



HomeSafe Georgia

4th Quarter 2012 Performance Reports

In the fourth quarter of 2012, HomeSafe Georgia made payments to mortgage servicers totaling \$8.3 Million with a cumulative payout of \$21.6 Million. As of December 31, 2012, \$58 million is committed for future payments on approved loans.

Third Quarter Highlights:

- 559 applications were closed in the fourth quarter and another 405 applications were in the closing process at the quarter's end.
- Homeowners in 101 Georgia counties have benefited from HomeSafe Georgia's program.

Outreach Activities:

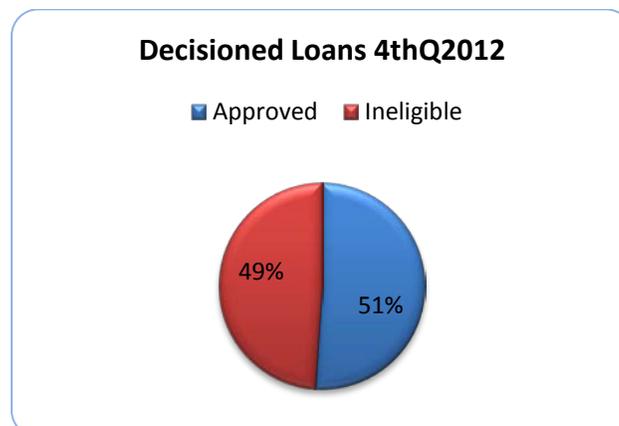
HomeSafe Georgia program information is regularly mailed to recipients of unemployment benefits and to new applicants. HomeSafe Georgia is a regular participant in Georgia Department of Labor Career Fairs, resource events, and Rapid Response teams.

HomeSafe Georgia has engaged CredAbility as its Statewide Partner along with three (3) Regional Partners to provide outreach and processing assistance for HomeSafe Georgia applications, and has an ongoing statewide media campaign with radio and newspaper ads throughout the state and targeted radio advertisements in the Atlanta Metro area.

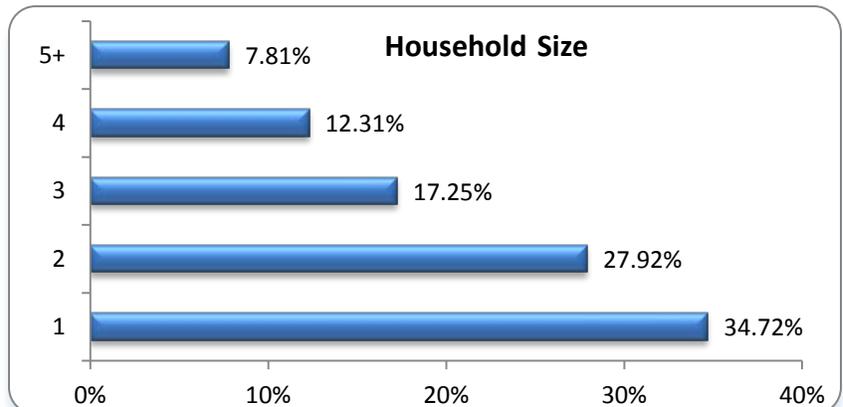
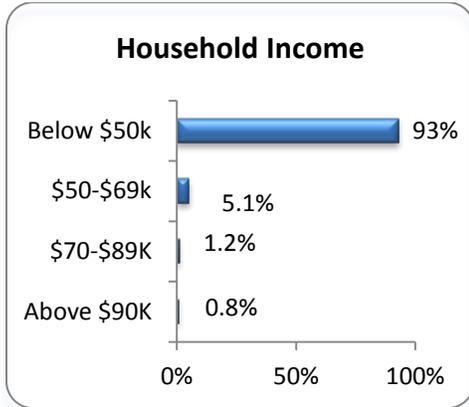
HomeSafe Georgia is providing targeted outreach to the metro Atlanta counties most impacted by high levels of unemployment and foreclosure starting with Gwinnett County in November 2012 and DeKalb County in February 2013. Savannah and Columbus will be targeted with outreach events later this spring.

