates are expected to create headwinds for home equity lending as we press forward into 2023

DECEMBER 2022 DATA SUMMARY

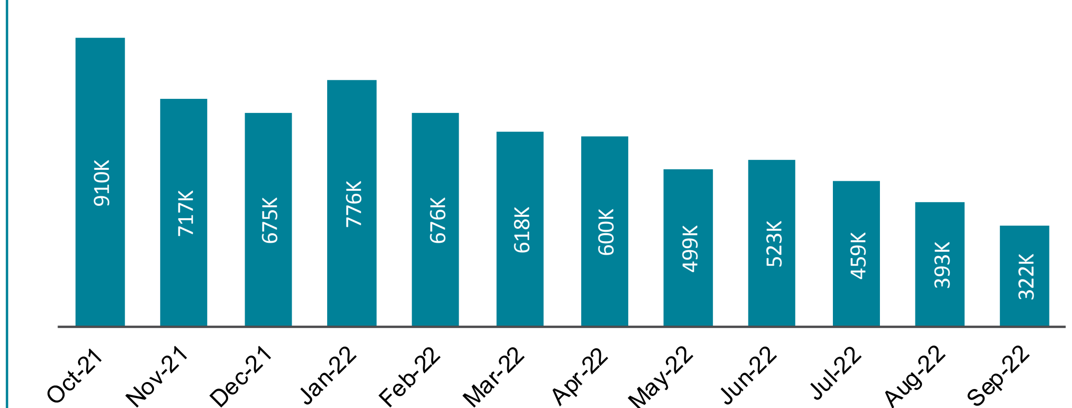
	Dec-22	Monthly Change	YTD Change	Yearly Change
Delinquencies	3.08%	2.31%	-6.68%	-8.89%
Foreclosure	0.37%	0.71%	31.76%	53.47%
Foreclosure Starts	26,900	14.96%	-18.24%	556.10%
Seriously Delinquent (90+) or in Foreclosure	1.38%	-0.55%	-26.83%	-31.38%
New Originations (data as of Nov-22)	322K	-18.1%	-64.7%	-65.6%

	Oct-22	Sep-22	Aug-22	Jul-22	Jun-22	May-22	Apr-22	Mar-22	Feb-22	Jan-22	Dec-21	Nov-21	Oct-21
Delinquencies	3.08%	3.01%	2.91%	2.78%	2.79%	2.89%	2.84%	2.75%	2.80%	2.84%	3.36%	3.30%	3.38%
Foreclosure	0.37%	0.37%	0.35%	0.35%	0.35%	0.35%	0.36%	0.33%	0.32%	0.32%	0.31%	0.28%	0.24%
Foreclosure Starts	26,900	23,400	19,600	18,400	20,300	17,700	23,800	18,800	21,400	24,300	25,000	32,900	4,100
Seriously Delinquent (90+) or in Foreclosure	1.38%	1.39%	1.38%	1.39%	1.41%	1.46%	1.48%	1.45%	1.52%	1.62%	1.79%	1.89%	2.02%
New Originations		322K	393K	459K	523K	499K	600K	618K	676K	776K	675K	717K	910K

