



Quarterly Report on FHA Single Family Loan Sales

Data as of May 30, 2014

**U.S. Department of Housing and Urban Development
Federal Housing Administration**

Single Family Loan Sale (SFLS) Program Key Findings

Note sales are auctions of severely distressed single family mortgages insured by the FHA and assigned to FHA after the payment of a claim. FHA insurance is removed concurrent with the sale of the loan. The SFLS program is a core element of FHA's asset disposition strategy, accounting for a larger share of dispositions as the program has been refined for better execution. The SFLS program is achieving its anticipated goal of minimizing losses to FHA's Mutual Mortgage Insurance Fund (MMI Fund or Fund). Additionally, FHA continues to make adjustments to the program to further improve its impact on the Fund, and the SFLS Program provides lenders an alternative to foreclosure of an FHA-insured mortgage which, in turn, has allowed distressed borrowers to remain in their homes and communities.

- The SFLS program is meeting its intended goal of minimizing losses to the MMI Fund and, as a result, reducing risk to taxpayers.
 - Overall loss rates to the Fund have declined from 63.5% in the first quarter of 2010 to 52.9% in the second quarter of 2014
 - Performance in the SFLS Program has improved from bids 40% of Unpaid Principal Balance (UPB) to ~60% of UPB between 2012 and 2014
- The SFLS Program is also proving to be a preferred alternative for borrowers than REO. Unlike REO, where foreclosure is a required first step, the SFLS program provides an opportunity for borrowers to avoid foreclosure.
 - Approximately 50% of loans sold under the SFLS program remain in delinquent servicing
 - Of the other 50% that have been resolved, 34% have successfully avoided foreclosure, whereas the alternative for these borrowers – where they go through REO – would have led to foreclosure
 - 11% of resolved loans are fully re-performing, allowing borrowers to remain in their homes
- FHA continues to refine the program to further improve returns to the MMIF resulting in improved borrower and neighborhood stabilization. These efforts include:
 - Optimizing loan selection, pooling and reserve price setting
 - Enhancing quality control on loans entering the program, to ensure loss mitigation has been exhausted
 - Exploring further direct sale opportunities with local governments as well as attracting a greater number of nonprofit organizations to participate in the program

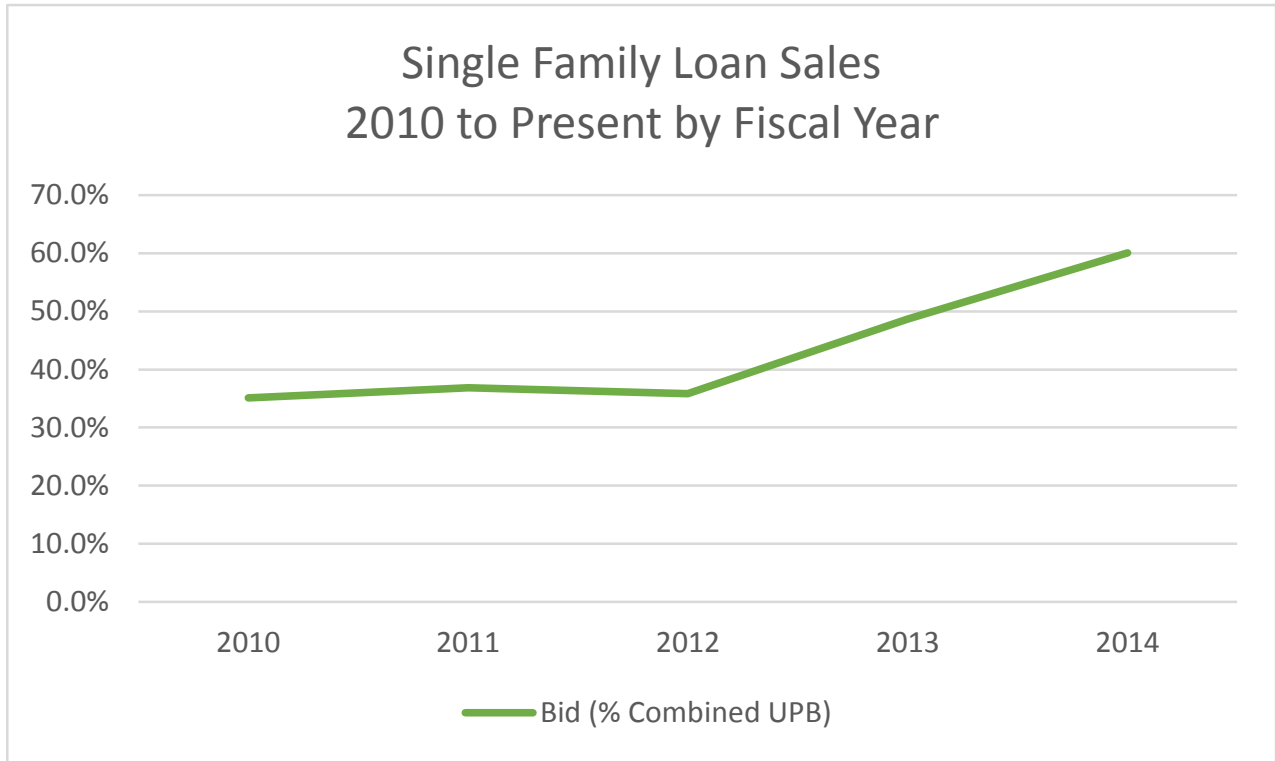
Single Family Loan Sale Program Background

The SFLS Program was instituted in 2010. Under this program, FHA can accept assignment and sell distressed mortgages, prior to foreclosure and property conveyance to FHA, thereby avoiding costly and potentially lengthy foreclosures. Through the SFLS Program and other FHA non-foreclosure options (e.g., Claims without Conveyance of Title and Pre-foreclosure sales), FHA can assess distressed insured loans to determine the best means of proceeding with the insurance claim where loss mitigation is not successful in modifying or bringing a loan current.

The SFLS Program maximizes recoveries to the MMI Fund, reduces claim costs, minimizes the time that

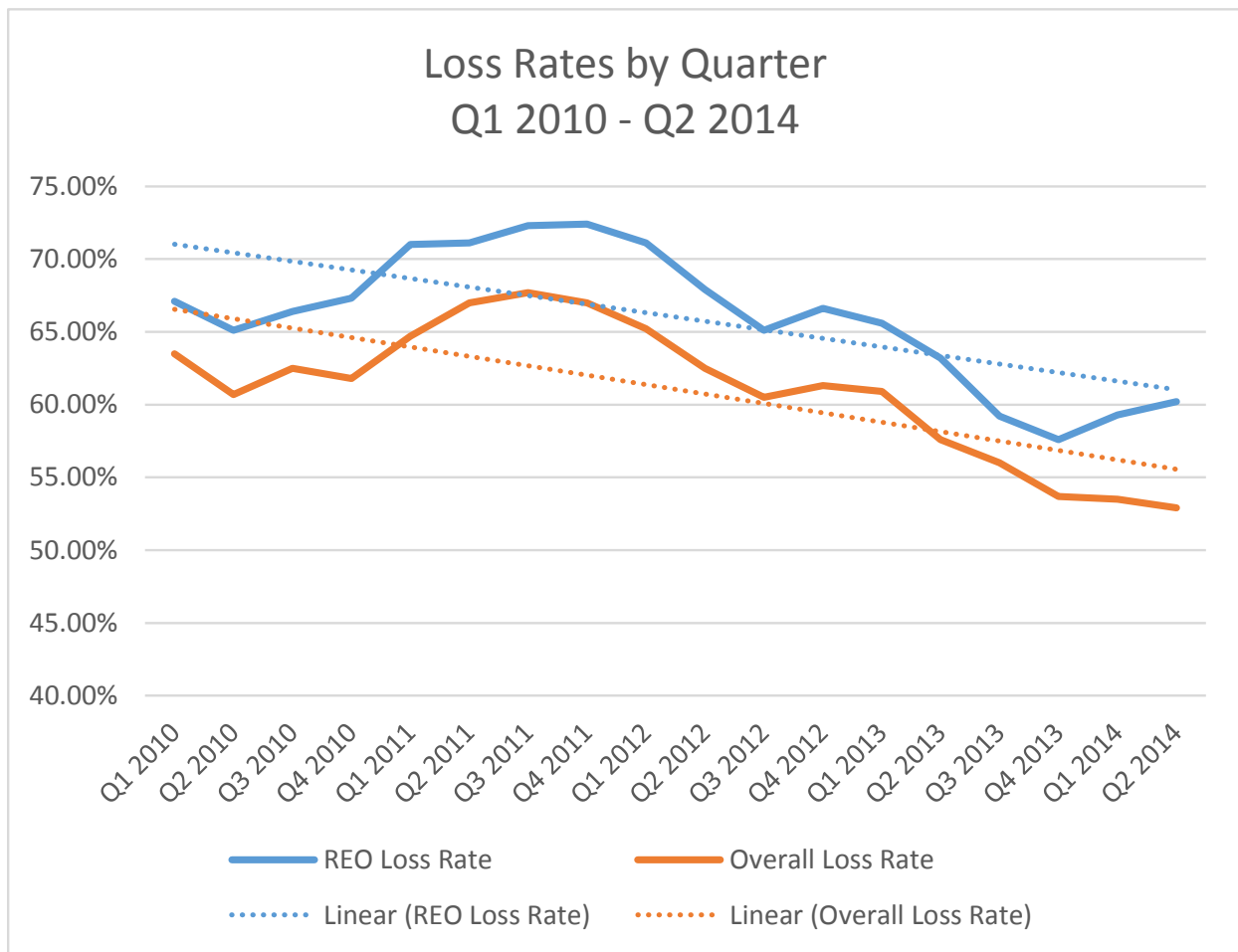
assets are held by FHA, and helps keep borrowers—otherwise headed to foreclosure—in the home. The Program also serves as part of FHA’s effort to target relief to areas experiencing high foreclosure activities. For purchasers, the program is an opportunity to acquire assets at competitive prices with the flexibility to service the assets while providing borrowers an opportunity to avoid costly foreclosures. The program is meeting financial goals as the amounts offered for these assets are steadily rising as volume has increased in recent years.

Exhibit 1: Average Price by Fiscal Year



Loan sales generate savings for FHA by avoiding claim, holding, and sales expenses that would otherwise be incurred if these loans had proceeded to foreclosure, and FHA had paid a claim through its REO program. Before launching alternative disposition options including the SFLS Program, FHA disposed of nearly all of its assets through its standard claims payment/REO process. Since Q4 of 2012, as FHA expanded the diversification of its asset disposition strategy with alternative disposition methods, FHA has seen its overall loss rates decrease steadily. Exhibit 2 below illustrates the loss rates for the REO program over time and the overall loss rates, which incorporate loan sales and other FHA disposition strategies. As the chart displays, FHA's overall loss rates have declined over time from 63.5% in the first quarter of 2010 to 52.9% in the second quarter of 2014. Note that the differences in loss rates between the REO program and alternative dispositions vary geographically.