Applications Decided:

During the 4th Quarter of 2012 HomeSafe decided 1,095 applicants while 588 applications were withdrawn.



DEMOGRAPHICS OF APPROVED APPLICANTS



Borrower Race	Cumulative
American Indian or Alaskan Native	0.18%
Asian	1.06%
Black or African American	63.79%
Native Hawaiian or other Pacific Islander	0.09%
White	31.98%
Information not provided by borrower	2.90%

Ethnicity	Cumulative
Hispanic or Latino	2.43%
Not Hispanic or Latino	97.57%



This document describes the Housing Finance Agency (HFA) Hardest-Hit Fund (HHF) data that state HFAs are required to provide to Bank of New York Mellon. It includes quarterly borrower characteristic data and program specific performance data. All HFA HHF data submitted to Bank of New York Mellon must be accurate, complete, and in agreement with retained HFA records. Data should be reported by each state HFA by the 45th day following the quarter.

Data requested in the "Borrower Characteristic" worksheet should be reported in aggregate for all HHF programs run by the state HFA. Program specific data is separated into reporting tabs for each individual program. State HFAs should report program performance data on an individual program basis. A data dictionary has been provided to assist in the definition of each data point.

Georgia

HFA Performance Data Reporting- Borrower Characteristics

		4thQ12	Cumulative
Unique Borrower Count			
	Number of Unique Borrowers Receiving Assistance	559	2267
	Number of Unique Borrowers Denied Assistance	536	4598
	Number of Unique Borrowers Withdrawn from Program	588	3008
	Number of Unique Borrowers in Process	2083	N/A
	Total Number of Unique Borrower Applicants	3766	11956
Program Expenditures (\$)			
	Total Assistance Provided to Date	8314977	21621310
	Total Spent on Administrative Support, Outreach, and Counseling	1171383	7310863
Borrower Income (\$)			
	Above \$90,000	0.72%	0.79%
	\$70,000- \$89,000	0.89%	1.15%
	\$50,000- \$69,000	4.83%	5.07%
	Below \$50,000	93.56%	92.99%
Borrower Income as Percent of Area Median Income (AMI)			
	Above 120%	0.89%	1.15%
	110%-119%	0.18%	0.58%
	100%- 109%	0.90%	0.79%
	90%- 99%	1.43%	1.32%
	80%- 89%	2.15%	1.76%
	Below 80%	94.45%	94.40%
Geographic Breakdown (by county)			
	Appling	0	1
	Atkinson	0	0
	Bacon	0	1
	Baker	0	0
	Baldwin	0	1
	Banks	1	2
	Barrow	3	19
	Bartow	3	13
	Ben Hill	1	1
	Berrien	0	1
	Bibb	0	11
	Bleckley	0	0
	Brantley	0	0
	Brooks	0	1
	Bryan	0	1
	Bulloch	3	7
	Burke	1	1
	Butts	1	4
	Calhoun	0	0
	Camden	1	3
	Candler	0	0
	Carroll	7	19
	Catoosa	0	0
	Charlton	0	0
	Chatham	7	32
	Chattahoochee	0	0
	Chattooga	1	3
	Cherokee	12	43
	Clarke	3	11
	Clay	0	0
	Clayton	41	169
	Clinch	0	0
	Cobb	48	222
	Coffee	0	1
	Colquitt	0	4
	Columbia	4	6
	Cook	0	0
	Coweta	6	21
	Crawford	1	3
	Crisp	0	0
	Dade	0	0
	Dawson	1	5
	Decatur	3	6
	DeKalb	82	355
	Dodge	0	1
	Dooley	0	0
	Dougherty	2	6
	Douglas	16	62
	Early	0	1
	Echols	0	0
	Effingham	3	6
	Elbert	0	1
	Emanuel	0	1
	Evans	0	0
	Fannin	1	2
	Fayette	10	36
	Floyd	2	9
	Forsyth	9	37
	Franklin	0	1
	Fulton	82	295
	Gilmer	0	3
	Glascocock	0	0
	Glynn	1	5
	Gordon	0	1
	Grady	0	0
	Greene	1	2
	Gwinnett	95	353
	Habersham	0	2
	Hall	2	13