TOTAL DELINQUENCIES



NEW ORIGINATIONS



DELINQUENCY AND FORECLOSURE FIGURES BY STATE

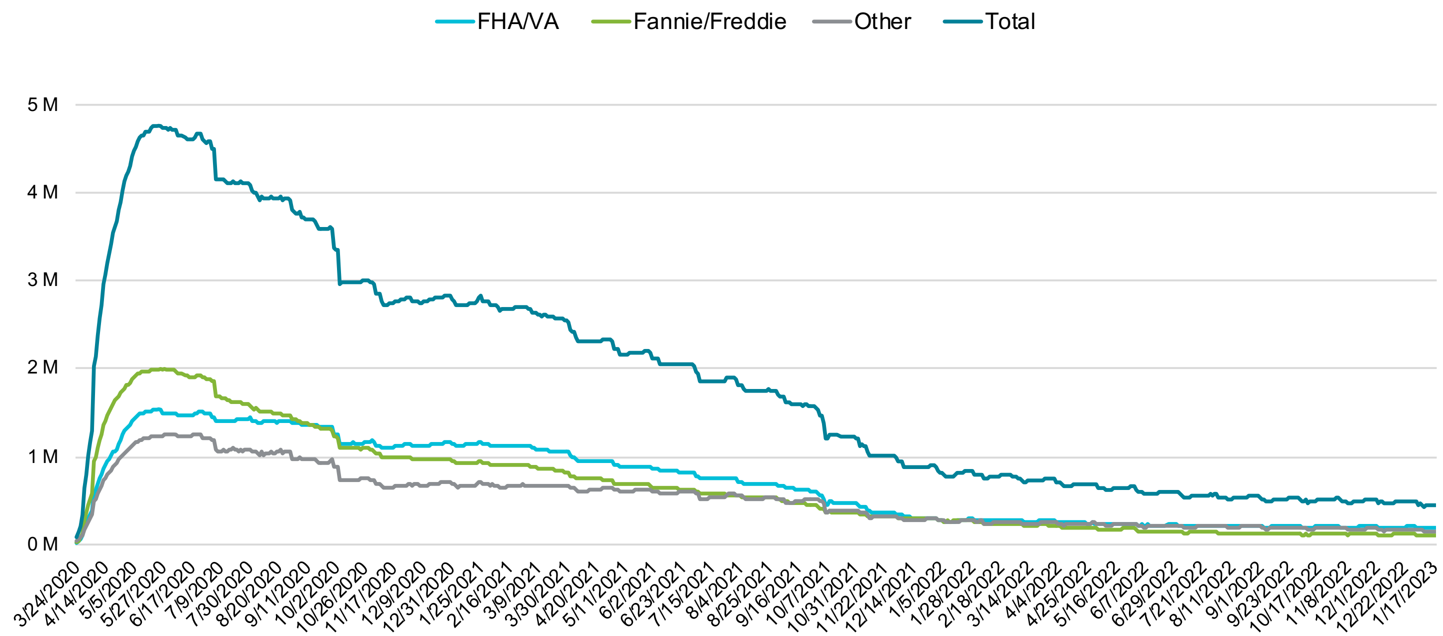
State		Del %	FC %	Non-Curr %	Yr/Yr Change in NC%
National		3.1%	0.4%	3.4%	-4.8%
MS		6.3%	0.5%	6.9%	-0.5%
LA	*	5.6%	0.7%	6.3%	-10.3%
OK	*	4.4%	0.7%	5.2%	1.6%
WV		4.4%	0.5%	4.9%	-8.4%
AL		4.6%	0.3%	4.9%	-3.8%
AR		4.4%	0.4%	4.8%	-2.4%
IN	*	4.1%	0.6%	4.6%	-4.8%
MD	*	4.1%	0.5%	4.5%	-1.3%
GA		4.0%	0.3%	4.3%	-2.6%
PA	*	3.6%	0.6%	4.2%	-1.7%
TX		3.8%	0.3%	4.1%	-5.1%
IL	*	3.5%	0.6%	4.1%	0.6%
KS	*	3.7%	0.4%	4.1%	1.8%
FL	*	3.7%	0.4%	4.1%	3.6%
SC	*	3.5%	0.4%	4.0%	-4.0%
OH	*	3.4%	0.5%	3.9%	-7.7%
NE	*	3.6%	0.3%	3.9%	-7.7%

State		Del %	FC %	Non-Curr %	Yr/Yr Change in NC%
National		3.1%	0.4%	3.4%	-4.8%
IA	*	3.3%	0.6%	3.9%	7.7%
ME	*	3.1%	0.7%	3.9%	0.8%
RI		3.4%	0.4%	3.8%	0.0%
CT	*	3.2%	0.5%	3.8%	-8.8%
MO		3.5%	0.3%	3.8%	5.5%
NY	*	2.8%	0.9%	3.7%	-20.1%
DE	*	3.2%	0.4%	3.6%	-7.7%
KY	*	3.1%	0.5%	3.6%	-5.7%
NM	*	3.0%	0.5%	3.6%	-9.1%
VT	*	3.0%	0.5%	3.5%	-15.7%
TN		3.1%	0.2%	3.3%	-6.2%
MI		3.1%	0.2%	3.3%	-1.3%
NV		2.9%	0.3%	3.3%	-10.4%
MN		3.0%	0.3%	3.3%	-2.6%
WI	*	2.8%	0.4%	3.2%	-0.8%
NC		2.9%	0.3%	3.2%	-6.4%
NJ	*	2.7%	0.5%	3.2%	-16.9%