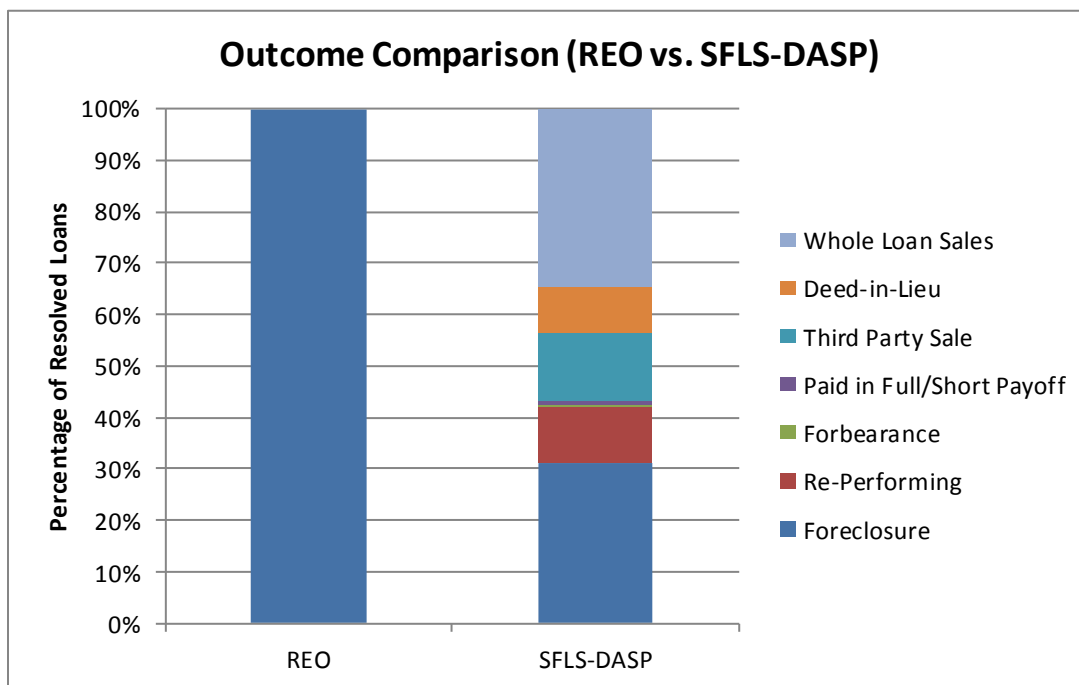
Exhibit 2: FHA Loss Rates by Quarter



In addition to improving FHA recoveries and reducing REO expenses, note sale purchasers may offer borrowers a chance at remaining in their homes. Loans included in note sales have been through loss mitigation and are on average 31 months delinquent, meaning these borrowers are destined for foreclosure. Selling the note at a reduced price (below the outstanding UPB of the loan) and removing the requirements associated with FHA insurance provides the new servicers a wider range of loss mitigation tools including principal reduction. Thus borrowers may be offered the opportunity to remain in their home or exit the property without going through the previously inevitable foreclosure process.

While approximately 50% of the mortgages sold under the SFLS Program remain in delinquent servicing with their final resolution yet to be determined, 34.1% of resolved loans have successfully avoided foreclosure. This is especially positive as only loans headed to foreclosure are eligible for note sales. Without the note sale program, all of these loans would be foreclosed upon.

Exhibit 3: Outcome Comparison (REO vs. SFLS-DASP)



Note: 50% of SFLS-DASP loans remain in delinquent servicing. As more resolutions are achieved, the proportions of loans resolved via each methodology may change.

Single Family Loan Sale Program

The SFLS Program has held eleven national sales beginning with SFLS 2010. The Neighborhood Stabilization Outcome (NSO) component of the program was introduced in SFLS 2012-3, which also coincided with the introduction of a new name for FHA’s SFLS transactions, Distressed Asset Stabilization Program (DASP or SFLS-DASP). Approximately 2,000 loans totaling \$389 million in unpaid principal balance (UPB) were sold in pre-DASP SFLS sales. All SFLS Program transactions have a post-sale requirement that Purchasers avoid finalizing any foreclosure actions for six months for properties that are owner-occupied unless there are extenuating circumstances.

DASP sales are ongoing. Under DASP, loans are segregated into two types of pools: the National/Regional pools; and the Neighborhood Stabilization Outcome (NSO) pools, which are secured by properties in a limited geographic area and have specific servicing requirements designed to encourage

outcomes that help stabilize neighborhoods. Purchasers of NSO pools are required to achieve neighborhood stabilizing outcomes on no less than 50% of the loans in each NSO pool they purchase. These acceptable outcomes include re-performance, rental to a borrower, gift to a land bank, or a loan payoff. By adding the NSO component to the SFLS Program, the Program strengthens its strategic focus on community stabilization.

National/Regional Offerings

Of the eleven National/Regional SFLS sales held to date, six were conducted prior to the expansion and introduction of the Distressed Asset Stabilization Program (SFLS-DASP). Those first six sales included just approximately 2,000 loans. The five National/Regional SFLS-DASP sales executed to date, beginning with SFLS-DASP 2012-3, have been comprised of approximately 71,000 loans sold in National/Regional pools totaling over \$12 billion in UPB. Sales volume has increased gradually since the SFLS-DASP 2012-3. In the third quarter of Fiscal Year (FY) 2014, FHA sold approximately 22,400 loans totaling nearly \$4 billion in UPB in the DASP 2014-2 National sale.

Exhibit 4: SFLS Program and National DASP Offerings to Date

Sale Name	Sale Description	Sale Date	Loan Count	Approximate UPB	Number of Pools
SINGLE FAMILY LOAN SALE PROGRAM					
SFLS 2010	National	9/22/2010	410	\$98,318,392	3
SFLS 2011-1	National	3/9/2011	804	\$140,172,873	1
SFLS 2011-2	National	6/22/2011	517	\$87,476,679	1
SFLS 2011-3	National	9/14/2011	60	\$8,184,903	1
SFLS 2012-1	National	12/7/2011	69	\$11,983,689	2
SFLS 2012-2	National	4/25/2012	195	\$41,413,532	3
Total SFLS Program	National		2,055	\$388,550,068	11
SFLS-DASP 2012-3	National	9/12/2012	3,257	\$599,249,913	6
SFLS-DASP 2013-1	National	3/20/2013	10,447	\$1,874,331,922	10
SFLS-DASP 2013-2	National	6/26/2013	13,247	\$2,040,564,437	14
SFLS-DASP 2014-1 (Part 1 and Part 2)	National	10/30/2013 12/17/2013	21,833	\$3,854,495,136	23
SFLS-DASP 2014-2	National	6/11/2014	22,447	\$3,894,684,530	16
DASP National Total	National		71,231	\$12,263,325,938	69
Total DASP National and SFLS	National		73,286	\$12,650,876,006	80

Note: The data for the SFLS 2014-1 and 2014-2 transactions is subject to change once the final Settlement data is available

Neighborhood Stabilization Outcome Offerings

The NSO post-sale requirements encourage investment in communities hit hardest by the foreclosure crisis to stabilize neighborhoods. Purchasers of NSO pools are required to achieve NSO's, as defined in the sale documentation, with respect to at least 50 percent of loans within four years. As shown in Exhibit 5, the NSO pools included approximately 18,000 loans totaling \$3.2 billion in UPB, with approximately 4,000 loans totaling \$695 million being sold in 2014 Q3. The geographic locations of the NSO pools offered in each sale are also provided below.

Exhibit 5: NSO Programs Offerings to Date

Sale Name	Sale Description	Sale Date	Loan Count	Approximate UPB	Number of Pools
NEIGHBORHOOD STABILIZATION OUTCOME PROGRAM					
SFLS DASP 2012-3	NSO - Chicago, Newark, Phoenix, Tampa	9/27/2012	2,860	\$554,477,501	7
SFLS DASP 2013-1	NSO - Atlanta, Ohio, Orlando, Florida, California	03/27/2013	3,289	\$523,625,153	5
SFLS DASP 2013-2	NSO - California, Ohio, North Carolina, Chicago	07/10/2013	3,163	\$492,984,276	6
SFLS DASP 2014-1	NSO - Atlanta, Las Vegas, Indianapolis, Baltimore, Prince George County, Other	12/19/2013	4,292	\$897,937,566	7
SFLS DASP 2014-2	NSO - Atlanta, Chicago, Cumberland County, Detroit, Miami, Philadelphia, San Antonio, San Bernardino	6/25/2014	4,224	\$695,027,987	10
NSO Total	NSO		17,828	\$3,164,052,483	35
TOTAL	National and NSO		91,114	\$15,814,928,489	115

Note: The data for the SFLS 2014-1 and 2014-2 transactions is subject to change once the final Settlement data is available

Geographic Distribution of Loan Sales

Exhibit 6 shows the geographic distribution of the loans sold in SFLS and DASP transactions. The top five states were Florida (15%), New Jersey (11%), Illinois (9%), New York (7%) and Ohio (6%). The top twenty states represented 84% of the loans sold.

Exhibit 6: Historical SFLS and DASP Geographic Distributions

State	Count	UPB	Percentage of Total
Florida	13,852	\$2,110,848,162	15%
New Jersey	9,919	\$2,387,728,116	11%
Illinois	8,357	\$1,418,370,392	9%
New York	5,951	\$1,431,679,631	7%
Ohio	5,124	\$593,054,857	6%
Maryland	3,893	\$867,994,281	4%
Georgia	3,727	\$527,475,917	4%
Pennsylvania	3,296	\$500,441,930	4%
California	3,153	\$755,779,526	3%
Indiana	2,989	\$340,820,502	3%
North Carolina	2,494	\$336,805,634	3%
Texas	2,060	\$259,847,387	2%
Washington State	1,904	\$404,200,521	2%
Nevada	1,670	\$319,125,803	2%
Wisconsin	1,568	\$224,351,913	2%
South Carolina	1,540	\$214,757,569	2%
Massachusetts	1,465	\$321,545,674	2%
Connecticut	1,449	\$300,715,378	2%
Oregon	1,210	\$235,047,074	1%
Kentucky	1,182	\$142,646,647	1%
Others	14,311	\$2,121,691,574	16%
Total	91,114	15,814,928,489	100%

Purchaser Report

Exhibit 7 shows the top 10 Purchasers by volume for both National/Regional and NSO sales. The three Purchasers with the largest volume of loans purchased in the National sales are Lone Star Funds (31%), Bayview Asset Management (19%) and Selene Residential Partners (8%). For the NSO sales the top three Purchasers were Oaktree Capital Management (29%); Bayview Asset Management (28%); and 25 Capital Partners (16%). In total there have been 27 successful Purchasers in the loan sale program.