Georgia

HFA Performance Data Reporting- Borrower Characteristics

		4thQ12	Cumulative
Hancock		0	0
Haralson		1	1
Harris		0	7
Hart		1	3
Heard		0	1
Henry		33	98
Houston		1	4
Irwin		0	0
Jackson		4	18
Jasper		0	4
Jeff Davis		0	1
Jefferson		0	0
Jenkins		0	1
Johnson		0	0
Jones		0	3
Lamar		1	2
Lanier		0	0
Laurens		1	2
Lee		0	0
Liberty		1	7
Lincoln		0	0
Long		0	0
Lowndes		3	9
Lumpkin		1	3
Macon		0	0
Madison		0	1
Marion		0	0
McDuffie		0	0
McIntosh		0	0
Meriwether		0	0
Miller		0	0
Mitchell		0	1
Monroe		0	3
Montgomery		0	0
Morgan		1	3
Murray		0	4
Muscogee		1	7
Newton		10	57
Oconee		0	7
Oglethorpe		0	3
Paulding		10	52
Peach		1	3
Pickens		0	3
Pierce		0	0
Pike		0	2
Polk		3	5
Pulaski		1	1
Putnam		1	4
Quitman		0	0
Rabun		0	0
Randolph		0	1
Richmond		0	10
Rockdale		14	54
Schley		0	0
Screven		0	0
Seminole		0	0
Spalding		5	20
Stephens		2	3
Stewart		0	0
Sumter		1	1
Talbot		0	1
Taliaferro		0	0
Tattnall		0	0
Taylor		0	0
Telfair		0	0
Terrell		0	1
Thomas		0	2
Tift		0	2
Toombs		0	0
Towns		0	0
Treutlen		0	0
Troup		2	8
Turner		0	0
Twiggs		0	1
Union		0	4
Upson		0	0
Walker		0	3
Walton		5	24
Ware		0	0
Warren		0	0
Washington		0	0
Wayne		0	0
Webster		0	0
Wheeler		0	0
White		1	3
Whitfield		0	3
Wilcox		0	1
Wilkes		0	0
Wilkinson		0	0
Worth		0	1

Georgia

HFA Performance Data Reporting- Borrower Characteristics

		4thQ12	Cumulative
Home Mortgage Disclosure Act (HMDA)			
<i>Borrower</i>			
<i>Race</i>			
American Indian or Alaskan Native	0	4	
Asian	7	24	
Black or African American	364	1446	
Native Hawaiian or other Pacific Islander	0	2	
White	165	725	
Information not provided by borrower	23	66	
<i>Ethnicity</i>			
Hispanic or Latino	13	55	
Not Hispanic or Latino	546	2212	
Information not provided by borrower	0	0	
<i>Sex</i>			
Male	193	835	
Female	366	1432	
Information not provided by borrower	0	0	
<i>Co-Borrower</i>			
<i>Race</i>			
American Indian or Alaskan Native	0	0	
Asian	2	7	
Black or African American	52	200	
Native Hawaiian or other Pacific Islander	1	1	
White	41	210	
Information not provided by borrower	7	13	
<i>Ethnicity</i>			
Hispanic or Latino	3	9	
Not Hispanic or Latino	100	422	
Information not provided by borrower	0	0	
<i>Sex</i>			
Male	41	127	
Female	62	304	
Information not provided by borrower	0	0	
Hardship			
Unemployment	476	1904	
Underemployment	83	363	
Divorce	0	0	
Medical Condition	0	0	
Death	0	0	
Other	0	0	
Current Loan to Value Ratio (LTV)			
<100%	33.63%	37.58%	
100%-109%	10.91%	13.37%	
110%-120%	12.35%	13.76%	
>120%	43.11%	35.29%	
Current Combined Loan to Value Ratio (CLTV)			
<100%	27.91%	31.98%	
100%-119%	25.22%	26.69%	
120%-139%	20.03%	21.35%	
140%-159%	13.60%	11.25%	
>=160%	13.24%	8.73%	
Delinquency Status (%)			
Current	44.55%	38.11%	
30+	10.73%	10.50%	
60+	9.84%	12.92%	
90+	34.88%	38.47%	
Household Size			
1	207	787	
2	155	633	
3	86	391	
4	64	279	
5+	47	177	