State		Del %	FC %	Non-Curr %	Yr/Yr Change in NC%
National		3.1%	0.4%	3.4%	-4.8%
WY		2.8%	0.3%	3.1%	-0.7%
AK		2.7%	0.4%	3.1%	-24.3%
AZ		2.7%	0.2%	2.9%	1.6%
VA		2.6%	0.2%	2.8%	-7.0%
ND	*	2.3%	0.5%	2.8%	1.2%
DC		2.1%	0.5%	2.7%	-21.8%
NH		2.5%	0.2%	2.7%	-4.6%
MA		2.4%	0.2%	2.6%	-7.0%
SD	*	2.2%	0.4%	2.6%	2.9%
HI	*	1.8%	0.8%	2.6%	-25.0%
UT		2.1%	0.1%	2.2%	0.1%
MT		2.0%	0.2%	2.2%	-7.3%
OR		1.9%	0.2%	2.1%	-10.1%
CO		1.8%	0.1%	2.0%	-3.0%
CA		1.8%	0.1%	1.9%	-10.1%
ID		1.7%	0.2%	1.9%	2.5%
WA		1.5%	0.2%	1.7%	-16.9%

* Indicates Judicial State

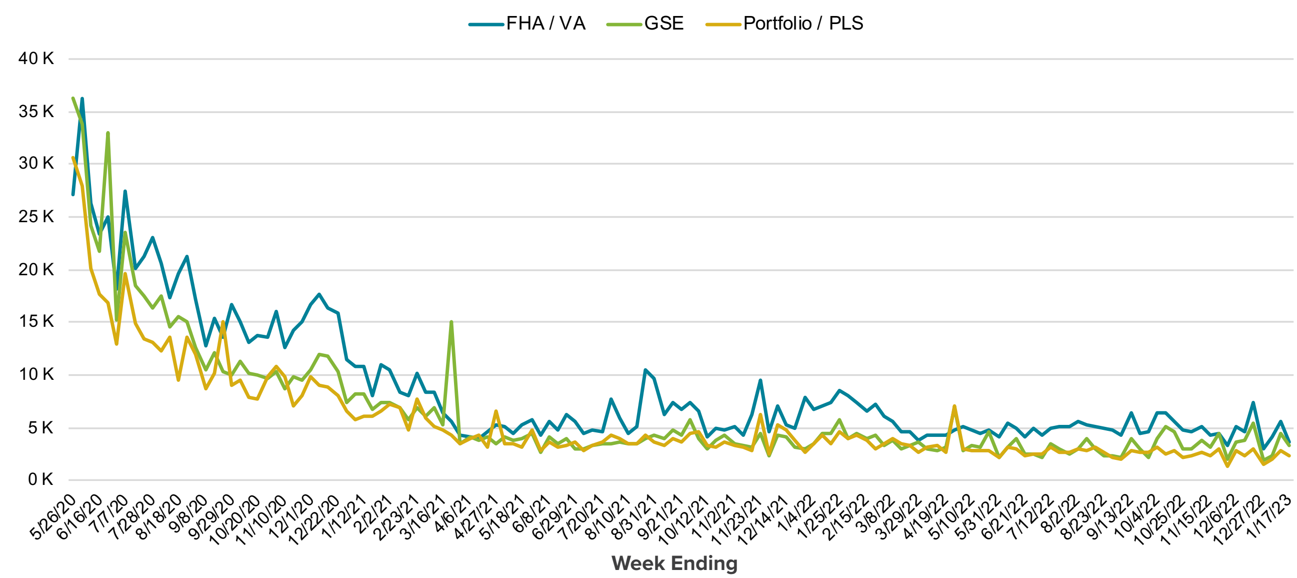
ACTIVE FORBEARANCE PLANS



	Fannie & Freddie	FHA & VA	Other**	Total
Loans in Forbearance*	112,000	194,000	155,000	461,000
UPB of Loans in Forbearance ($Bil)*	$23	$36	$25	$84
Share of Loans in Forbearance*	0.4%	1.6%	1.2%	0.9%