Exhibit 7: Loan Sale Purchasers

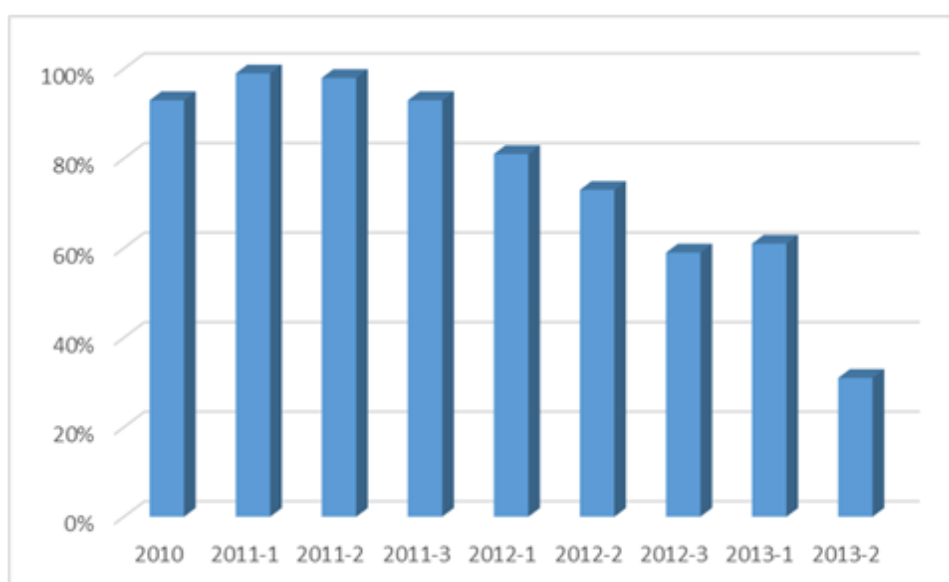
National			
Purchaser	Count	UPB	Percentage of Total
Lone Star Funds	22,558	\$3,919,684,189	31%
Bayview Asset Management	12,996	\$2,438,027,948	18%
SRMOF Trust/Selene Residential Partners	5,531	\$873,756,368	8%
RBS Financial Products Inc.	5,518	\$960,440,626	8%
PRMF Acquisition LLC	3,845	\$735,693,696	5%
Kondaur Capital Corporation	3,631	\$541,951,113	5%
OHA Newbury Ventures, LLC/MCM	2,992	\$495,975,138	4%
Angelo, Gordon & Co., L.P.	2,573	\$451,032,815	4%
Altisource Residential Corporation	1,954	\$304,821,135	3%
25 Capital Partners	1,895	\$332,455,256	3%
PIMCO	1,889	\$294,427,645	3%
Others	7,904	\$1,302,610,077	11%
National Total	73,286	12,650,876,006	100%
NSO			
Purchaser	Count	UPB	Percentage of Total
Oaktree Capital Management	5,145	\$892,108,011	29%
Bayview Asset Management	5,060	\$908,011,533	28%
25 Capital Partners	2,813	\$483,807,055	16%
The Corona Group	2,178	\$495,979,972	12%
MRF (Non- Profit)	970	\$131,414,729	5%
Pretium Mortgage Credit Partners	746	\$110,847,962	4%
Kondaur Capital Corporation	491	\$65,831,917	3%
Community Loan Fund of New Jersey, Inc.(Non- Profit)	261	\$57,277,158	1%
Altisource Residential Corporation	164	\$18,774,145	1%
NSO Total	17,828	3,164,052,483	100%
Overall Total	91,114	15,814,928,489	100%

Resolution Status

The ASO collects status information from Purchasers and monitors post-sale servicing activities for each transaction. Initially the Purchasers were required to provide post-sale reporting data semi-annually for three years. Under the current post-sale reporting requirements Purchasers are now providing the data quarterly for four years. Using the status data reported by Purchasers, the ASO is able to monitor the proportion of loans that are not reported in delinquent servicing, defined here as resolved loans.

The Exhibits below present status information on the loans sold in SFLS 2010 through SFLS 2013-2 as reported to the ASO as of May 30, 2014. Reporting data for 2014-1 and 2014-2 have not been received and are therefore not included. Exhibit 8 provides a snapshot of the relative percentages of resolved loans for each sale, and illustrates that it takes time for the loans to reach their final outcome. For example for SFLS 2010, 93% of loans are resolved compared to just 31% for SFLS 2013-2.

Exhibit 8: Resolution Status by Sale



Sale	Loan Counts	Percentage of Resolved Loans
2010	410	93%
2011-1	804	99%
2011-2	517	98%
2011-3	60	93%
2012-1	69	81%
2012-2	195	73%
2012-3	6,117	59%
2013-1	13,736	61%
2013-2	16,082	31%
Total	37,990	50%

Note: Data represents post-sale reports received through May 30, 2014

Loan Status Outcomes

The loan status information presented in Exhibit 9 shows the loan counts and the percentage of loans in the different status categories (See Exhibit 10 for a Glossary of Terms) for loans sold from 2010 through SFLS 2013-2. Reporting data for 2014-1 and 2014-2 has not been received and is therefore not included.

Exhibit 9 presents the status categories as a percentage of total loans sold, and as a percentage of resolved loans. While the percentage of total loans sold column provides the most comprehensive reporting on the current status of program loans, by limiting the analysis to resolved loans it provides an indication of servicing results given adequate time to service loans to resolution. This is particularly useful as the program continues to have a large proportion of loans in delinquent servicing and when looking specifically at loan status outcomes for recent sales.

Exhibit 9: Historical Loan Status Outcomes

Category	Count	Percentage of Loans Sold	Percentage of Resolved Loans
Resolved			
Foreclosure Avoided			
Re-Performing	2,049	5.4%	10.9%
Forbearance	82	0.2%	0.4%
Paid in Full/Short Payoff	167	0.4%	0.9%
Third Party Sale	2,445	6.4%	13.0%
Deed-in-Lieu	1,684	4.4%	8.9%
Total Foreclosure Avoided	6,427	16.9%	34.1%
Foreclosure	5,850	15.4%	31.0%
Total Outcomes	12,277	32.3%	65.1%
Other Resolutions			
Whole Loan Sales	6,592	17.4%	34.9%
Subtotal Resolved*	18,869	49.7%	100.0%
Not Yet Resolved			
Delinquent Servicing	19,121	50.3%	
Total Loans Sold	37,990	100.0%	

Note: Data includes loans for SFLS 2010 through 2013-2, and represents post-sale reports received through May 30, 2014.

* The sum of Total Outcomes & Other Resolutions

SFLS 2010 – National

Currently SFLS 2010 still has 7.3% of loans in delinquent servicing. Of those loans that have resolved, 28.9% have avoided foreclosure.

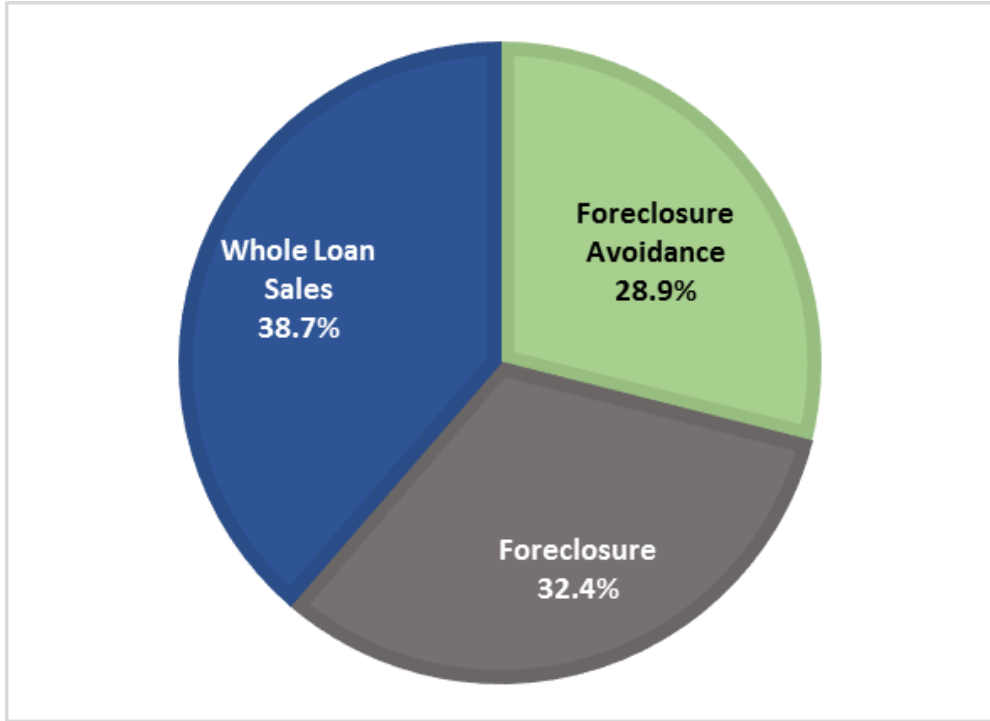
Sale Date	September 22, 2010	Geography	Percentage of Total
Months from Sale to Reporting Date	38	New Jersey	48%
Loans Sold	410	Florida	14%
UPB	\$98.3 M	New York	10%
Aggregate Sales Price	\$34.5 M	Illinois	4%
Participating Servicers	2	Ohio	3%
Number of Purchasers	2	Other	21%
Purchasers			
Purchasers		Number of Loans	Percentage of Total
OHA Newbury/MCM		299	73%
Lone Star Funds		111	27%

Exhibit A-1: Status of Loans Sold in SFLS 2010

Category	Count	Percentage of Loans Sold	Percentage of Resolved Loans
Resolved			
Foreclosure Avoided			
Re-Performing	0	0.0%	0.0%
Forbearance	0	0.0%	0.0%
Paid in Full/Short Payoff	0	0.0%	0.0%
Third Party Sale	110	26.8%	28.9%
Deed-in-Lieu	0	0.0%	0.0%
Total Foreclosure Avoided	110	26.8%	28.9%
Foreclosure	123	30.0%	32.4%
Total Outcomes	233	56.8%	61.3%
Other Resolutions			
Whole Loan Sales	147	35.9%	38.7%
Subtotal Resolved*	380	92.7%	100.0%
Not Yet Resolved			
Delinquent Servicing	30	7.3%	
Total Loans Sold	410	100.0%	

* The sum of Total Outcomes & Other Resolutions

Exhibit A-2 Percentage of Resolved Loans



Foreclosure Avoidance	Percentage of Total Loans Sold
Third Party Sale	28.9%
Total	28.9%

SFLS 2011-1 – National

Currently SFLS 2011-1 still has 1.2% of loans in delinquent servicing. Of those loans that have resolved, 44% have avoided foreclosure.