Georgia			
HFA Performance Data Reporting- Program Performance			
Mortgage Payment Assistance			
		4thQ12	Cumulative
Program Intake/Evaluation			
<i>Approved</i>			
Number of Borrowers Receiving Assistance		559	2267
% of Total Number of Applications		14.85%	18.96%
<i>Denied</i>			
Number of Borrowers Denied		536	4598
% of Total Number of Applications		14.23%	38.46%
<i>Withdrawn</i>			
Number of Borrowers Withdrawn		588	3008
% of Total Number of Applications		15.61%	25.16%
<i>In Process</i>			
Number of Borrowers In Process		2083	N/A
% of Total Number of Applications		55.31%	N/A
<i>Total</i>			
Total Number of Borrowers Applied		3766	11956
Number of Borrowers Participating in Other HFA HHF Programs or Program Components		0	0
Program Characteristics			
General Characteristics			
Median 1st Lien Housing Payment Before Assistance		947	982
Median 1st Lien Housing Payment After Assistance		72	105
Median 2nd Lien Housing Payment Before Assistance		189	190
Median 2nd Lien Housing Payment After Assistance	N/A	N/A	
Median 1st Lien UPB Before Program Entry		126887	128981
Median 1st Lien UPB After Program Entry	N/A	N/A	
Median 2nd Lien UPB Before Program Entry		29485	27118
Median 2nd Lien UPB After Program Entry	N/A	N/A	
Median Principal Forgiveness ¹		0	0
Median Length of Time Borrower Receives Assistance	N/A		6
Median Assistance Amount		3121	8331
Assistance Characteristics			
Assistance Provided to Date		8314977	21621310
Total Lender/Servicer Assistance Amount	N/A	N/A	
Borrowers Receiving Lender/Servicer Match (%)	N/A	N/A	
Median Lender/Servicer Assistance per Borrower	N/A	N/A	
Other Characteristics			
Median Length of Time from Initial Request to Assistance Granted		189	155
<i>Current</i>			
Number		249	864
%		44.55%	38.11%
<i>Delinquent (30+)</i>			
Number		60	238
%		10.73%	10.50%
<i>Delinquent (60+)</i>			
Number		55	293
%		9.84%	12.92%
<i>Delinquent (90+)</i>			
Number		195	872
%		34.88%	38.47%

Georgia			
HFA Performance Data Reporting- Program Performance			
Mortgage Payment Assistance			
		4thQ12	Cumulative
Program Outcomes			
	Borrowers No Longer in the HHF Program (Program Completion/Transition or Alternative Outcomes)	63	139
Alternative Outcomes			
	<i>Foreclosure Sale</i>		
	Number	0	0
	%	0.00%	0.00%
	<i>Cancelled</i>		
	Number	0	1
	%	0.00%	0.72%
	<i>Deed in Lieu</i>		
	Number	0	0
	%	0.00%	0.00%
	<i>Short Sale</i>		
	Number	0	4
	%	0.00%	2.88%
Program Completion/ Transition			
	<i>Loan Modification Program</i>		
	Number	3	6
	%	4.77%	4.32%
	<i>Re-employed/ Regain Appropriate Employment Level</i>		
	Number	14	22
	%	22.22%	15.83%
	<i>Reinstatement/Current/Payoff</i>		
	Number	7	46
	%	11.11%	33.08%
	<i>Short Sale</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Deed in Lieu</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Other - Borrower Still Owns Home</i>		
	Number	39	60
	%	61.90%	43.17%
Homeownership Retention²			
	Six Months Number	N/A	1239
	Six Months %	N/A	99.68%
	Twelve Months Number	N/A	521
	Twelve Months %	N/A	99.43%
	Twenty-four Months Number	N/A	0
	Twenty-four Months %	N/A	0.00%
	Unreachable Number	N/A	0
	Unreachable %	N/A	0.00%