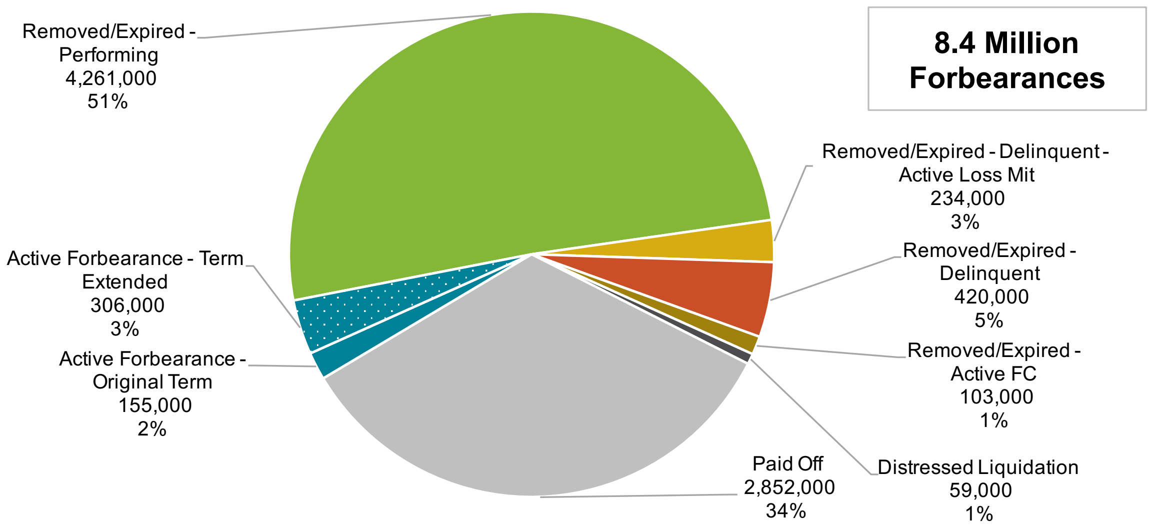
Source: McDash Flash
Data as of, January 17, 2023

NEW FORBEARANCE PLAN STARTS BY INVESTOR



Source: McDash Flash

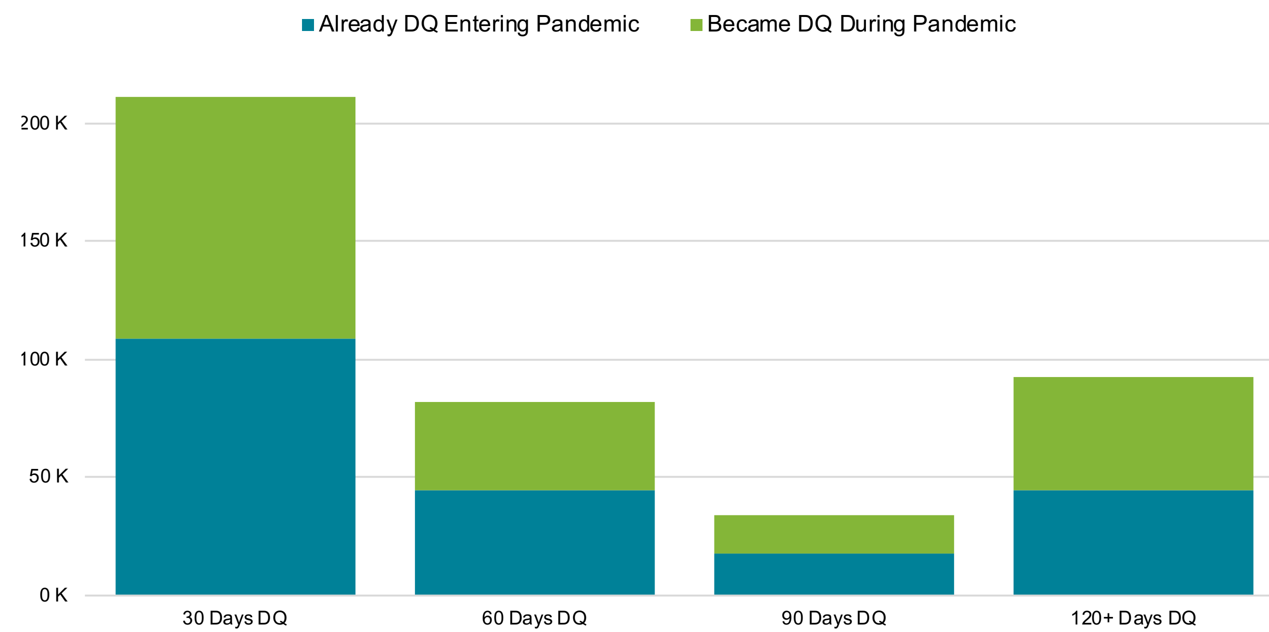
CURRENT STATUS OF COVID-19 RELATED FORBEARANCES



