OCC Loan-Level Data Collection Home Equity: Field Definitions

FIELD DEFINITIONS

1. Loan Number – A unique identifier for the loan record that will be the same month to month. Reference numbers may be used in lieu of actual loan numbers as long as it meets this criteria

2. Lien Position at Origination – The position of this loan relative to any additional liens on the property. If there are no additional liens, loan is in first position. If lien position is greater than 3, then code as 3.

3. Loan / Line Owner – Identifies the investor of the loan
    a. Securitized – Loans securitized by private or public issuers.
    b. Portfolio – Loans owned and held on the bank's balance sheet. Include both Held for Sale or Held for Investment in this category.
    c. Serviced For Others – Loans that are not contained in securitizations and are owned by a party other than the bank.

4. Home Equity Type
    a. Home Equity Loan – Traditional fixed term second mortgages with no draw feature
    b. Home Equity Line of Credit – The borrower may access an available credit line through draw features. Lines of credit balances may have fixed term, locked or amortizing portions.

5. Interest Type at Origination
    a. Fixed – Loans where the interest rate is fixed for the entire term.
    b. Variable – Loans where the interest rate fluctuates based on a spread to an index. Include all variable rate loans regardless of whether there is an initial fixed period.

6. Interest Type in Current Month – Identifies the interest type in the reporting month. This field will be the same as field number 6 unless the loan has had its interest type modified.

7. Loan Closing Date – The date on which the original loan funding was disbursed to the borrower. For lines of credit, the date on which the line was established.

8. Original Loan / Line Amount – The dollar amount of the funds disbursed to the borrower at the time of loan closing. For lines of credit, provide the total credit line available at origination NOT the original draw.

9. Current Credit Line Amount – For lines of credit, the total credit line currently available to the borrower. Important: Leave NULL for home equity loans.

10. Unpaid Principal Balance (Gross) – Current unpaid balance at the end of the reporting month rounded to the nearest dollar. This amount does not include any charge-offs, discounts or other accounting marks. See Net UPB #77. It should only be reduced to zero when:

a. For loans: when the loan has been liquidated – either paid-in-full, charged-off, REO sold or Service transferred (see field 25, Liquidation Status).

b. For lines: either when the loan has been liquidated as in "a" or when the credit line is not being utilized by the borrower.

11. Original Interest Rate – The annual percentage rate as specified on the note at the time of origination. Include up to 5 digits to the right of the decimal. If the rate is 6.125% report as 0.06125.

12. Current Interest Rate – The annual percentage rate of the loan as of the last day of the reporting month. Include up to 5 digits to the right of the decimal. If the rate is 6.125% report as 0.06125.

13. Original Combined LTV – The original combined loan-to-value (LTV) ratio is the original amount of the home equity loan (or credit line), in addition to any senior liens, divided by the property value at the time of loan origination

14. Current Combined LTV – The current combined LTV includes the updated loan-to-value using the current commitment of the HE loan or line. The bank may use an updated 1st mortgage balance, if available (serviced in house), but not required.   For property value, the bank should use the most recent estimate of property value. If the <u>bank has not refreshed the value since loan origination, then use the origination value</u>.   Basically, this is reporting the current CLTV that the bank is aware of to understand the profile of the portfolio. Use Gross UPB when calculating CLTV.

15. Original FICO – The statistically calculated credit score of all borrowers developed by the Fair Isaac Corporation used to evaluate the creditworthiness of the borrower. The FICO score can be based on the credit bureau service the institution uses as its source. Original FICO reflects the score upon which the underwriting decision was based.

16. Current FICO – The Current FICO reflects the refreshed score based on the Fair Isaac calculation.

17. Interest Only at Origination – Indicates whether the required minimum payment at origination was equal to the interest due on the loan in the reporting month.

18. Interest Only in Reporting Month – Identifies whether the minimum payment in the reporting month represents only the interest due on the loan.

19. Income Documentation – Describes how the borrower's income levels were documented at time of origination.
    a. Verified – The borrower provided full verification of income levels via W2, pay stubs, tax returns, etc.
    b. Stated - Stated Income includes all loans where the borrower was qualified for approval based on representation of income, without direct verification of either the source or amount of said income by the lender.
        i. Lender Designation – Acceptance of information without direct verification is based on the lender's decision. Generally, the borrower is not charged an additional fee.

ii. Borrower Designation – Acceptance of information without direct verification is by borrower request. Generally, the borrower is charged an additional fee for this feature. Include loans that are marketed or advertised as having no income documentation as Stated -Borrower.

    c. Unknown – If the income documentation is unknown, please report as value (5), Unknown, rather than NULL.