1. Includes second mortgage settlement

2. Borrower still owns home

Data Dictionary

HFA Performance Data Reporting- Borrower Characteristics The Following Data Points Are To Be Reported In Aggregate For All Programs:

Unique Borrower Count

Number of Unique Borrowers Receiving Assistance	Total number of unique borrowers having received some form of assistance under any one of the HFA's programs. The number of borrowers represented in the other "Borrower Characteristics" fields should foot to this number.
Number of Unique Borrowers Denied Assistance	Total number of unique borrowers not receiving assistance under any of the programs and not withdrawn
Number of Unique Borrowers Withdrawn from Program	Total number of unique borrowers who do not receive assistance under any program because of voluntary withdrawal after approval or failure to complete application despite attempts by the HFA
Number of Unique Borrowers in Process	Total number of unique borrowers who have not been decided for any program and are pending review. This should be reported in the QTD column only.
Total Number of Unique Applicants	Total number of unique borrowers. This should be the total of the four above fields (using the QTD column for in process borrowers).

Program Expenditures

Total Assistance Provided to Date	Total amount of assistance provided to borrowers through HHF program(s)
Total Spent on Administrative Support, Outreach, and Co	Total amount spent on administrative expenses to support the program(s)

Borrower Income

All Categories	At the time of assistance, borrower's annual income (\$) rounded to the nearest thousand.
----------------	---

Borrower Income as Percent of Area Median Income (AMI)

All Categories	At the time of assistance, borrower's annual income as a percentage of area median income.
----------------	--

Geographic Breakdown (by County)

All Categories	Number of aggregate borrowers assisted in each county listed.
----------------	---

Home Mortgage Disclosure Act (HMDA)

<i>Borrower</i>	
Race	
All Categories	All totals for the aggregate number of borrowers assisted.
Ethnicity	
All Categories	All totals for the aggregate number of borrowers assisted.
Sex	
All Categories	All totals for the aggregate number of borrowers assisted.
Co-Borrower	
Race	
All Categories	All totals for the aggregate number of borrowers assisted.
Ethnicity	
All Categories	All totals for the aggregate number of borrowers assisted.
Sex	
All Categories	All totals for the aggregate number of borrowers assisted.

Hardship

All Categories	All totals for the aggregate number of borrowers assisted.
----------------	--

Current Loan to Value Ratio (LTV)

All Categories	Market loan to value ratio calculated using the unpaid principal balance at the time of assistance divided by the most current valuation at the time of assistance.
----------------	---

Current Combined Loan to Value Ratio (CLTV)

All Categories	Market combined loan to value ratio calculated using the unpaid principal balance for all first and junior liens at the time of assistance divided by the most current valuation at the time of assistance.
----------------	---

Delinquency Status (%)

All Categories	Delinquency status at the time of assistance.
----------------	---

Household Size

All Categories	Household size at the time of assistance.
----------------	---

HFA Performance Data Reporting- Program Performance The Following Data Points Are To Be Reported In Aggregate For All Programs

Program Intake/Evaluation

<i>Approved</i>	
Number of Borrowers Receiving Assistance	The total number of borrowers receiving assistance for the specific program
% of Total Number of Applications	Total number of borrowers receiving assistance for the specific program divided by the total number of borrowers who have applied for the specific program.
<i>Denied</i>	
Number of Borrowers Denied	The total number of borrowers denied for assistance for the specific program. A borrower that has provided the necessary information for consideration for program assistance, but is not approved for this assistance.
% of Total Number of Applications	Total number of borrowers denied for assistance for the specific program divided by the total number of borrowers who have applied for the specific program.
<i>Withdrawn</i>	
Number of Borrowers Withdrawn	The total number of borrowers withdrawn from the specific program. A withdrawal is defined as a borrower who was approved but never received funding, or a borrower who drops out of the process despite attempts by the HFA to complete application.

