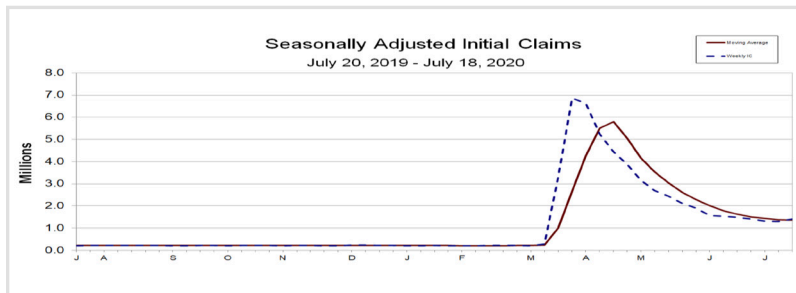


## Market Trends We Are Watching

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 July 18, jobless claims reached 1.416 million**, an increase of 109,000 from the previous week's revised level and the 18th straight week filings topped one million. For the week ending July 11, the unemployment rate was 11.1%, a decrease of 0.7% from the previous week's revised rate. Florida, Georgia, California, Washington and Indiana saw the largest rise in unemployment for the week ending July 11. As of July 24, 29 states are reopened or reopening, and 21 states have paused or reversed reopening. For states that have allowed re-openings, the vast majority of businesses are doing so under restrictions.

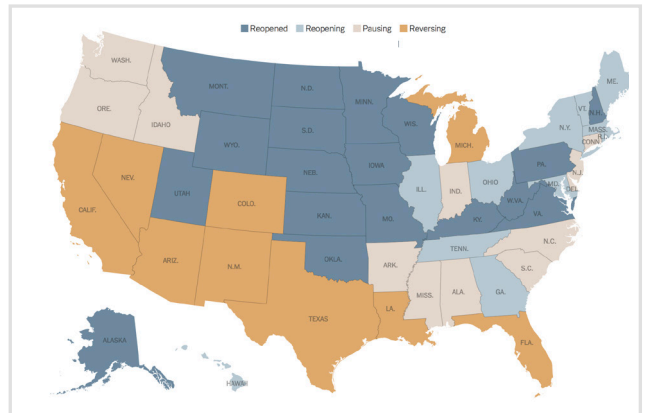
Additionally, the total number of loans in forbearance decreased to 7.80% of servicers' portfolio volume as of July 12, compared to 8.18% the prior week. Total loans in forbearance reached 4.119 million as of July 21, with a total unpaid principal balance of \$890 billion. In a continuation of the last several weeks' strong upward trend, purchase rate lock volume for the weeks 28 & 29 rose 54% and 49% from a year ago, respectively. This provides further evidence that the worst of the near term effects of the COVID-19 pandemic lockdown may be behind us on a national level. As a result of the last weeks' strong purchase lock volume, combined with strong volume in weeks 1-13, year-to-date volume is now running 20% ahead of last year.

### Jobless Claims



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

### States Reopening



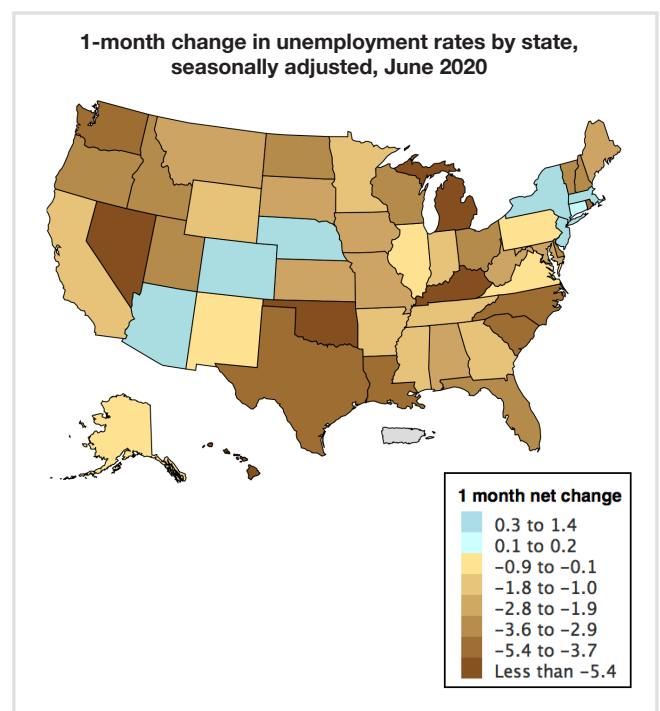
Source: [The New York Times](#)