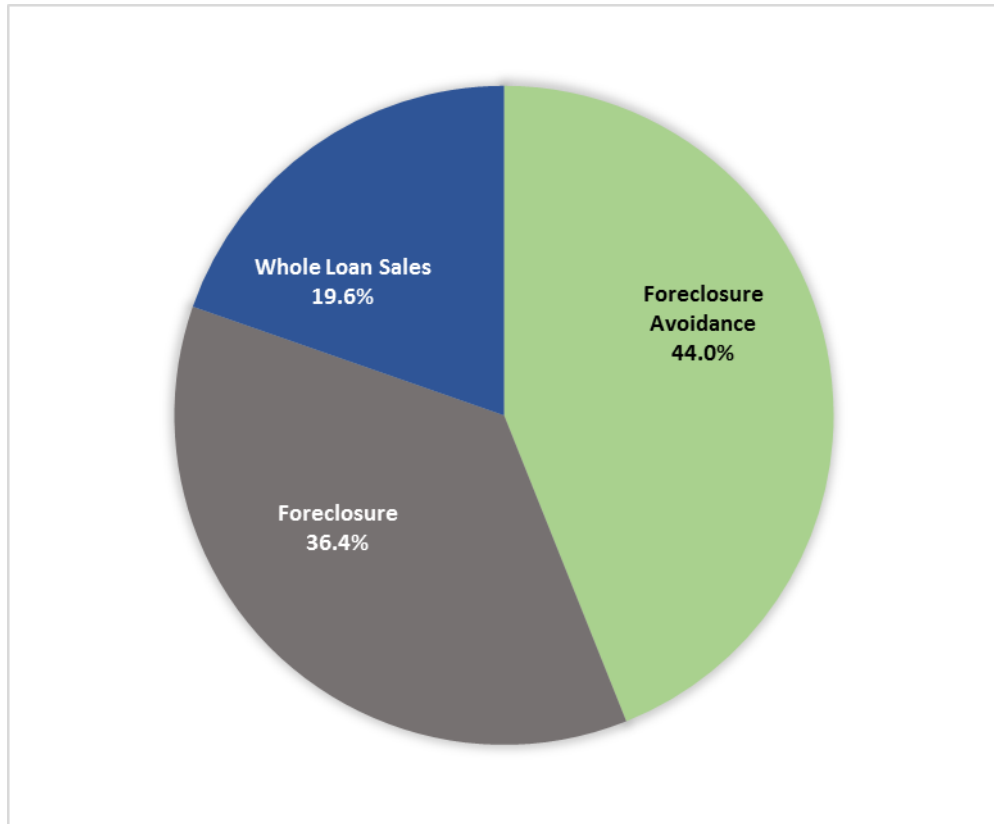
Sale Date	March 9, 2011	Geography	Percentage of Total
Months from Sale to Reporting Date	32	Florida	20%
Loans Sold	804	Illinois	11%
UPB	\$140.2 M	Ohio	8%
Aggregate Sales Price	\$52.6 M	Indiana	6%
Participating Servicers	1	New Jersey	6%
Purchasers	1	Other	49%
Purchasers		Number of Loans	Percentage of Total
Kondaur Capital Corporation		804	100%

Exhibit B-1: Status of Loans Sold in SFLS 2011-1

Category	Count	Percentage of Loans Sold	Percentage of Resolved Loans
Resolved			
Foreclosure Avoided			
Re-Performing	0	0.0%	0.0%
Forbearance	0	0.0%	0.0%
Paid in Full/Short Payoff	0	0.0%	0.0%
Third Party Sale	145	18.0%	18.3%
Deed-in-Lieu	204	25.4%	25.7%
Total Foreclosure Avoided	349	43.4%	44.0%
Foreclosure	289	35.9%	36.4%
Total Outcomes	638	79.4%	80.4%
Other Resolutions			
Whole Loan Sales	156	19.4%	19.6%
Subtotal Resolved*	794	98.8%	100.0%
Not Yet Resolved			
Delinquent Servicing	10	1.2%	
Total Loans Sold	804	100.0%	

* The sum of Total Outcomes & Other Resolutions

Exhibit B-2 Percentage of Resolved Loans



Foreclosure Avoidance	Percentage of Total Loans Sold
Third Party Sale	18.3%
Deed-in-Lieu	25.7%
Total	44.0%

SFLS 2011-2 – National

Currently SFLS 2011-2 still has 1.7% of loans in delinquent servicing. Of those loans that have resolved, 45.5% have avoided foreclosure.

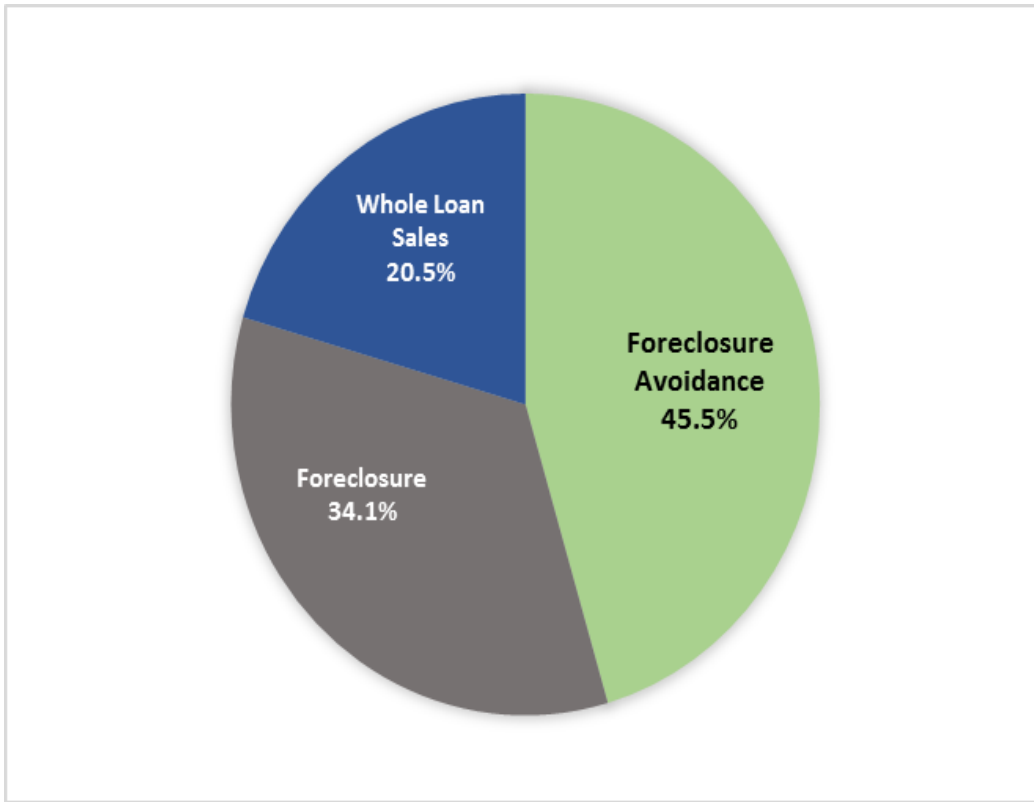
Sale Date	June 22, 2011	Geography	Percentage of Total
Months from Sale to Reporting Date	29	Florida	21%
Loans Sold	517	Ohio	11%
UPB	\$87.5 M	Illinois	9%
Aggregate Sales Price	\$31.9 M	Wisconsin	5%
Participating Servicers	1	Maryland	5%
Purchasers	1	Other	49%
Purchasers		Number of Loans	Percentage of Total
Kondaur Capital Corporation		517	100%

Exhibit C-1: Status of Loans Sold in SFLS 2011-2

Category	Count	Percentage of Loans Sold	Percentage of Resolved Loans
Resolved			
Foreclosure Avoided			
Re-Performing	0	0.0%	0.0%
Forbearance	0	0.0%	0.0%
Paid in Full/Short Payoff	0	0.0%	0.0%
Third Party Sale	104	20.1%	20.5%
Deed-in-Lieu	127	24.6%	25.0%
Total Foreclosure Avoided	231	44.7%	45.5%
Foreclosure	173	33.5%	34.1%
Total Outcomes	404	78.1%	79.5%
Other Resolutions			
Whole Loan Sales	104	20.1%	20.5%
Subtotal Resolved*	508	98.3%	100.0%
Not Yet Resolved			
Delinquent Servicing	9	1.7%	
Total Loans Sold	517	100.0%	

* The sum of Total Outcomes & Other Resolutions

Exhibit C-2 Percentage of Resolved Loan



Foreclosure Avoidance	Percentage of Total Loans Sold
Third Party Sale	20.5%
Deed-in-Lieu	25.0%
Total	45.5%

SFLS 2011-3 –National

Currently SFLS 2011-3 still has 6.7% of loans in delinquent servicing. Of those loans that have resolved, 39.3% have avoided foreclosure.