20. Asset Documentation – Describes how the borrower's asset levels were documented at time of origination.
    a. Full / Verified – The borrower provided full documentation of asset levels which were subsequently verified as accurate by the lender.
    b. Alt / Low – The borrower provided documentation, in some instances reduced or limited, related to asset levels with no direct verification performed by the lender
        i. Lender Designation – As defined in 19.b.i
        ii. Borrower Designation – As defined in 19.b.ii
    c. Stated – Stated asset loans include all instances where a borrower was qualified based on a representation of asset levels with no documentation or verification.
        i. Lender Designation – As defined in 19.b.i
        ii. Borrower Designation – As defined in 19.b.ii
    d. Unknown – If the asset documentation is unknown, please report as value (8), Unknown, rather than NULL.

21. Property State – The state in which the property is located. Please be sure to provide the state where the property is located and not the billing address as the two may differ for non-Owner Occupied properties and second/vacation homes.

22. Property ZIP Code – The nine or five digit zip code of the property, whichever is available.

23. Foreclosure Status – Identifies the current foreclosure status as of the end of the reporting month.
    a. In foreclosure, pre-sale – Coded for any loan that has been referred to an attorney for loss mitigation proceedings but has not yet gone to foreclosure sale.
    b. Post-sale Foreclosure / REO – Coded for any loan where the bank has obtained title at foreclosure sale. This includes loans in redemption as well as those in REO status and being actively marketed.
    If a loan has a suspended foreclosure, please mark as 0 in Foreclosure Status field and mark field 42 Foreclosure Suspended as a 1 – Yes.

24. Foreclosure Referral Date – Provide the date that the loan was referred to an attorney for the purpose of initiating foreclosure proceedings. This date should reflect the referral date of currently active foreclosure process. Loans cured from foreclosure should not have a referral date.

25. Liquidation Status – Provide the liquidation method for any loan that was liquidated during the reporting month.
    a. Not Paid In Full – Coded for any home equity loans having an outstanding balance as of month-end as well as all active lines of credit.

      b. Voluntary Payoff – Code all instances where the loan has been paid in full by the borrower either through refinance, sale of the property or principal payment in full.

      c. Involuntary Liquidation – Code all instances where the loan has been liquidated either through foreclosure proceedings or another settlement option resulting in incomplete repayment of principal. Include short-sales, charge-offs, extinguishments, deeds-in-lieu, as well as REO liquidations.

      d. Servicing Transfer – Code all instances where the servicing of the loan has been transferred or sold to another institution during the reporting month.

26. Foreclosure Sale Date – The date of the foreclosure sale (or sheriff's sale), please populate the date for any loan that has completed foreclosure sale whether or not the title was acquired by the bank.

27. Workout Type Completed / Executed – This field should be coded for any loan where a loss mitigation effort has been successfully completed in the current month. Successful completion is defined as the closing of loss mitigation activities where the borrower has no remaining delinquent obligations to the servicer. The field should be coded in only the reporting month when the workout type was completed and not in subsequent months.

      a. Code 1 Modification - Populate in the month that the modification is completed and the new loan terms are in effect. Do not include modifications, such as those performed under the Home Affordable or 2MP programs, that were completed following a trial or stipulated repayment period – these should receive a value of 5 (see d below).

      b. Code 2 Repayment Plan - Populate in the month that the repayment plan was completed successfully and the borrower has been returned to a current and performing status.

      c. Codes 3 and 4 – Deeds In Lieu and Short Sales – Populate in the month the loan is liquidated through a deed-in-lieu or short sale..

      d. Code 5 Stipulated Repayment / Stip to Mods – Code this field in the month that a loan is modified after having completed a stipulated or trial payment period. This should include loans modified under the Home Affordable Modification program that had a trial. A 2MP which did not have a trial period should be reported as a 1 Modification.

      e. Code 7 Settlement – Code this field in the month a settlement is completed and funds are received from the borrower.

      f. Code 8 Other – Use this option if a workout was completed that is not included in any of the above options. This is meant to capture any loss mitigation activity that does not fit into the prior categories. Examples may include strategic refinances or changes to scheduled balloon-payments that do not operate under modification agreements.