### Change in Purchase Loan Rate Lock Activity

YoY Change in Purchase Rate Lock Volume	Weeks 1-8	Weeks 14-17	Weeks 21-29
<b>Nation</b>	<b>24%</b>	<b>-16%</b>	<b>38%</b>
Atlanta, GA	31%	-4%	51%
Austin, TX	29%	-11%	42%
Baltimore, MD	24%	-12%	43%
Boston, MA	26%	-32%	8%
Cape Coral, FL	34%	-20%	50%
Charlotte, NC	20%	-14%	37%
Chicago, IL	22%	-28%	38%
Cincinnati, OH	14%	-18%	23%
Cleveland, OH	14%	-17%	41%
Columbus, OH	35%	-2%	35%
Dallas, TX	24%	-11%	33%
Denver, CO	6%	-29%	32%
Detroit, MI	14%	-56%	37%
Houston, TX	27%	-18%	31%
Indianapolis, IN	2%	-13%	17%
Jacksonville, FL	26%	1%	54%
Kansas City, MO	18%	-18%	22%
Las Vegas, NV	42%	-31%	21%
Los Angeles, CA	25%	-23%	16%
Miami, FL	25%	-29%	49%
Minneapolis, MN	15%	-16%	3%
Nashville, TN	9%	-5%	35%
New York, NY	39%	-25%	37%
North Port, FL	32%	-15%	63%
Orlando, FL	23%	-20%	44%
Philadelphia, PA	27%	-32%	44%
Phoenix, AZ	20%	-16%	29%
Pittsburgh, PA	70%	-61%	67%
Portland, OR	21%	-19%	48%
Raleigh, NC	26%	2%	45%
Riverside-SB, CA	34%	-11%	42%
Sacramento, CA	10%	-21%	42%
San Antonio, TX	27%	-2%	43%
San Diego, CA	28%	-19%	37%
San Francisco, CA	5%	-42%	29%
Seattle, WA	4%	-31%	14%
St. Louis, MO	22%	-17%	39%
Tampa, FL	18%	-8%	43%
Virginia Beach, VA	17%	-4%	37%
Washington, DC	22%	-15%	29%

Source: [AEI Housing Center and Optimal Blue](#)

### Unemployment Rate



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

## Share of Mortgage Loans in Forbearance

Survey based on **38.3 million loans**, representing **77%** of the first-mortgage servicing market

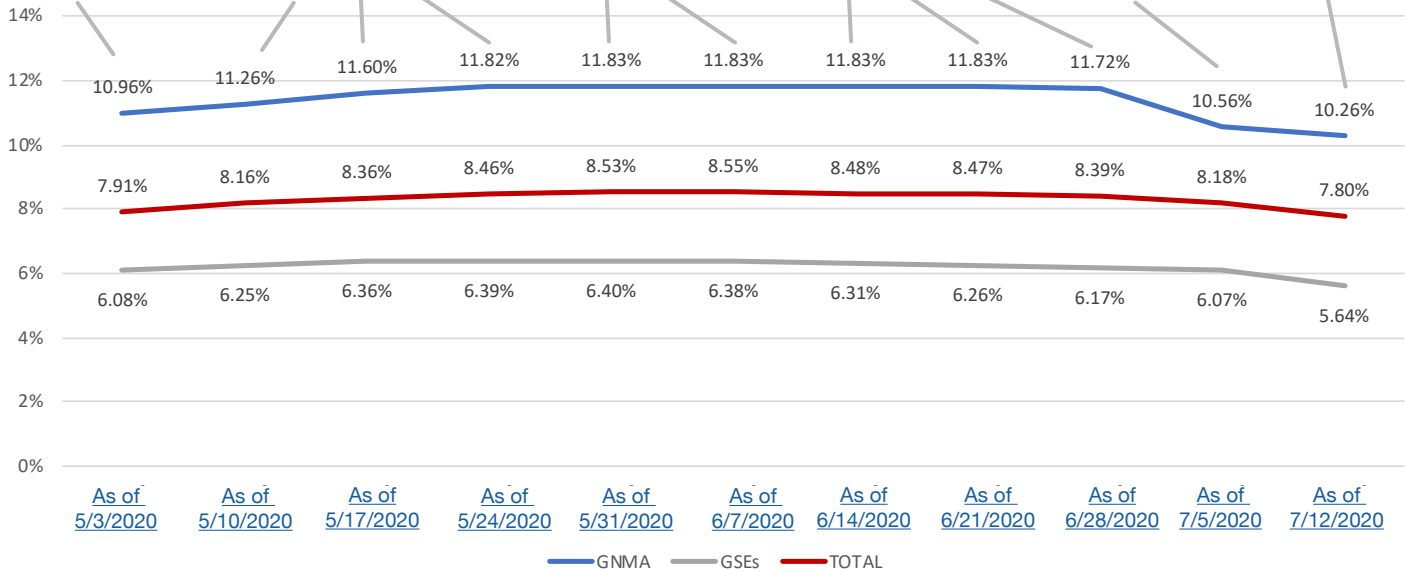
Survey based on **37.6 million loans**, representing **75%** of the first-mortgage servicing market