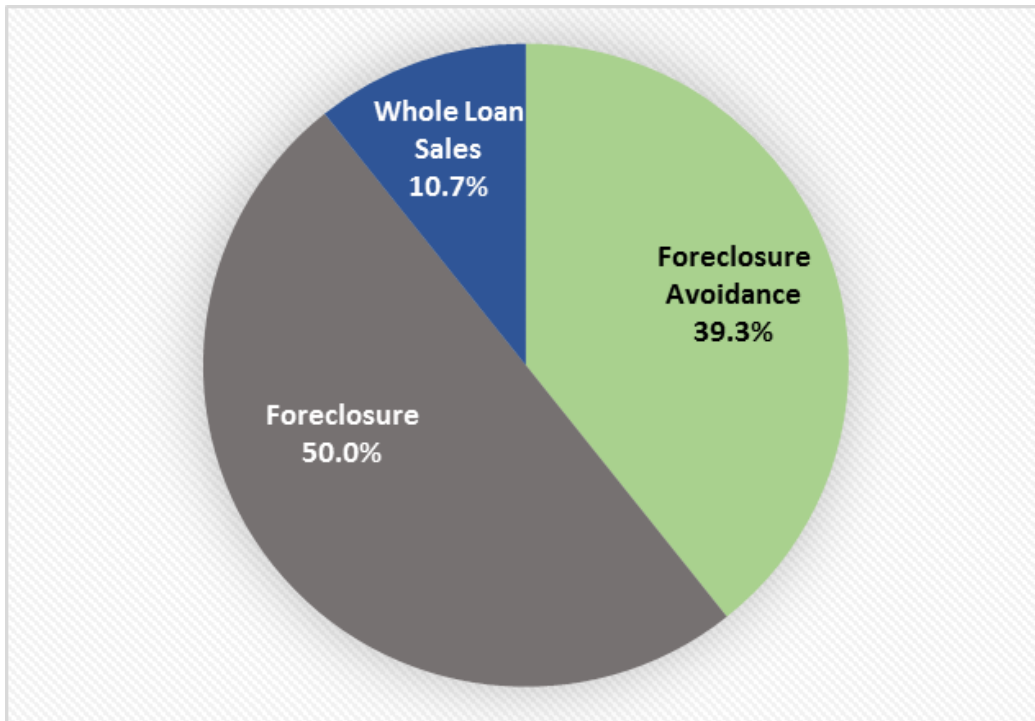
Sale Date	September 14, 2011	Geography	Percentage of Total
Months from Sale to Reporting Date	26	Florida	23%
Loans Sold	60	Illinois	10%
UPB	\$8.2 M	Arizona	8%
Aggregate Sales Price	\$2.4 M	Georgia	7%
Participating Servicers	2	North Carolina	5%
Purchasers	1	Other	47%
Purchasers			
Bayview Asset Management		Number of Loans	Percentage of Total
		60	100%

Exhibit D-1: Status of Loans Sold in SFLS 2011-3

Category	Count	Percentage of Loans Sold	Percentage of Resolved Loans
Resolved			
Foreclosure Avoided			
Re-Performing	14	23.3%	25.0%
Forbearance	0	0.0%	0.0%
Paid in Full/Short Payoff	0	0.0%	0.0%
Third Party Sale	7	11.7%	12.5%
Deed-in-Lieu	1	1.7%	1.8%
Total Foreclosure Avoided	22	36.7%	39.3%
Foreclosure	28	46.7%	50.0%
Total Outcomes	50	83.3%	89.3%
Other Resolutions			
Whole Loan Sales	6	10.0%	10.7%
Subtotal Resolved*	56	93.3%	100.0%
Not Yet Resolved			
Delinquent Servicing	4	6.7%	
Total Loans Sold	60	100.0%	

* The sum of Total Outcomes & Other Resolutions

Exhibit D-2 Percentage of Resolved Loans



Foreclosure Avoidance	Percentage of Total Loans Sold
Third Party Sale	12.5%
Re-Performing	25.0%
Deed-in-Lieu	1.8%
Total	39.3%

SFLS 2012-1 – National

Currently SFLS 2012-1 still has 18.8% of loans in delinquent servicing. Of those loans that have resolved, 39.3% have avoided foreclosure.

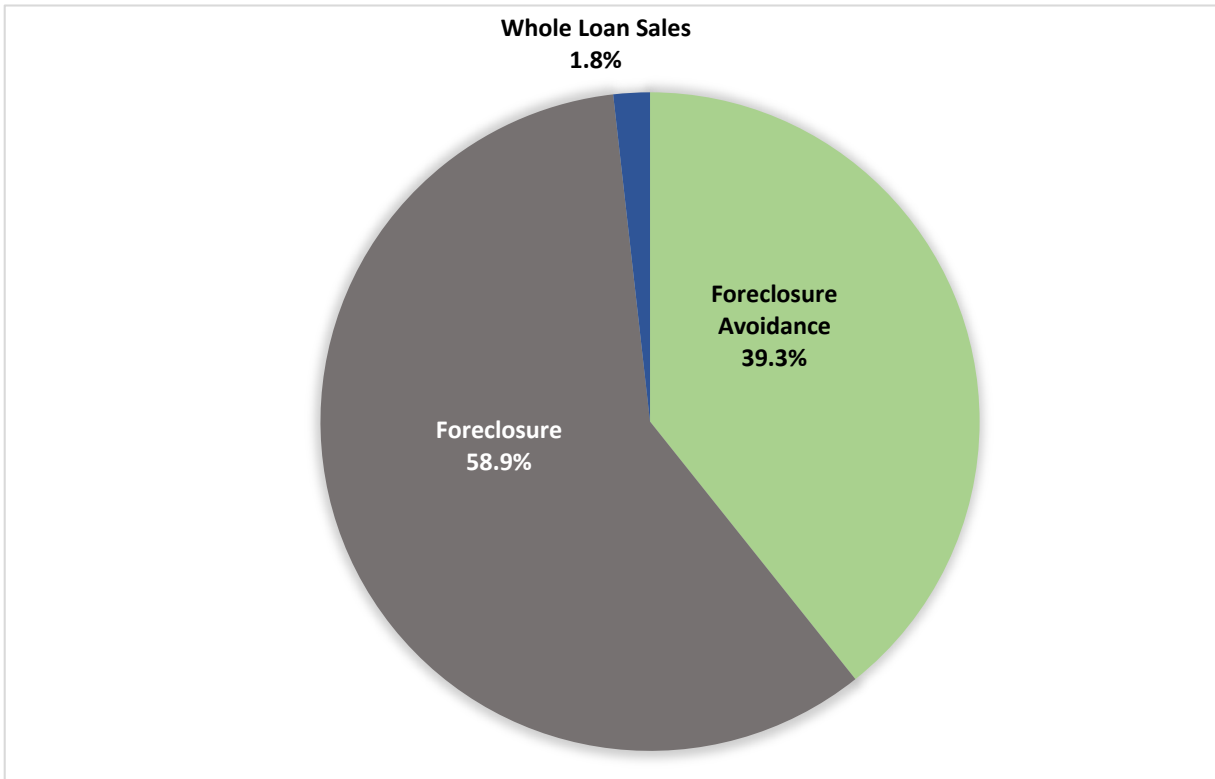
Sale Date	December 7, 2011	Geography	Percentage of Total
Months from Sale to Reporting Date	23	Florida	20%
Loans Sold	69	Illinois	13%
UPB	\$12.0 M	Maryland	9%
Aggregate Sales Price	\$4.5 M	Virginia	6%
Participating Servicers	2	Indiana	6%
Purchasers	2	Other	46%
Purchasers			
Purchasers		Number of Loans	Percentage of Total
Asset Resolution Corp.		65	94%
Bayview Asset Management		4	6%

Exhibit E-1: Status of Loans Sold in SFLS 2012-1 National

Category	Count	Percentage of Loans Sold	Percentage of Resolved Loans
Resolved			
Foreclosure Avoided			
Re-Performing	5	7.2%	8.9%
Forbearance	0	0.0%	0.0%
Paid in Full/Short Payoff	6	8.7%	10.7%
Third Party Sale	2	2.9%	3.6%
Deed-in-Lieu	9	13.0%	16.1%
Total Foreclosure Avoided	22	31.9%	39.3%
Foreclosure	33	47.8%	58.9%
Total Outcomes	55	79.7%	98.2%
Other Resolutions			
Whole Loan Sales	1	1.4%	1.8%
Subtotal Resolved*	56	81.2%	100.0%
Not Yet Resolved			
Delinquent Servicing	13	18.8%	
Total Loans Sold	69	100.0%	

* The sum of Total Outcomes & Other Resolutions

Exhibit E-2 Percentage of Resolved Loans



Foreclosure Avoidance	Percentage of Total Loans Sold
Re-Performing	8.9%
Paid in Full/Short Payoff	10.7%
Third party Sale	3.6%
Deed-in-Lieu	16.1%
Total	39.3%

SFLS 2012-2 – National

Currently SFLS 2012-2 still has 27.2% of loans in delinquent servicing. Of those loans that have resolved, 52.8% have avoided foreclosure.

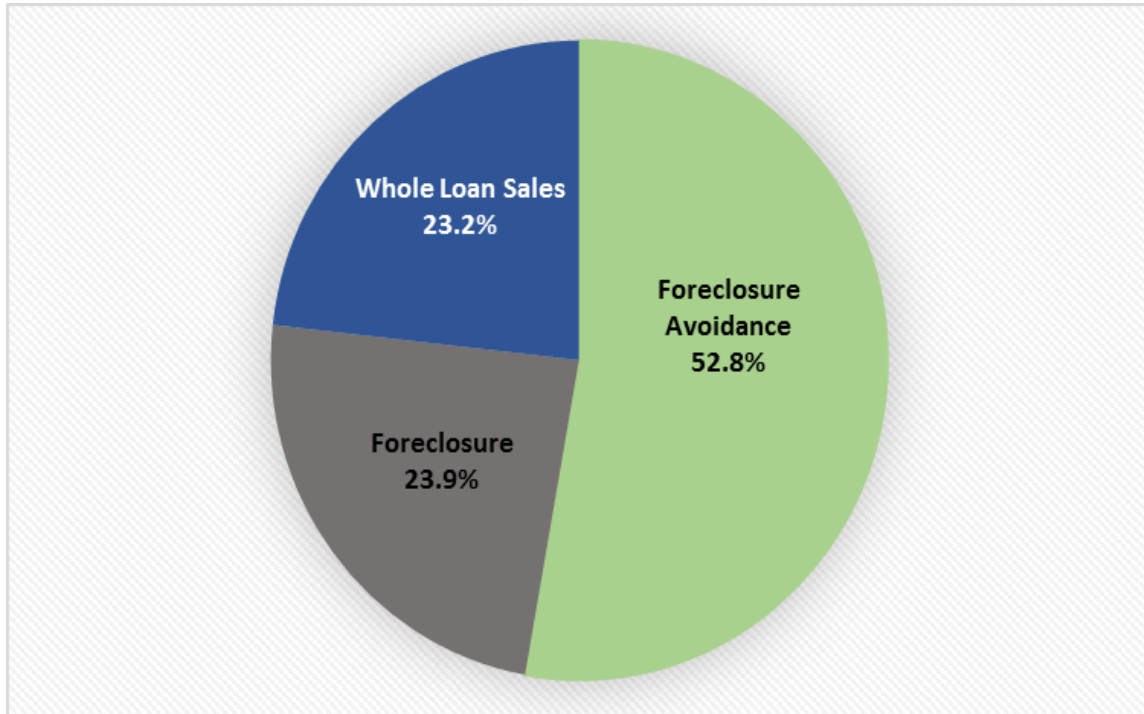
Sale Date	April 25, 2012	Geography	Percentage of Total
Months from Sale to Reporting Date	19	New York	24%
Loans Sold	195	Florida	18%
UPB	\$41.4 M	New Jersey	7%
Aggregate Sales Price	\$13.9M	Miami	7%
Participating Servicers	5	Illinois	5%
Purchasers	2	Other	39%
Purchasers			
Purchasers		Number of Loans	Percentage of Total
Bayview Asset Management		192	98%
Mercy Housing (MRF)		3	2%

Exhibit F-1: Status of Loans Sold in SFLS 2012-2

Category	Count	Percentage of Loans Sold	Percentage of Resolved Loans
Resolved			
Foreclosure Avoided			
Re-Performing	48	24.6%	33.8%
Forbearance	0	0.0%	0.0%
Paid in Full/Short Payoff	0	0.0%	0.0%
Third Party Sale	17	8.7%	12.0%
Deed-in-Lieu	10	5.1%	7.0%
Total Foreclosure Avoided	75	38.5%	52.8%
Foreclosure	34	17.4%	23.9%
Total Outcomes	109	55.9%	76.8%
Other Resolutions			
Whole Loan Sales	33	16.9%	23.2%
Subtotal Resolved*	142	72.8%	100.0%
Not Yet Resolved			
Delinquent Servicing	53	27.2%	
Total Loans Sold	195	100.0%	

* The sum of Total Outcomes & Other Resolutions

Exhibit F-2 Percentage of Resolved Loans



Foreclosure Avoidance	Percentage of Total Loans Sold
Re-Performing	33.8%
Third party Sale	12.0%
Deed-in-Lieu	7.0%
Total	52.8%

SFLS 2012-3 – National

Currently SFLS 2012-3 still has 33% of loans in delinquent servicing. Of those loans that have resolved, 45.8% have avoided foreclosure.