28. Next payment due date – The due date for the next outstanding payment on the loan. For delinquent loans this date will be in the past.

29. Bankruptcy flag – Flag all loans where the servicer has been notified of the borrower's bankruptcy declaration.

30. Reason for Default – Identifies the reason that the borrower has defaulted on their payment obligations.

31. Loan Source – Identifies the source by which the servicer originated or otherwise acquired the loan. At the servicer's discretion, acquired servicing may be reported as retail, broker, or correspondent originations to the extent the information is available.
    a. Retail – Report all loans originated through the reporting institution's retail, including branch or internet, production channel.
    b. Wholesale (Broker) - Report all loans originated through the reporting institution's wholesale/broker production channel. Report as broker originated all third-party originated loans where the bank cannot distinguish between broker and correspondent originated.
    c. Correspondent - Loans acquired through the reporting institution's correspondent production channel. This includes all whole loans purchased on a recurring basis (flow) from another correspondent institution, eligible for securitization into the secondary markets or portfolio retention on the bank's balance sheet. Report as broker originated all third-party originated loans when the bank cannot distinguish between broker and correspondent originated.
    d. Servicing Rights Purchased - Refers to a separately negotiated purchase of mortgage servicing rights (PMSR) from a third party. When the servicer cannot distinguish between bulk whole loan and bulk servicing acquisitions, the servicer should report all of these acquisitions consistently in the category that represents the majority of the servicer's acquisitions. Note: This reporting category applies exclusively to the Servicing Portfolio.
    e. Bulk Purchase – Pools of whole loans purchased from a third party originator either to securitize or retain in the bank-owned portfolio. Acquisitions for the Servicing Portfolio in this manner are typically negotiated as one-time transactions between a Mortgage Institution and an independent third party originator (Mortgage Company or Correspondent). Report all bulk acquisitions and correspondent flow acquisitions as correspondent originated when the institution cannot distinguish between these categories.
    f. Wealth Management/Private Banking – report all loans originated through a servicer's private wealth management or private banking division.

    Report loans acquired through bank acquisitions or mergers using the original loan channel options 1, 2, 3, 4, and 6 when possible. If the acquiring bank cannot determine the original loan channel, then report as 5: Bulk Purchase.

32. Owner Occupancy Flag – Report all instances where the borrower owns and occupies the property securing the loan or line.

33. Notice of Default – Please provide the date for all loans where the servicer has issued a formal notice of default, breach letter or similar communication notifying the borrower that the loan is in default.

34. Third Party Sale Flag – This field tracks the purchaser of a foreclosed property during the foreclosure or sheriff's sale. Identify any loan where the title to the property has transferred to a party other than the servicer or the borrower at the time of foreclosure sale. If the property was not sold to a third party or is not currently in foreclosure this field should be coded with a zero.

35. Credit Class – Servicer defined Prime, Alt-A and Non-prime designation. This designation is set by the servicing bank and not determined by criteria from the OCC. Report the credit class used for internal MIS and reporting.

36. Property Type – Provide the number of units of the property, if the actual number of units is not available for multi-family properties please code this field with a 9. If the number of units is unknown, please leave this field NULL.

37. Modification Type –   This field should be populated for any loan that is currently operating under modified terms and identifies the specific terms that were altered through loss mitigation efforts. The loan should be marked with the modification type in the month the modification occurs and continue to be coded in each month the modification is in effect.

    a.   2MP
    b.   Proprietary Systematic
    c.   Proprietary Other
    d.   HAMP

38. Original Loan Term – The term in months. For a HELOAN, this is the length between the loan closing date and the original maturity date. For a HELOC, the original term should include the sum of the contractual draw period and the amortized repayment period. For example, a HELOC with a 10 year draw and a 15 year repayment period would be reported as 300.   For evergreen lines of credit, report using 999 in both the Draw Period (field 46) and Original Loan Term. A HELOC where the draw period and the original loan term are the same value will be interpreted as a HELOC with a balloon payment due at end of draw.

39. Loss / Write-down Amount – Report all write-downs and reversals of loan principal and interest recorded as charge-offs against the Allowance for Loan and Leases Losses (ALLL) pursuant to FFIEC Call Report instructions. Also include all reversals of accrued but not collected interest, not directly charged against the ALLL. This loss amount should reflect losses in the reporting month and not a cumulative loss amount. Report losses on all portfolio loans including SOP-03-03 loans - even if the SOP-03-03 losses are not charged against the ALLL.

