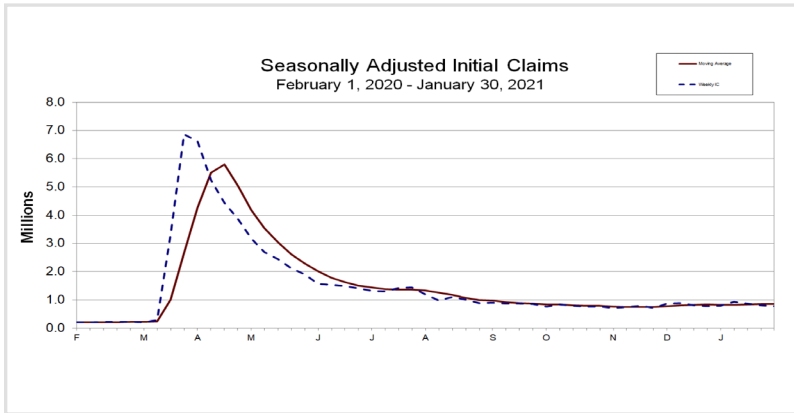


Market Trends We Are Watching

Below is a snapshot of data we are watching that will directly or indirectly impact housing and our industry—namely focused on: (1) employment; (2) mortgage forbearance; and (3) access to credit. For the week ending January 30, **jobless claims fell to 779,000**, a decrease of 33,000 from the previous week’s revised level. For the week ending January 23, the insured unemployment rate was 3.2%, a decrease of 0.2% from the previous week’s unrevised rate. Florida, Ohio, New York, Maryland, and Arizona saw the largest rise in unemployment. As of February 5, 15 states are partially or mostly closed for business and 35 are mostly open.

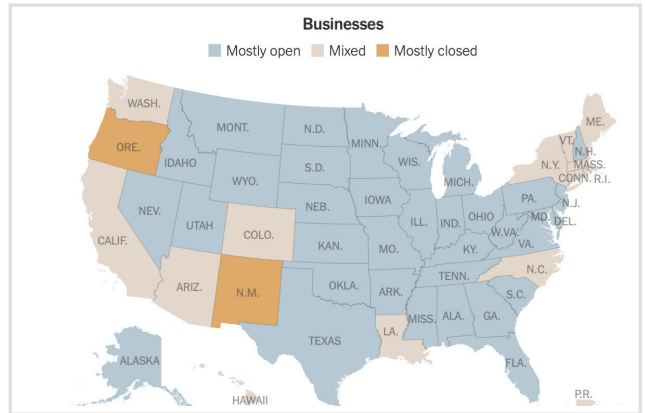
Additionally, the total number of loans in forbearance remains unchanged at 5.38% of servicers’ portfolio volume as of January 24. Total loans in forbearance decreased to 2.719 million as of February 2, with a total unpaid principal balance of \$541 billion.

Jobless Claims



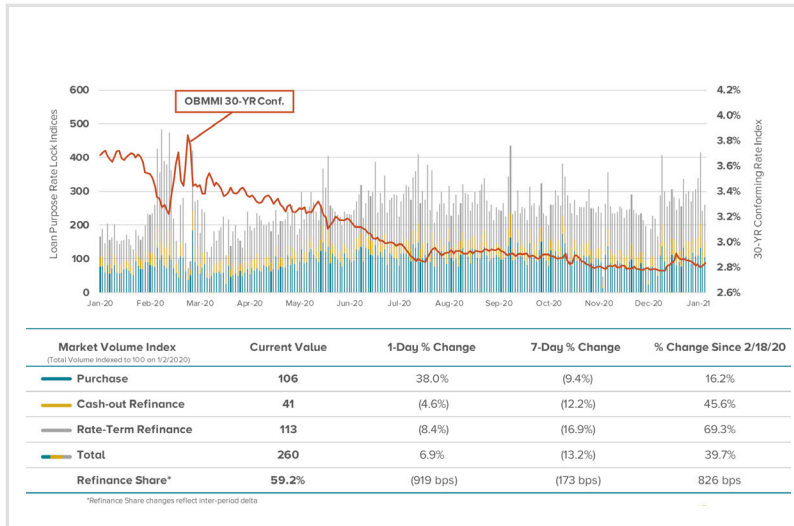
Source: [U.S. Department of Labor](#)