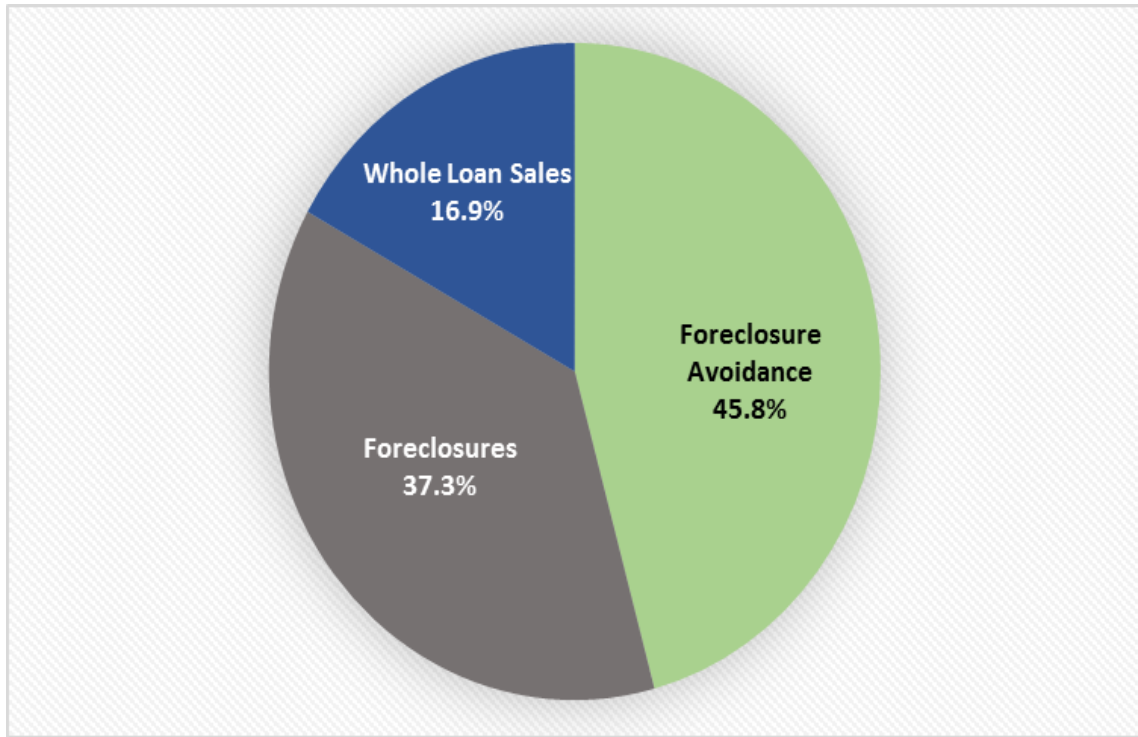
Sale Date	September 12, 2012	Geography	Percentage of Total
Months from Sale to Reporting Date	20	Florida	19%
Loans Sold	3,257	New Jersey	18%
UPB	\$599.2 M	New York	16%
Aggregate Sales Price	\$218.6 M	Ohio	5%
Participating Servicers	12	Illinois	3%
Purchasers	5	Other	37%
Purchasers			
Purchasers		Number of Loans	Percentage of Total
Selene Residential Partners		919	28%
CPCA Trust I		893	27%
Bayview Asset Management		552	17%
Kondaur Capital Corporation		548	17%
OWS I Acquisitions, LLC		345	11%

Exhibit G-1: Status of Loans Sold in SFLS 2012-3- National

Category	Count	Percentage of Loans Sold	Percentage of Resolved Loans
Resolved			
Foreclosure Avoided			
Re-Performing	301	9.2%	13.8%
Forbearance	16	0.5%	0.7%
Paid in Full/Short Payoff	12	0.4%	0.6%
Third Party Sale	258	7.9%	11.8%
Deed-in-Lieu	412	12.6%	18.9%
Total Foreclosure Avoided	999	30.7%	45.8%
Foreclosure	813	25.0%	37.3%
Total Outcomes	1,812	55.6%	83.1%
Other Resolutions			
Whole Loan Sales	369	11.3%	16.9%
Subtotal Resolved*	2,181	67.0%	100%
Not Yet Resolved			
Delinquent Servicing	1,076	33.0%	
Total Loans Sold	3,257	100.0%	

* The sum of Total Outcomes & Other Resolutions

Exhibit G-2 Percentage of Resolved Loans



Foreclosure Avoidance	Percentage of Total Loans Sold
Re-Performing	13.8%
Forbearance	0.7%
Paid in Full/Short payoff	0.6%
Deed-in-Lieu	18.9%
Third Party Sale	11.8%
Total	45.8%

SFLS 2012-3 – NSO

Currently SFLS 2012-3 still has 50% of loans in delinquent servicing. Of those loans that have resolved, 57% have avoided foreclosure.

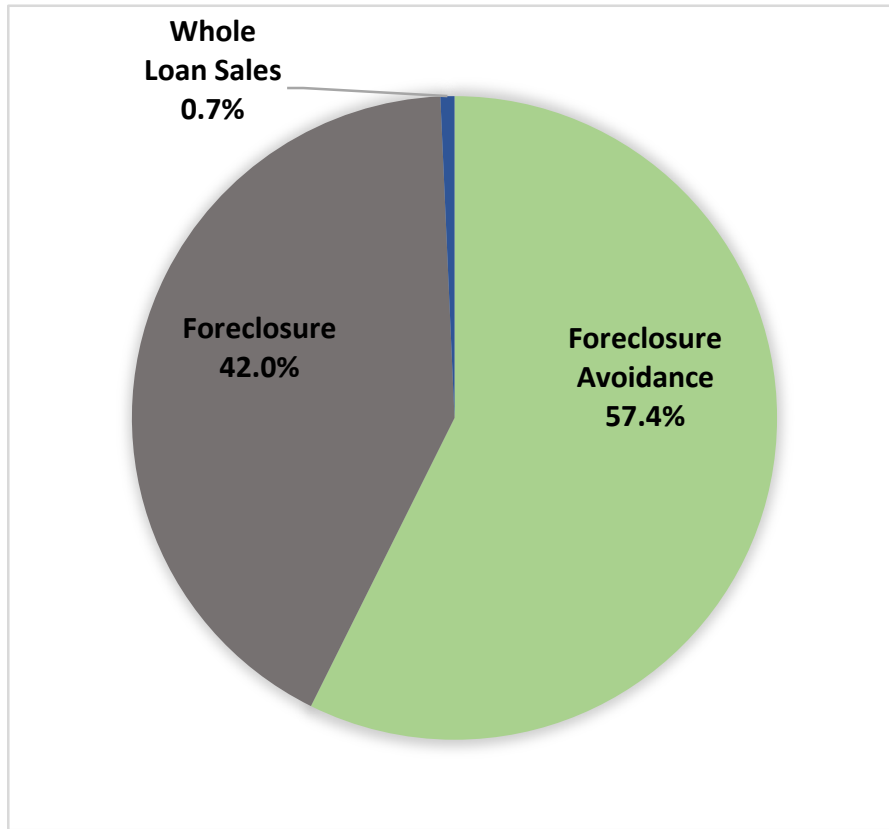
Sale Date	September 27, 2012	Geography	Percentage of Total
Months from Sale to Reporting Date	20	NSO -Chicago	45%
Loans Sold	2,860	NSO - Tampa	30%
UPB	\$554.5 M	NSO -Newark	17%
Aggregate Sales Price	\$186.1 M	NSO - Phoenix	8%
Participating Servicer	1		
Purchasers	5		
Purchasers			
Purchasers	Number of Loans	Percentage of Total	
Oaktree Capital Management	1,081	38%	
Bayview Asset Management	1,075	38%	
New Jersey Community Capital	261	9%	
HMC Assets	224	8%	
Mercy Housing (MRF)	219	8%	

Exhibit H-1: Status of Loans Sold in SFLS 2012-3- NSO

Category	Count	Percentage of Loans Sold	Percentage of Resolved Loans
Resolved			
Foreclosure Avoided			
Re-Performing	398	13.9%	27.7%
Forbearance	0	0.0%	0.0%
Paid in Full/Short Payoff	26	0.9%	1.8%
Third Party Sale	243	8.5%	16.9%
Deed-in-Lieu	156	5.5%	10.9%
Total Foreclosure Avoided	823	28.8%	57.4%
Foreclosure	602	21.0%	42.0%
Total Outcomes	1,425	49.8%	99.3%
Other Resolutions			
Whole Loan Sales	10	0.3%	0.7%
Subtotal Resolved*	1,435	50.2%	100.0%
Not Yet Resolved			
Delinquent Servicing	1,425	49.8%	
Total Loans Sold	2,860	100%	

* The sum of Total Outcomes & Other Resolutions

Exhibit H-2 Percentage of Resolved Loans



Foreclosure Avoidance	Percentage of Total Loans Sold
Re-Performing	27.7%
Paid in Full/Short payoff	1.8%
Deed-in-Lieu	10.9%
Third Party Sale	16.9%
Total	57.4%

Table H-3: SFLS 2012-3 NSO Outcomes Summary

NSO Category Codes	2012-3	
	Count	% of Total
Total # of Settled Loans	2,860	
NSO Outcomes	412	23.2%
Planned NSO Outcomes	564	31.7%
Interim Status/Planning Stage	281	15.8%
Non-NSO Outcome	522	29.3%
Total Outcomes Reported	1,779	100.0%
Percent of Loans Reported	62.2%	

SFLS 2013-1– National

Currently SFLS 2013-1 still has 28.0% of loans in delinquent servicing. Of those loans that have resolved, 21.3% have avoided foreclosure.