Source: McDash Flash
As January 17, 2023

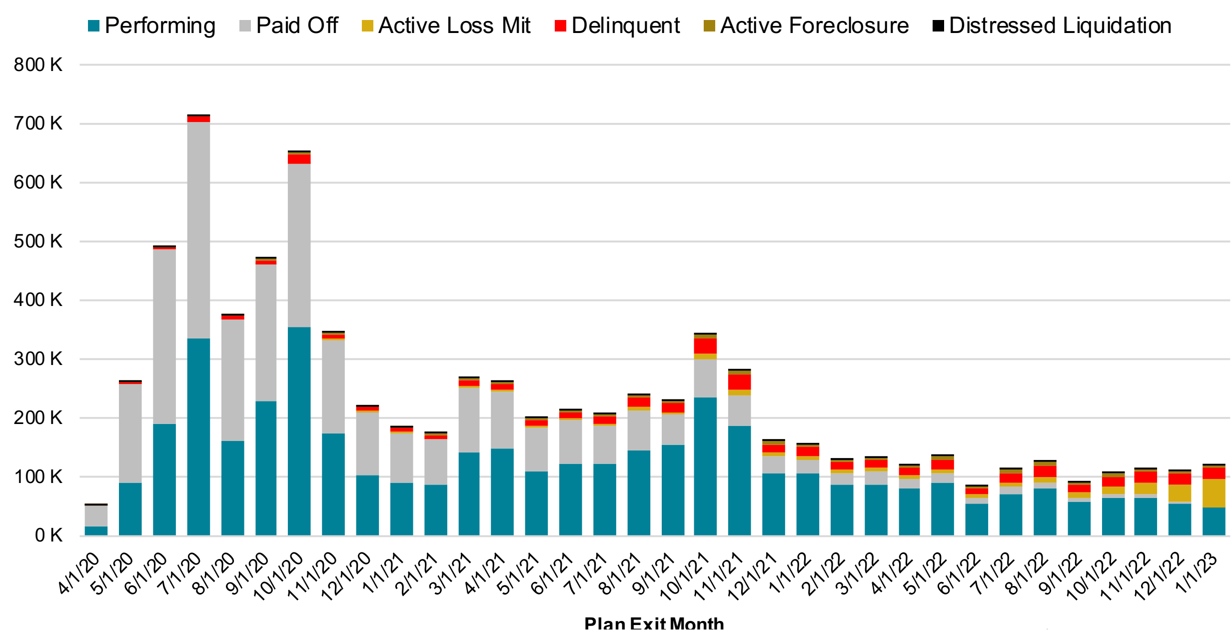
BREAKDOWN OF LOANS THAT REMAIN DELINQUENT FOLLOWING FORBEARANCE PLAN EXIT

(EXCLUDING LOANS IN ACTIVE LOSS MITIGATION OR FORECLOSURE)