States Reopening



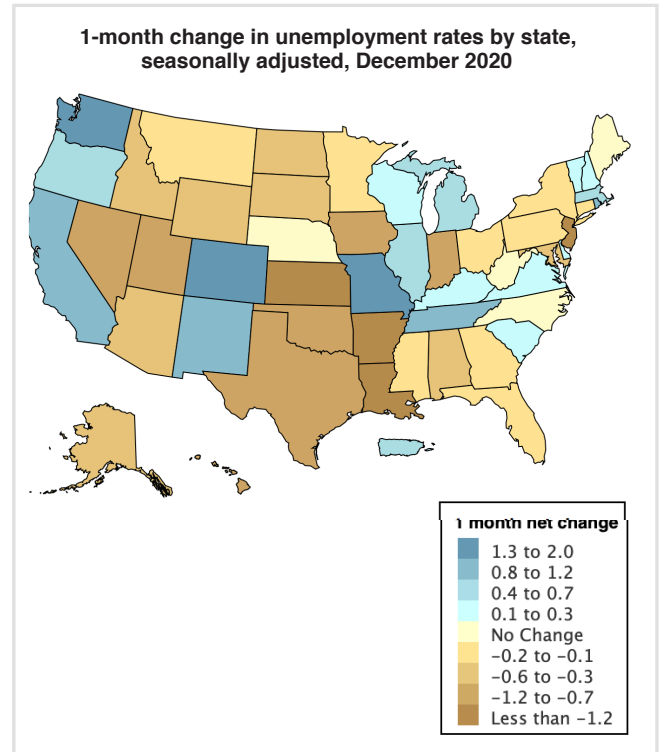
Source: [The New York Times](#)

Rate Lock Volume by Loan Purpose



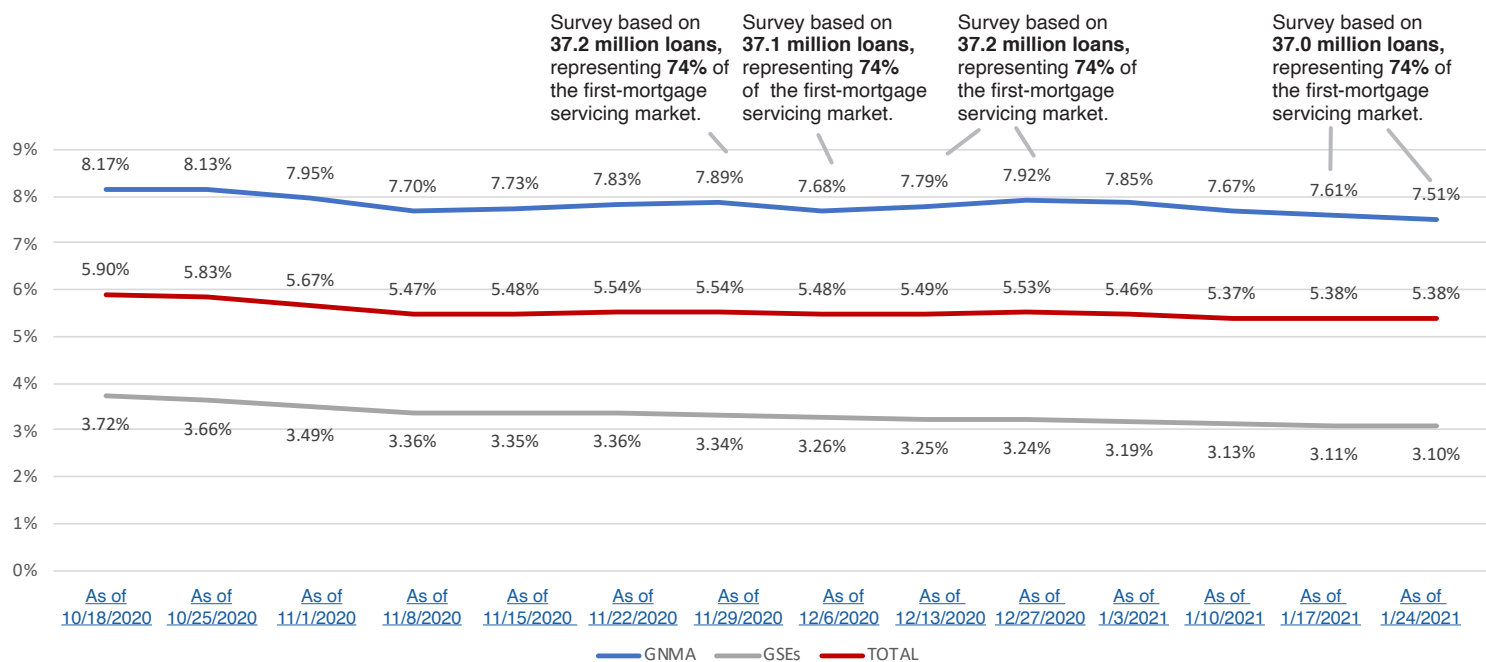
Source: [Black Knight Optimal Blue](#)

Unemployment Rate



Source: [U.S. Bureau of Labor Statistics](#)