% of Total Number of Applications	Total number of borrowers withdrawn for the specific program divided by the total number of borrowers who have applied for the specific program.
<i>In Process</i>	
Number of Borrowers In Process	The total number of borrowers who have applied for assistance from the specific program that have not been decisioned and are pending review. This should be reported in the QTD column only.
% of Total Number of Applications	Total number of borrowers who have applied for assistance from the specific program that have not been decisioned and are pending review divided by the total number of borrowers who have applied for the specific program.
<i>Total</i>	
Total Number of Borrowers Applied	Total number of borrowers who have applied for the specific program (approved, denied, withdrawn and QTD in process).
Number of Borrowers Participating in Other HFA HHF Programs or Program Components	Number of households participating in other HFA sponsored HHF programs or other HHF program components (e.g. funded borrowers only).
Program Characteristics	
General Characteristics	
Median 1st Lien Housing Payment Before Assistance	Median first lien housing payment paid by homeowner for all approved applicants prior to receiving assistance. In other words, the median contractual borrower payment on their first lien before receiving assistance.
Median 1st Lien Housing Payment After Assistance	Median first lien housing payment paid by homeowner for after receiving assistance. In other words, the median contractual first lien payment less HFA contribution.
Median 2nd Lien Housing Payment Before Assistance	Median second lien housing payment paid by homeowner for all approved applicants prior to receiving assistance. In other words, the median contractual borrower payment on their second lien before receiving assistance.
Median 2nd Lien Housing Payment After Assistance	Median second lien housing payment paid by homeowner for after receiving assistance. In other words, the median contractual second lien payment less HFA contribution.
Median 1st Lien UPB Before Program Entry	Median principal balance of all applicants approved for assistance prior to receiving assistance.
Median 1st Lien UPB After Program Entry	Median principal balance of all applicants approved for assistance after receiving assistance.
Median 2nd Lien UPB Before Program Entry	Median second lien principal balance of all applicants approved for assistance prior to receiving assistance.
Median 2nd Lien UPB After Program Entry	Median second lien principal balance of all applicants approved for assistance after receiving assistance.
Median Principal Forgiveness	Median amount of principal forgiveness granted (\$). This should only include extinguished fees in the event that those fees have been capitalized. *Includes second lien extinguishment
Median Length of Time Borrower Receives Assistance	Median length of time a borrower receives on-going assistance (e.g., unemployment programs). Please report in months (round up to closest integer). This only need be reported in the cumulative column.
Median Assistance Amount	Median amount of assistance (\$).
Assistance Characteristics	
Assistance Provided	matching assistance).
Total Lender/Service Assistance Amount	Total amount of aggregate assistance provided by the lenders / servicers (does not include HFA assistance). Lender waiving fees and / or forbearance does not count towards lender / servicer assistance.
Borrowers Receiving Lender/Service Match (%)	Percent of borrowers receiving lender/servicer match out of the total number of assisted applicants.
Median Lender/Service Assistance per Borrower	Median lender/servicer matching amount (for borrowers receiving matching)
Other Characteristics	
Median Length of Time from Initial Request to Assistance Granted	Median length of time from initial contact with borrower (general eligibility determination) to granted assistance. Please report in days (round up to closest integer).
<i>Current</i>	
Number	Number of households current at the time assistance is received.
%	Percent of current households divided by the total number of approved applicants.
<i>Delinquent (30+)</i>	
Number	Number of households 30+ days delinquent but less than 60 days delinquent at the time assistance is received.
%	Percent of 30+ days delinquent but less than 60 days delinquent households divided by the total number of approved applicants.
<i>Delinquent (60+)</i>	
Number	Number of households 60+ days delinquent but less than 90 days delinquent at the time assistance is received.
%	the total number of approved applicants.
<i>Delinquent (90+)</i>	
Number	Number of households 90+ Days delinquent at the time assistance is received.
%	Percent of 90+ days delinquent households divided by the total number of approved applicants.
Program Outcomes	
Borrowers No Longer in the HHF Program (Program Completion/Transition or Alternative Outcome)	Number of households who are not longer in the HFA program and reach an alternative outcome or program completion/transition.