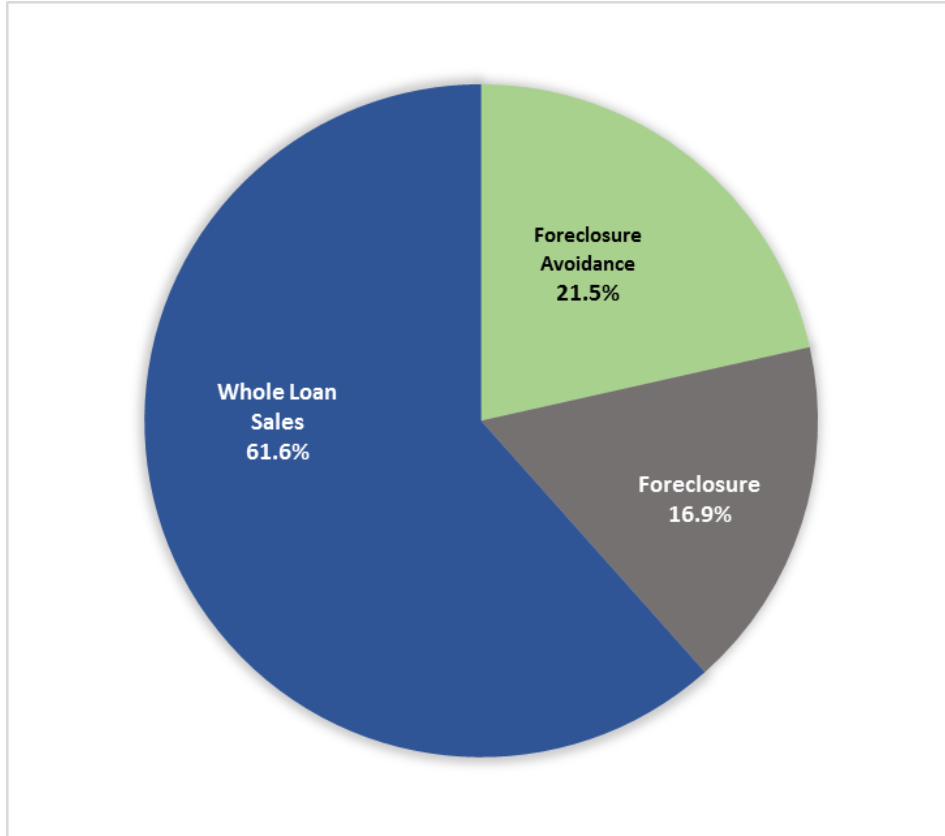
Sale Date	March 20, 2013	Geography	Percentage of Total
Months from Sale to Reporting Date	14	Florida	15%
Loans Sold	10,447	Illinois	12%
UPB	\$1.9 B	New Jersey	12%
Aggregate Sales Price	85.8 M	Ohio	6%
Participating Servicers	13	Indiana	5%
Purchasers	5	Other	50%
Purchasers			
Purchasers	Number of Loans	Percentage of Total	
Bayview Asset Management	4,457	43%	
RBS Financial Products Inc.	3,488	33%	
25 Capital Partners	1,198	11%	
OWS I Acquisitions, LLC	945	9%	
Kondaur Capital Corporation	359	3%	

Exhibit I-1: Status of Loans Sold in SFLS 2013-1- National

Category	Count	Percentage of Loans Sold	Percentage of Resolved Loans
Resolved			
Foreclosure Avoided			
Re-Performing	882	8.4%	11.6%
Forbearance	15	0.1%	0.2%
Paid in Full/Short Payoff	53	0.5%	0.7%
Third Party Sale	300	2.9%	4.0%
Deed-in-Lieu	376	3.6%	5.0%
Total Foreclosure Avoided	1,626	15.6%	21.5%
Foreclosure	1,284	12.3%	16.9%
Total Outcomes	2,910	27.9%	38.4%
Other Resolutions			
Whole Loan Sales	4,668	44.7%	61.6%
Subtotal Resolved*	7,578	72.5%	100.0%
Not Yet Resolved			
Delinquent Servicing	2,869	27.5%	
Total Loans Sold	10,447	100.0%	

* The sum of Total Outcomes & Other Resolutions

Exhibit I-2 Percentage of Resolved Loans



Foreclosure Avoidance	Percentage of Total Loans Sold
Re-Performing	11.6%
Paid in Full/Short payoff	0.7%
Deed-in-Lieu	5.0%
Third Party Sale	4.0%
Forbearance	0.2%
Total	21.5%

SFLS 2013-1– NSO

Currently SFLS 2013-1 still has 76.3% of loans in delinquent servicing. Of those loans that have resolved, 54.7% have avoided foreclosure.

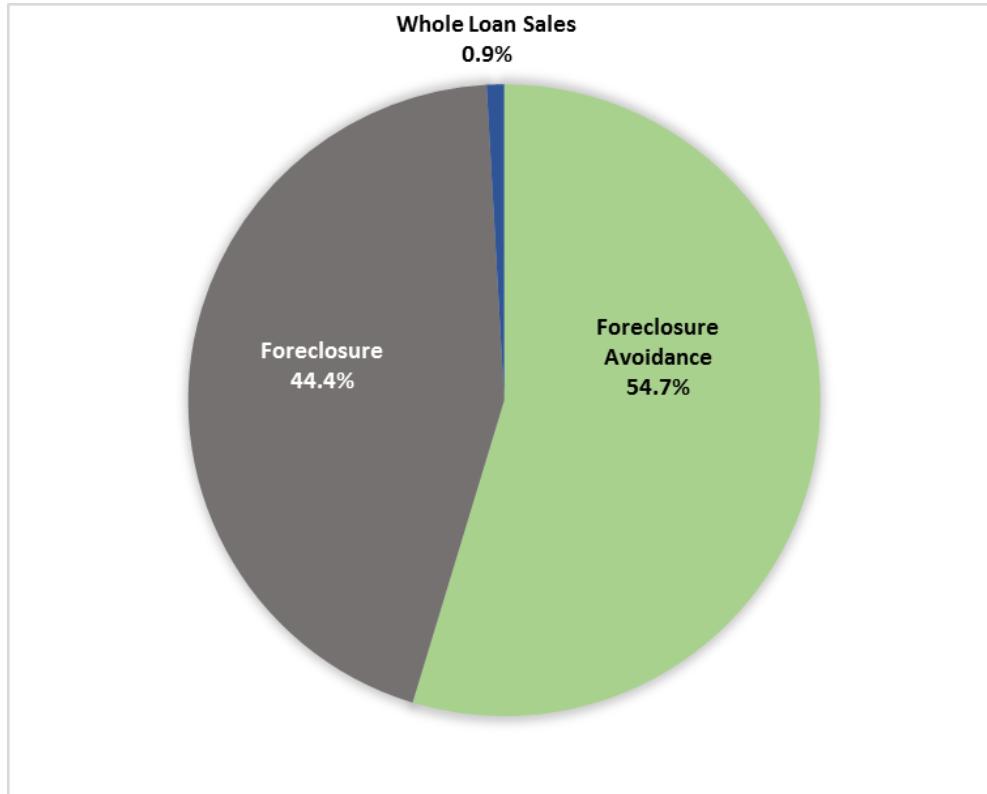
Sale Date	March 27, 2013	Geography	Percentage of Total
Months from Sale to Reporting Date	14	Florida	54%
Loans Sold	3,289	Georgia	19%
UPB	\$523.6 M	Ohio	19%
Aggregate Sales Price	\$212.8 M	California	7%
Participating Servicers	1		
Purchasers	4		
Purchasers		Number of Loans	Percentage of Total
Bayview Asset Management		1,440	44%
Oaktree Capital Management		982	30%
Mercy Housing (MRF)		626	19%
The Corona Group		241	7%

Exhibit J-1: Status of Loans Sold in SFLS 2013-1- NSO

Category	Count	Percentage of Loans Sold	Percentage of Resolved Loans
Resolved			
Foreclosure Avoided			
Re-Performing	161	4.9%	20.6%
Forbearance	0	0.0%	0.0%
Paid in Full/Short Payoff	12	0.4%	1.5%
Third Party Sale	157	4.8%	20.1%
Deed-in-Lieu	97	2.9%	12.4%
Total Foreclosure Avoided	427	13.0%	54.7%
Foreclosure	347	10.6%	44.4%
Total Outcomes	774	23.5%	99.1%
Other Resolutions			
Whole Loan Sales	7	0.2%	0.9%
Subtotal Resolved*	781	23.7%	100.0%
Not Yet Resolved			
Delinquent Servicing	2,508	76.3%	
Total Loans Sold	3,289	100.0%	

* The sum of Total Outcomes & Other Resolutions

Exhibit J-2 Percentage of Resolved Loans



Foreclosure Avoidance	Percentage of Total Loans Sold
Re-Performing	20.6%
Paid in Full/Short payoff	1.5%
Deed-in-Lieu	12.4%
Third Party Sale	20.1%
Total	54.7%

Table J-3: SFSL 2013-1 NSO Outcomes Summary

NSO Category Codes	2013-1	
	Count	% of Total
Total # of Settled Loans	3,289	
NSO Outcomes	135	5.85%
Planned NSO Outcomes	537	23.28%
Interim Status/Planning Stage	1,328	57.56%
Non-NSO Outcome	307	13.31%
Total Outcomes Reported	2,307	100.00%
Percent of Loans Reported	70.00%	

SFLS 2013-2– National

Currently SFLS 2013-2 still has 66.4% of loans in delinquent servicing. Of those loans that have resolved, 31.4% have avoided foreclosure.