Survey based on **38.2 million loans**, representing **76%** of the first-mortgage servicing market.

Survey based on **38.2 million loans**, representing **76%** of the first-mortgage servicing market.

Survey based on **38.1 million loans**, representing **76%** of the first-mortgage servicing market.

Survey based on **37.3 million loans**, representing **75%** of the first-mortgage servicing market.



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 April 16	2.9 million	5.5%	\$651 billion	\$3.6 billion
As of April 23	3.4 million	6.4%	\$754 billion	\$4.2 billion
As of April 30	3.8 million	7.3%	\$841 billion	\$4.7 billion
As of May 7	4.1 million	7.7%	\$890 billion	\$5 billion
As of May 12	4.7 million	8.8%	\$1.026 trillion	\$5.7 billion
As of May 19	4.8 million	9.0%	\$1.044 trillion	\$5.8 billion
As of May 26	4.8 million	9.0%	\$1.052 trillion	\$5.8 billion
As of June 2	4.7 million	8.9%	\$1.044 trillion	\$5.8 billion
As of June 9	4.7 million	8.8%	\$1.028 trillion	\$5.7 billion
As of June 16	4.6 million	8.7%	\$1.012 trillion	\$5.6 billion
As of June 23	4.7 million	8.8%	\$1.025 trillion	\$5.7 billion
As of July 3	4.6 million	8.6%	\$995 billion	\$5.6 billion
As of July 7	4.1 million	7.8%	\$898 billion	\$5.1 billion
As of July 14	4.1 million	7.8%	\$889 billion	\$5.0 billion
As of July 21	4.1 million	7.8%	\$890 billion	\$5.0 billion

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

## USMI Member Report | July 24, 2020

## 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%

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

## Lender Overlays and Product/Channel Changes

<b>Wells Fargo</b>	Minimum credit score of 680. No longer accepting applications for HELOCs.
<b>US Bank</b>	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.
<b>Chase</b>	Minimum credit score of 700 and maximum 80% LTV. No longer accepting applications for HELOCs.
<b>Navy Federal Credit Union</b>	No longer offering FHA loans.
<b>Mr. Cooper</b>	Closed its wholesale-broker platform.
<b>Flagstar</b>	Minimum credit score of 680 for FHA, VA, and USDA loans. Minimum credit score of 720 for HELOCs.
<b>Better.com</b>	Stopped offering FHA loans, increased minimum FICO score for borrowers, and no jumbo loans with LTVs above 80%.
<b>loanDepot</b>	Suspended investment properties with LTVs above 80% for all conventional products
<b>TCF</b>	Eliminated standalone HELOCs and limited piggyback 2nds to CLTVs of 85%.
<b>Truist</b>	Minimum credit score of 680 for FHA and VA loans. Maximum DTI of 50% for FHA and VA purchase loans.