40. Loss / Write-down Date – The date on which the loss or write-down reported in field 39 occurred.

41. Debt to Income (DTI) - This ratio is the percent of a borrower's total monthly debt payments (including proposed housing expenses) divided by his or her gross monthly income, used to qualify a borrower at origination.

42. Foreclosure Suspended – Report all loans where foreclosure activities have commenced (been referred to an attorney) and are now suspended due to loss mitigation or bankruptcy proceedings.

43. Last Modified Date – Provide the date on which the loan terms were most recently modified. Should only be populated for loans that have a value in Field 37, Modification Type.

44. Troubled Debt Restructure – A date designating when a loan was classified as a Troubled Debt Restructuring (TDR) by the bank in accordance with FAS 114 or ASC 310-10.

45. First Mortgage Serviced In House – Report any instance where the first mortgage associated with the home equity loan/line is serviced by your bank.

46. Draw Period – For lines of credit only, the duration in months (starting with the origination date) during which the borrower has the ability to make withdrawals against the credit line. Draw period should reflect the original draw period allowed under the contract.   It is not required to include any additional renewals or extensions offered to the borrower. For evergreen lines of credit, report 999 as both the Draw Period and Original Loan Term (field 38). Important: Leave NULL for home equity loans.

47. Settlement Negotiated Amount – For any loan or line where the "Settlement" option is selected under the Workout Type Completed / Executed field (#27) populate the total outstanding portion of the UPB that the borrower has agreed to pay.

48. Credit Line Frozen Flag – Identifies any line of credit that is in its draw period where the credit line has been frozen, allowing no further draws or increase in principal balance outstanding, in the reporting month. This field should continue to be coded as "Y" for any month the credit line remains frozen until paid in full or the line is reinstated.

    The frozen flag should be used in cases of temporary freezes, where the borrower has the opportunity in the future to regain use of the line by returning to a current status or an increase in the value of the collateral property. In cases where the line of credit has been permanently closed to future draw, including reaching the end of the draw period, please use field #65 instead. Important: Leave NULL for home equity loans.

49. Locked Amount – Amortizing – LOC – For lines of credit, populate this field with the total dollar amount of the outstanding principal balance that has been "locked' and is now amortizing under independent loan terms. Important: Leave NULL for any home equity loan. Also leave NULL for any line of credit that does not have a lockout feature.   If a line of credit has a lockout feature and no balance is locked, the field should contain a zero.

50. Locked Amount – Interest Only – LOC – For lines of credit, populate this field with the total dollar amount of the outstanding principal balance that has been locked as an interest only loan operating under independent terms. Important: Leave NULL for any home equity loan. Also leave NULL for any line of credit that does not have a lockout feature.   If a line of credit has a lockout feature and no balance is locked, the field should contain a zero.

51. Last Draw Date – For lines of credit, provide the date of the most recent withdrawal against the outstanding available credit line. Important: Leave NULL for home equity loans.

52. Remodified Flag – Code with a "Y" any loan that has been modified more than once in the last 24 months.

53. Repayment Plan Start Date – Indicates the date on which the terms of a loss mitigation repayment plan were agreed upon and initiated between the borrower and servicer.

54. Minimum Payment Amount – The dollar amount of the minimum payment due on the loan or line in the reporting month.

55. Actual Payment Amount – The actual dollar amount of the payment received in the reporting month.

56. Lockout Feature Flag – Report any line of credit that contains a "lock-out" feature whereby a portion of the outstanding principal balance on a line may be locked into an amortizing or interest only loan with separate terms. . Important: This field should contain null for home equity loans. For Home equity lines of credit this field should only contain the values "Y' or 'N'.