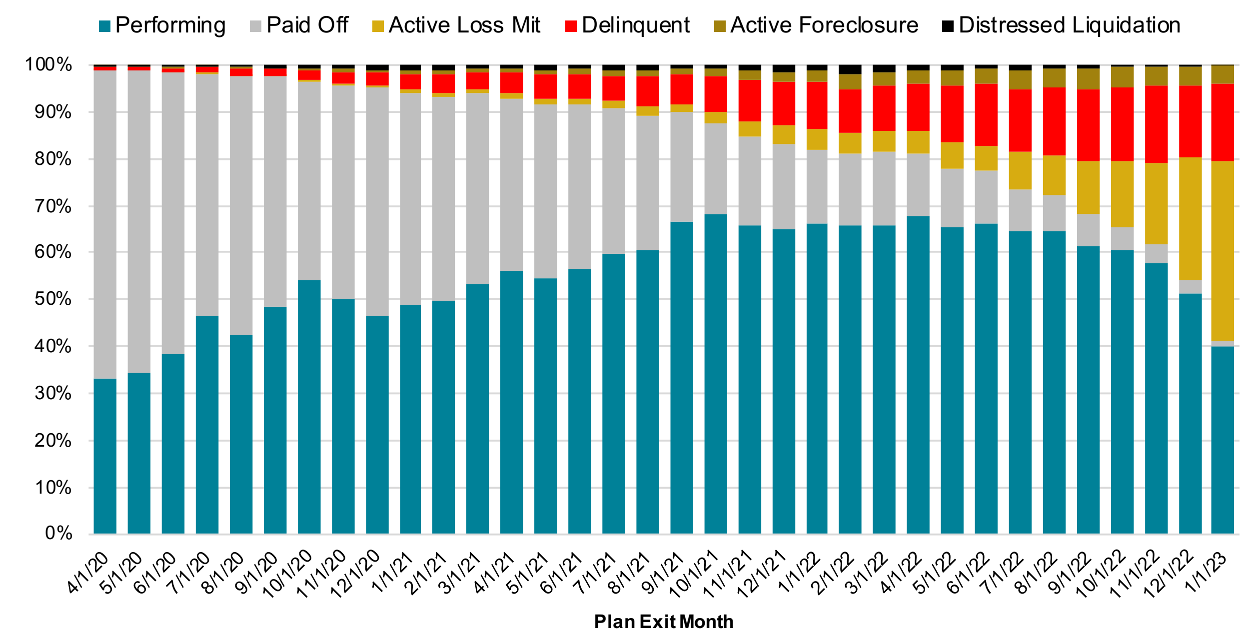
Source: McDash Flash

CURRENT STATUS OF LOANS THAT HAVE LEFT COVID-19 FORBEARANCE PLANS



Source: McDash Flash
January 2023 represents partial data through the 17th of the month

CURRENT STATUS OF LOANS THAT HAVE LEFT COVID-19 FORBEARANCE PLANS



Source: McDash Flash

Mortgage Monitor Disclosures

You can reach us by email at
Mortgage.Monitor@bkfs.com

Follow us on Twitter
@Black_KnightInc

DECEMBER 2022 DEFINITIONS

TOTAL ACTIVE COUNT:	All active loans as of month-end, including loans in any state of delinquency or foreclosure. Post-sale loans and loans in REO are excluded from the total active count.
DELINQUENCY STATUSES (30, 60, 90+, ETC.):	All delinquency statuses are calculated using the MBA methodology based on the payment due date provided by the servicer. Loans in foreclosure are reported separately and are not included in the MBA days delinquent.
90-DAY DEFAULTS:	Loans that were less than 90-days delinquent in the prior month and were 90-days delinquent, but not in foreclosure, in the current month.
FORECLOSURE INVENTORY:	The servicer has referred the loan to an attorney for foreclosure. Loans remain in foreclosure inventory from referral to sale.
FORECLOSURE STARTS:	Any active loan that was not in foreclosure in the prior month that moves into foreclosure inventory in the current month.
NON-CURRENT:	Loans in any stage of delinquency or foreclosure.
FORECLOSURE SALE / NEW REO:	Any loan that was in foreclosure in the prior month that moves into post-sale status or is flagged as a foreclosure liquidation.
REO:	The loan is in post-sale foreclosure status. Listing status is not a consideration; this includes all properties on and off the market.
DETERIORATION RATIO:	The ratio of the percentage of loans deteriorating in delinquency status vs. those improving.