Sale Date	June 26, 2013	Geography	Percentage of Total
Months from Sale to Reporting Date	11	Florida	23%
Loans Sold	13,247	Indiana	7%
UPB	\$2.0 B	New York	7%
Aggregate Sales Price	\$1.0 B	New Jersey	6%
Participating Servicers	22	Pennsylvania	5%
Purchasers	8	Other	52%
Purchasers			
	Number of Loans	Percentage of Total	
Selene Residential Partners	4,405	34%	
OHA Newbury/MCM	2,693	21%	
RBS Financial Products Inc.	2,030	16%	
Altisource Residential, L.P.	1,954	15%	
25 Capital Partners	697	5%	
Kondaur Capital Corporation	611	5%	
Reliance Standard life Insurance Company	395	3%	
Walton (Guardian Capital)	259	2%	

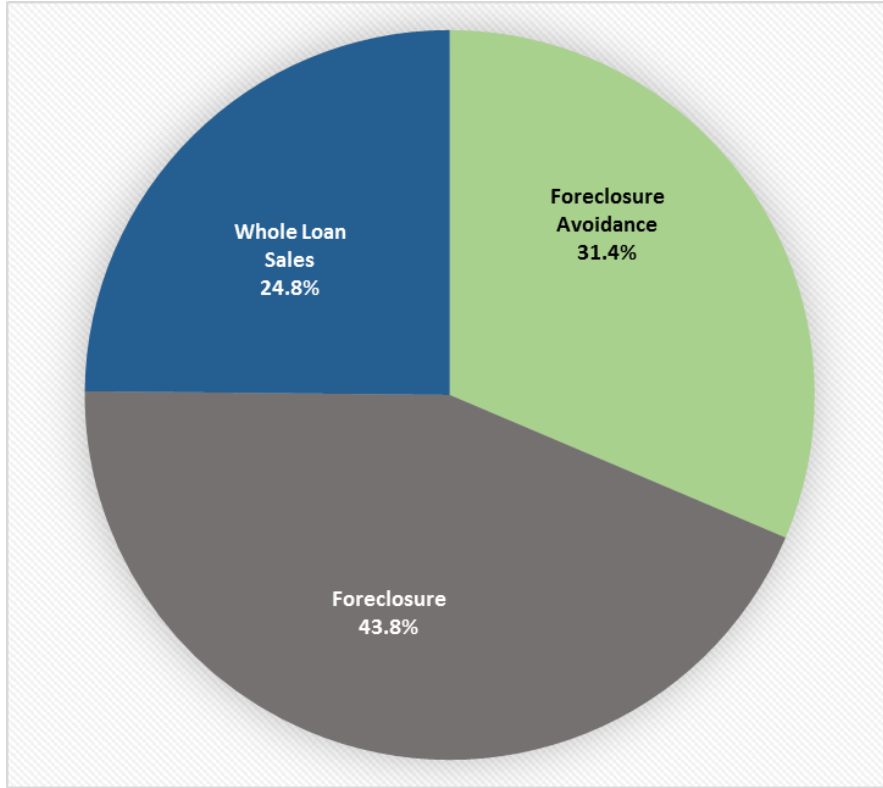
Exhibit K-1: Status of Loans Sold in SFLS 2013-2- National

Category	Count	Percentage of Loans Sold	Percentage of Resolved Loans
Resolved			
Foreclosure Avoided			
Re-Performing	143	1.1%	3.3%
Forbearance	50	0.4%	1.1%
Paid in Full/Short Payoff	38	0.3%	0.9%
Third Party Sale	926	7.1%	21.1%
Deed-in-Lieu	220	1.7%	5.0%
Total Foreclosure Avoided	1,377	10.6%	31.4%
Foreclosure	1,921	14.7%	43.8%
Total Outcomes	3,298	25.3%	75.2%
Other Resolutions			
Whole Loan Sales	1,090	8.4%	24.8%
Subtotal Resolved*	4,388	33.6%	100.0%
Not Yet Resolved			
Delinquent Servicing	8,656	66.4%	
Total Loans Sold	13,044	100.0%	

* The sum of Total Outcomes & Other Resolutions

Data for Pool 107 has been received but not reflected in the table above

Exhibit K-2 Percentage of Resolved Loans



Foreclosure Avoidance	Percentage of Total Loans Sold
Re-Performing	3.3%
Forbearance	1.1%
Paid in Full/Short payoff	0.9%
Deed-in-Lieu	5.0%
Third Party Sale	21.1%
Total	31.4%

SFLS 2013-2– NSO

Currently SFLS 2013-2 still has 81.2% of loans in delinquent servicing. Of those loans that have resolved, 64.2% have avoided foreclosure.

Sale Date	October 1, 2013	Geography	Percentage of Total
Months from Sale to Reporting Date	7	Illinois	42%
Loans Sold	3,163	North Carolina	26%
UPB	\$493.0 M	Ohio	23%
Aggregate Sales Price	\$227.8 M	California	10%
Participating Servicers	2		
Purchasers	4		
Purchasers			
Purchasers		Number of Loans	Percentage of Total
Oaktree Capital Management		1,478	49%
25 Capital Partners		636	21%
Bayview Asset Management		628	21%
The Corona Group		296	10%

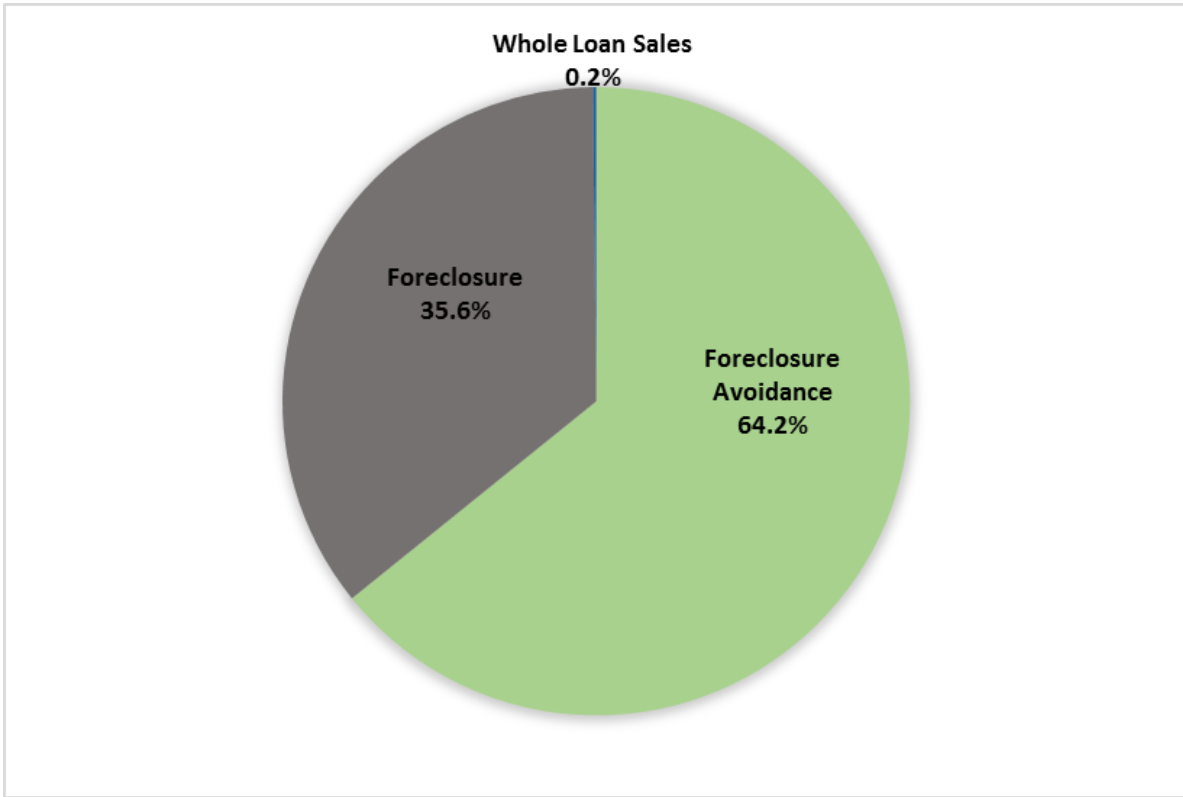
Exhibit L-1: Status of Loans Sold in SFLS 2013-2- NSO

Category	Count	Percentage of Loans Sold	Percentage of Resolved Loans
Resolved			
Foreclosure Avoided			
Re-Performing	97	3.2%	17.0%
Forbearance	1	0.0%	0.2%
Paid in Full/Short Payoff	20	0.7%	3.5%
Third Party Sale	176	5.8%	30.9%
Deed-in-Lieu	72	2.4%	12.6%
Total Foreclosure Avoided	366	12.0%	64.2%
Foreclosure	203	6.7%	35.6%
Total Outcomes	569	18.7%	99.8%
Other Resolutions			
Whole Loan Sales	1	0.0%	0.2%
Subtotal Resolved*	570	18.8%	100.0%
Not Yet Resolved			
Delinquent Servicing	2,468	81.2%	
Total Loans Sold	3,038	100.0%	

* The sum of Total Outcomes & Other Resolutions

Data for Pool 206 has been received but not reflected in the table above

Exhibit L-2 Percentage of Resolved Loans



Foreclosure Avoidance	Percentage of Total Loans Sold
Re-Performing	17.0%
Forbearance	0.2%
Paid in Full/Short payoff	3.5%
Deed-in-Lieu	12.6%
Third Party Sale	30.9%
Total	64.2%

Table L-3: SFLS 2013-2 NSO Outcomes Summary

NSO Category Codes	2013-2	
	Count	% of Total
Total # of Settled Loans	3,057	
NSO Outcomes	141	8.93%
Planned NSO Outcomes	296	18.75%
Interim Status/Planning Stage	934	59.15%
Non-NSO Outcome	208	13.17%
Total Outcomes Reported	1,579	100.00%
Percent of Loans Reported	52.00%	

Exhibit 10: Glossary of Terms

Term	Definition
Charge-Off	The Purchaser has written off the mortgage as uncollectible or bad debt.
Deed-in-Lieu REO	A borrower willingly conveys property to the new servicer in lieu of undergoing foreclosure proceedings.
Delinquent Servicing	Loans that remain delinquent that the Purchaser continues to actively service.
Forbearance	A borrower and new servicer enter into an agreement whereby all or a portion of the borrower's debt service obligations are suspended temporarily. This agreement delays foreclosure and provides borrowers with an opportunity to recover from a short-term financial issue.
Foreclosure REO	The servicer undergoes legal proceedings to take control of the property which serves as security for the FHA-insured mortgage.
Paid in Full	A borrower repays the entire remaining principal balance on a loan, often via a refinancing transaction.
Rented to a Borrower	The Purchaser has acquired REO via a deed-in-lieu or foreclosure, then offers the property for rent to a borrower.
Re-Performing	The borrower has begun to make timely payments. The mortgage may or may not have been modified.
Repurchase	The Purchaser has put the loan back to FHA due to a breach of the representations and warranties included in the sale agreement.
Resolved Loans	All loans not reported as delinquent servicing, including re-performing loans which notably may be reported in delinquent servicing in future reporting cycles in the event of future missed payments.
Short Payoff	The borrower repays a portion of the remaining principal balance, the remainder of which is written off by the purchaser.
Third Party Sale	The Purchaser and/or borrower arrange the sale of a property to a third party, allowing the borrower to leave the home and avoid foreclosure proceedings.
Whole Loan Sale	The Purchaser sells the mortgage to another entity.