57. Repayment Plan Performance Status – This field tracks the performance of repayment and stip-to-mod plans. If a repayment plan or stip-to-mod was completed successfully during the month it should be coded as such in the work-out type completed field (#27) and under the following:
    a. Code as a zero any loan that does not have an active repayment plan as of month-end and did not have the terms of a repayment plan cancelled or broken during the month.
    b. Stip-to-Mod Active – The borrower is performing as scheduled on a stipulated repayment agreement that, if successful will result in a modification.
    c. Stip-to-Mod Broken – The borrower has broken the terms specified by a stip-to-mod agreement and the modification was not executed. Include a Cancelled Stip-to-Mod status in the Stip-to-Mod Broken option; a cancelled stip-to-mod tracks borrowers that requested a cancellation or were found to be ineligible.
    d. Repayment Plan Active – The borrower is performing as scheduled according to the terms of an executed repayment plan.
    e. Repayment Plan Broken – The borrower has defaulted on the terms of an executed repayment plan during the month.
    f. Repayment Plan Cancelled by Servicer – The borrower was on a repayment plan that was cancelled by the servicer during the month.
    g. Repayment Plan Cancelled at Borrower's Request – The borrower was on a repayment plan that was cancelled at their request during the month.
    h. 2MP/HAMP Trial Period Active – Report all 2MP or HAMP program pre-modifications that are performing as scheduled under a trial period plan and the plan is not broken. The Trial is defined as Active when the borrower makes the first required trial payment.
    i. 2MP/HAMP Trial Broken – Report all 2MP or HAMP program pre-modifications where the borrower has not complied with the terms of the schedule such that the modification will not be executed.
    j. 2MP/HAMP Trial Cancellation – The 2MP or HAMP Trial was cancelled due to borrower ineligibility or other reason.

58. Servicer Advances – Total delinquent advances made by the servicer on past due loans. Include both corporate (including maintenance and property preservation costs) and escrow advances in this amount.

59. Original Property Value – The property value in dollars at the time the loan was originated, defined as the lesser of selling price or the appraised value of the property securing the loan at origination or upon initial transfer into the servicing portfolio.

60. Refreshed property value – Provide the most current property value if updated subsequent to loan origination. Only provide a refreshed value when it is based on a property-specific valuation method (i.e., do not provide a refreshed property value based solely on applying a broad valuation index to all properties in geographic area.).

61. Property Valuation Method at Origination – Identifies the method by which the value of the property was determined at the time the loan was originated. Options are:
    a. Full Appraisal – Prepared by a *licensed* appraiser
    b. Limited appraisal-Drive-by Prepared by a *licensed* appraiser
    c. Broker Price Opinion "BPO"-Prepared by a real estate broker or agent
    d. Desktop Valuation – Prepared by a bank employee *or non-appraiser*
    e. Automated Valuation Model "AVM"
    f. TAV – tax assessed value
    g. Purchase price
    h. Other
    i. Unknown

62. Refreshed Property Valuation Method – The valuation method for any refreshed values in field #60. Identifies the method by which the value of the property was determined. Options are:
    a. Not Refreshed
    b. Full Appraisal – Prepared by a *licensed* appraiser
    c. Limited appraisal-*Drive-by* -Prepared by a *licensed* appraiser
    d. Broker Price Opinion "BPO"-Prepared by a real estate broker or agent
    e. Desktop Valuation – Prepared by a bank employee *or non-appraiser*
    f. Automated Valuation Model "AVM"
    g. Unknown
    h. TAV – tax assessed value
    i. HPI or other index
    j. Other

Important: If the loan or line contains a refreshed property value in field #60, then a valuation method should be coded in this field, even if it is unknown (value = 6). If field #60 contains a Null, leave this field NULL also.

63. Most Recent Property Valuation Date – The date on which the most recent refreshed property value was obtained.

64. Loss Mitigation Performance Status – Identifies the appropriate performance status of a loan that is under a loss mitigation program.

    a. Not in loss Mitigation

    b. Active and performing – Refers to any loan that is currently in loss mitigation and is performing to the terms of a selected plan.

    c. Active and non-performing – Refers to instances where a loan is under a workout plan, as identified in field 27, but borrower *has missed at least one payment under the terms of the agreement.*

    d. Broken – Populated for situations where the borrower has defaulted on the terms of loss plan and the servicer has removed the loan from loss mitigation. *The broken flag should remain with the account until the loan has been paid-in-full, re-modified, or charged off.*

65. Credit Line Closed Flag – Identifies any line of credit where the credit line has been permanently closed, allowing no further draws or increase in principal balance outstanding. The status code should remain on the line until paid in full. This field should be used to mark when a HELOC has reached the end of its draw period and has entered the repayment period. Also include any other situation where the borrower will never regain use of the draw option, even when the account is current. If a borrower is under a temporary closure due to a decrease in the underlying collateral value or early delinquency, and the borrower has the ability in the future to regain access to the draw, please use field #48 to track the line freeze.

    If the bank is unable to determine whether the closure is permanent or temporary, at least one flag from field #48 or #65 must be triggered for a HELOC that has been closed to draw.