Share of Mortgage Loans in Forbearance



Source: Mortgage Bankers Association (MBA) Forbearance and Call Volume Survey

Active Forbearance Plans

| Date | Loans in forbearance | % of loans in forbearance | UPB of loans in forbearance | Est. Monthly P&I advances |
|----------------|----------------------|---------------------------|-----------------------------|---------------------------|
| As of Sept. 15 | 3.7 million | 7.0% | \$781 billion | \$4.5 billion |
| As of Sept. 22 | 3.6 million | 6.8% | \$751 billion | \$4.4 billion |
| As of Sept. 29 | 3.6 million | 6.8% | \$751 billion | \$4.4 billion |
| As of Oct. 6 | 2.9 million | 5.6% | \$614 billion | \$3.6 billion |
| As of Oct. 13 | 2.9 million | 5.6% | \$617 billion | \$3.6 billion |
| As of Oct. 20 | 2.9 million | 5.6% | \$616 billion | \$3.6 billion |
| As of Oct. 27 | 3.0 million | 5.7% | \$619 billion | \$3.7 billion |
| As of Nov. 3 | 2.9 million | 5.4% | \$584 billion | \$3.5 billion |
| As of Nov. 10 | 2.7 million | 5.2% | \$559 billion | \$3.3 billion |
| As of Nov. 17 | 2.8 million | 5.2% | \$564 billion | \$3.4 billion |
| As of Nov. 23 | 2.8 million | 5.3% | \$564 billion | \$3.4 billion |
| As of Dec. 1 | 2.8 million | 5.2% | \$561 billion | \$3.4 billion |
| As of Dec. 8 | 2.7 million | 5.2% | \$558 billion | \$3.3 billion |
| As of Dec. 15 | 2.8 million | 5.3% | \$563 billion | \$3.4 billion |
| As of Dec. 29 | 2.8 million | 5.3% | \$568 billion | \$3.4 billion |
| As of Jan. 5 | 2.7 million | 5.2% | \$547 billion | \$3.3 billion |
| As of Jan. 12 | 2.7 million | 5.1% | \$545 billion | \$3.3 billion |
| As of Jan. 19 | 2.7 million | 5.2% | \$548 billion | \$3.3 billion |
| As of Jan. 29 | 2.7 million | 5.2% | \$551 billion | \$3.4 billion |
| As of Feb. 2 | 2.7 million | 5.1% | \$541 billion | \$3.3 billion |

Source: Black Knight McDash Flash Forbearance Tracker/ Data is based on a 53 million active loan count

Mortgage Credit Availability Index (MCAI)

| Month | MCAI Level | Change from previous month |
|----------------|------------|----------------------------|
| April 2019 | 186.0 | +2.1% |
| May 2019 | 189.5 | +1.9% |
| June 2019 | 189.8 | +0.2% |
| July 2019 | 189.0 | -0.4% |
| August 2019 | 181.7 | -3.9% |
| September 2019 | 183.4 | +0.9% |
| October 2019 | 185.1 | +0.9% |
| November 2019 | 188.9 | +2.1% |
| December 2019 | 182.2 | -3.5% |
| January 2020 | 181.9 | -0.2% |
| February 2020 | 181.3 | -0.3% |
| March 2020 | 152.1 | -16.1% |
| April 2020 | 133.5 | -12.2% |
| May 2020 | 129.3 | -3.1% |
| June 2020 | 125.0 | -3.3% |
| July 2020 | 126.9 | +1.5% |
| August 2020 | 120.9 | -4.7% |
| September 2020 | 118.6 | -1.9% |
| October 2020 | 121.3 | +2.3% |
| November 2020 | 122.2 | +0.7% |
| December 2020 | 122.1 | -0.1% |

Source: Mortgage Bankers Association Mortgage Credit Availability Index (MCAI)

Lender Overlays and Product/Channel Changes

| | |
|----------------------------------|---|
| Wells Fargo | Minimum credit score of 680. No longer accepting applications for HELOCs. |
| US Bank | Minimum credit score of 680 and maximum DTI of 50% for FHA, VA, and USDA mortgages. Minimum credit score of 700 and maximum DTI of 43% when any funds used for closings costs or down payment are not borrower's own funds or gift funds. |
| Chase | Minimum credit score of 700 and maximum 80% LTV. No longer accepting applications for HELOCs. |
| Navy Federal Credit Union | No longer offering FHA loans. |
| Mr. Cooper | Closed its wholesale-broker platform. |
| Flagstar | Minimum credit score of 680 for FHA, VA, and USDA loans. Minimum credit score of 720 for HELOCs. |
| Better.com | Stopped offering FHA loans, increased minimum FICO score for borrowers, and no jumbo loans with LTVs above 80%. |
| loanDepot | Suspended investment properties with LTVs above 80% for all conventional products |
| TCF | Eliminated standalone HELOCs and limited piggyback 2nds to CLTVs of 85%. |
| Truist | Minimum credit score of 680 for FHA and VA loans. Maximum DTI of 50% for FHA and VA purchase loans. |