Alternative Outcomes		
<i>Foreclosure Sale</i>		
Number		Number of households transitioned out of the HHF program into a foreclosure sale as an alternative outcome of the program.
%		Percent of transitioned households that resulted in foreclosure.
<i>Cancelled</i>		
Number		Number of borrowers who were approved and funded , then were disqualified or voluntarily withdrew from the program without re-employment or other intended transition.
%		Percent of transitioned households that were cancelled from the program.
<i>Deed in Lieu</i>		
Number		Number of households transitioned out of the HHF program into a deed in lieu as an alternative outcome of the program.
%		Percent of transitioned households that resulted in deed in lieu.
<i>Short Sale</i>		
Number		Number of households transitioned out of the HHF program into a short sale as an alternative outcome of the program.
%		Percent of transitioned households that resulted in short sale.
Program Completion/ Transition		
<i>Loan Modification Program</i>		
Number		Number of households that transitioned into a loan modification program (such as the Making Home Affordable Program)
%		Percent of transitioned households entering a loan modification program.
<i>Re-employed/ Regain Appropriate Employment Level</i>		
Number		Number of households transitioned out of the program due to regaining employment and/or appropriate levels of employment.
%		Percent of transitioned households that resulted in re-employment or regained employment levels.
<i>Reinstatement/Current/Payoff</i>		
Number		Number of households transitioned out of the program due to reinstating/bringing loan current or paying off their mortgage loan.
%		Percent of transitioned households that resulted in reinstatement/current or payoff.
<i>Short Sale</i>		
Number		Number of households transitioned out of the HHF program into a short sale as the desired outcome of the program.
%		Percent of transitioned households that resulted in short sale.
<i>Deed in Lieu</i>		
Number		Number of households transitioned out of the HHF program into a deed in lieu as the desired outcome of the program.
%		Percent of transitioned households that resulted in a deed in lieu
<i>Other - Borrower Still Owns Home</i>		
Number		Number of households transitioned out of the HHF program not falling into one of the transition categories above, but still maintaining ownership of the home.
%		Percent of transitioned households in this category
Homeownership Retention ¹		
Six Months		Number of households assisted by the program in which the borrower retains ownership 6 months post receipt of initial assistance. (Note: borrowers counted in the 12-mo mark are to be rolled into the 6-mo category; the two intervals are not mutually exclusive)
%		Percent of households assisted by the program in which the borrower retains ownership 6 months post receipt of initial assistance divided by the total number of households assisted by the program 6 months prior to reporting period.
Twelve Months		Number of households assisted by the program in which borrower retains ownership 12 months post receipt of initial assistance. (Note: borrowers counted in the 24-mo mark are to be rolled into the 12-mo category; the two intervals are not mutually exclusive)
%		Percent of households assisted by the program in which the borrower retains ownership 12 months post receipt of initial assistance divided by the total number of households assisted by the program 12 months prior to reporting period.
Twenty-four Months		Number of households assisted by the program in which borrower retains ownership 24 months post receipt of initial assistance.
%		Percent of households assisted by the program in which the borrower retains ownership 24 months post receipt of initial assistance divided by the total number of households assisted by the program 24 months prior to reporting period.
Unreachable		Number of homes assisted by the program that are unable to be verified by any means.
%		Percent of homes assisted by the Program that are unable to be verified by any means.

1. Borrower still owns home

* Information should reflect quarterly activity (e.g., borrowers assisted during the reporting quarter)