    Important: Leave NULL for home equity loans.

66. Property Type Descriptors

    a. SFR – Single Family Residence
    b. Multi – Multi-family property
    c. Condo – Condominium
    d. Coop – Cooperative
    e. PUD – Planned Unit Development/Townhouse
    f. MFG – Manufactured Housing
    g. Other
    h. Unknown

67. Rate reduction – The interest rate on the loan was lowered. If the interest rate was lowered on the loan through modification this field should be "Y" otherwise it should be "N". Note: None of the records should contain a NULL

68. Term Modification -A term modification is one in which there was a change to the rate reset date, balloon feature, and/or maturity date. If the rate reset date, balloon feature, and/or maturity date was changed through a modification this field should be "Y" otherwise it should be "N". Note: None of the records should contain a NULL

69. Principal write down-Report all loans where an adjustment to the unpaid principal balance has occurred. If adjustment to the unpaid principal balance has occurred through a modification this field should be "Y" otherwise it should be "N". Note: None of the records should contain a NULL

70. Capitalization – Capitalization is defined as instances where accrued and/or deferred principal, interest, servicing advances, expenses, fees, etc. are capitalized into the unpaid principal balance of the modified loan. If accrued and/or deferred principal, interest, servicing advances, expenses, fees, etc. are capitalized into the unpaid principal balance during modification this field should be "Y" otherwise it should be "N". Note: None of the records should contain a NULL

71. Principal Deferred - Report on any loans where principal payment or amortization has been deferred to a later date. If where principal payment or amortization has been deferred to a later date during modification process this field should be "Y" otherwise it should contain a zero. Note: None of the records should contain a NULL

72. Interest Rate Frozen - Report on all loans where a floating interest rate was frozen at a fixed rate. If the loan was an adjustable rate and it was converted to a fixed rate during modification process this field should be "Y" otherwise it should be "N". Note: None of the records should contain a NULL

73. Other Modification Action- Report any modification type not covered by the previous categories. If the loan was modified and none of the categories reflect how the loan was modified this field should be "Y" otherwise it should be "N". Note: None of the records should contain a NULL

74. SOP-03-03 - Identify any loans that are accounted for under SOP-03-03 purchase accounting. If the loan is accounted for under SOP-03-03 purchase accounting this field should be "Y" otherwise it should be "N". Note: None of the records should contain a NULL. If the bank does not have any SOP-03-03 loans, please default this field to "N".

75. Line Re-age - Line of Credit has been re-aged, but terms have not been modified. An example of a re-aged is when an account is brought current before the borrower has paid all delinquent amounts owed to the bank. In most cases, a borrower completes a series of payments, has the account brought current, and then pays the remaining delinquent amount or has the remaining amount forgiven. A re-age is often coupled with a short-term repayment plan. This also includes skip-a-pay and holiday programs where the skipped payment is not forgiven.
This field should be "Y" for lines that have been re-aged but have not been modified. Lines that have had a draw period or amortization change as part of a modification should be "N" here and be "Y" on field 68.   If this is a loan this value should be omitted (NULL).

76. Loan Extension - Home Equity Loan has been extended, but terms have not been modified. A closed-end loan has been extended when an account is brought current by adding some or all of the delinquent payment to the end of the loan term - extending the maturity date. Loan extensions are often coupled with a repayment plan. This also includes skip-a-pay and holiday programs where the payment is not forgiven.
This field should be "Y" for loans that have been extended but have not been modified. Loans that have an amortization change as part of a modification should be "N" here and be "Y" on field 68. If this is a line of credit this value should be omitted (NULL).

77. Unpaid Principal Balance (Net) – Net Unpaid Principal Balance for a Home Equity loan is the Gross Unpaid Principal Balance minus any charge-offs taken against the loan loss reserve (ALLL) for that same loan. The charge-off amount for Net Unpaid Balance is the cumulative lifetime loss for the loan and not the partial charge-off amount for the given reporting month. The net amount does **not** include SOP-03-03 purchase accounting marks. Net UPB is rounded to the nearest dollar. If Net UPB is unknown because the loan is Serviced for Others or for any other reason, this value should be NULL.

78. Accrual Status - Accrual Status of the loan or line of credit as of the reporting month. The valid values are Accrual, Non-Accrual, and Serviced for Others/Securitized.   Accrual status should be populated with accrual or non-accrual for all loans except those coded with a Loan or Line Owner of Serviced for Others or Securitized.

CODING EXAMPLES FOR SAMPLE LOSS MITIGATION ACTIVITIES

Loss Mitigation Specific Fields:
Field 27: Workout Type Completed/Executed
Field 37: Modification Type
Field 43: Last Modified Date
Field 57: Repayment Plan Performance Status
Field 64: Loss Mitigation Performance Status

In all examples below, if a loss mitigation field is not referred to, it should be assumed to be set to zero with the exception of Modification Type and Last Modified Date which should be populated any time the loan is operating under previously modified terms.

1. A loan is delinquent and the borrower is not currently making payments. Loss mitigation efforts have been initiated but no plan has been executed as of the month-end.
    a. Loss Mitigation Performance Status should be coded as 2: Active and Non-Performing
    b. No other loss mitigation fields should be populated unless the loan has been previously modified..

2. A borrower is currently performing on a stip-mod-plan but the modification has not yet occurred.
    a. Loss Mitigation Performance Status should be coded as 1: Active and Performing
    b. Repayment Plan Performance Status should be coded as 1: Stip-to-Mod Active
    c. **In the month the modification occurs:**
        i. Loss Mitigation Performance Status should be coded as 0
        ii. Workout Type Completed should be coded as 5: Stipulated Repayment / Stip-to-Mod
        iii. Modification Type should be coded as appropriate to the modification
        iv. Last Modified Date should be set to the date in the month the modification occurred
        v. Repayment Plan Performance Status should be coded as 0
        vi. Modification Action fields (67 through 73) should be coded.
    d. In the months subsequent to the modification, when the loan is still operating under modified terms
        i. Workout Type Completed is 0 (unless other Workout have been completed)
        ii. Modification Type should be coded
        iii. Last Modified Date should be coded
        iv. Modification Action fields (67 through 73) should be coded.

3. A borrower is currently in loss mitigation performing as scheduled according to the terms of a repayment plan
    a. Loss Mitigation Status should be coded as 1: Active and Performing
    b. Workout Type completed should be coded as 0
    c. Repayment Plan Performance Status should be coded as 3: Repayment Plan Active
    d. **If the repayment plan fails in a month:**
        i. Loss Mitigation Performance Status should be coded as 3: Broken
        ii. Workout Type Completed should be Coded as 0

          iii. Repayment Plan Performance Status should be coded as 4: Repayment Plan Broken
- e. **If the repayment plan successfully completes in a month**
    - i. Loss Mitigation Performance Status should be coded as 0: No Loss Mitigation action in place.
    - ii. Workout Type Completed should be coded as 2: Repayment Plan
    - iii. Repayment Plan Performance Status should be coded as 0: No active repayment plan.

4. A 2MP or HAMP Trial plan has been initiated for a borrower.
    - a. Loss Mitigation Performance Status should be coded as 1: Active and Performing
    - b. Repayment Plan Performance Status should be coded as 7: 2MP/HAMP Trial Active
    - c. **In the month the modification occurs:**
        - i. Loss Mitigation Performance Status should be coded as 0
        - ii. Workout Type Completed should be coded as 5: Stipulated Repayment / Stip-to-Mod
        - iii. Modification Type should be coded as 7: 2MP or 10: HAMP as applicable
        - iv. Last Modified Date should be set to the date in the month the modification occurred
        - v. Repayment Plan Performance Status should be coded as 0
        - vi. Modification Action fields (67 through 73) should be coded

5. A 2MP modification has been completed without a trial plan.
    - i. Workout Type Completed should be coded as 1: Modification
    - ii. Modification Type should be coded as 7: 2MP
    - iii. Last Modified Date should be set to the date in the month the modification occurred
    - iv. Repayment Plan Performance Status should be coded as 0
    - v. Modification Action fields (67 through 73) should be coded

6. A 2MP extinguishment has been completed.
    - i. Workout Type completed should be coded as 1: Modification.
    - ii. Modification Type should be coded as 7: 2MP.
    - iii. Liquidation Status should be coded as 2: Involuntary Liquidation.
    - iv. Last Modified Date should be set to the date in the month the extinguishment occurred, and should be in the same month as the Loss Date.
    - v. Loss / Writedown Date should be in the same month as the Last Modified Date.
    - vi. Loss / Writedown Amount should reflect the loan losses due to extinguishment.
    - vii. Principal Write Down should be coded as Y :Yes.