

State Consumer Relief Information
Texas, Program to Date

	RESCAP PARTIES			BANK OF AMERICA			CITI			CHASE			WELLS			TOTAL CONSUMER RELIEF - ALL SERVICERS		
	Aggregate Amount of Relief/ Benefit	No. of Borrowers	Average Amount of Relief/ Benefit	Aggregate Amount of Relief/ Benefit	No. of Borrowers	Average Amount of Relief/ Benefit	Aggregate Amount of Relief/ Benefit	No. of Borrowers	Average Amount of Relief/ Benefit	Aggregate Amount of Relief/ Benefit	No. of Borrowers	Average Amount of Relief/ Benefit	Aggregate Amount of Relief/ Benefit	No. of Borrowers	Average Amount of Relief/ Benefit	Aggregate Amount of Relief/ Benefit	No. of Borrowers	Average Amount of Relief/ Benefit
CONSUMER RELIEF																		
Completed 1st Lien Modification Forgiveness ¹	\$563,606	7	\$80,515	\$39,237,883	664	\$59,093	\$3,632,050	110	\$33,019	\$16,454,661	413	\$39,842	\$1,456,304	37	\$39,360	\$61,344,504	1,231	\$49,833
Completed Forgiveness of pre 3/1/2012 Forbearance ²				\$3,798,423	133	\$28,560	\$1,376,748	64	\$21,512	\$585,780	26	\$22,530	\$182,429	18	\$10,135	\$5,943,380	241	\$24,661
Completed 2nd Lien Modification Forgiveness ³				\$454,856	15	\$30,324	\$693,672	68	\$10,201	\$18,449	2	\$9,224	\$53,160	5	\$10,632	\$1,220,137	90	\$13,557
Completed 2nd Lien Extinguishments ⁴	\$573,308	19	\$30,174	\$57,029,179	1,956	\$29,156	\$8,066,587	244	\$33,060	\$8,426,156	312	\$27,007	\$5,229,205	156	\$33,521	\$79,324,435	2,687	\$29,522
Short Sales Completed/ Deficiency Forgiven ⁵				\$65,913,362	1,624	\$40,587	\$3,733,309	85	\$43,921	\$43,128,373	1,008	\$42,786	\$4,736,909	143	\$33,125	\$117,511,953	2,860	\$41,088
Deeds in Lieu Completed/ Deficiency Forgiven ⁶													\$11,219	1	\$11,219	\$11,219	1	\$11,219
Enhanced Borrower Transitional Funds Paid by Servicer (excess of \$1,500) ⁷				\$3,575,122	600	\$5,959	\$9,489	3	\$3,163	\$1,726,075	168	\$10,274	\$97,662	32	\$3,052	\$5,408,348	803	\$6,735
Servicer Payments to Unrelated 2nd Lien Holder for Release of 2nd Lien ⁸							\$11,450	2	\$5,725	\$67,236	14	\$4,803	\$5,258	1	\$5,258	\$83,944	17	\$4,938
Forbearance for Unemployed Borrowers ⁹																		
Deficiency Waivers ¹⁰																		
Forgiveness of Principal Associated with a Property When No Foreclosure ¹¹							\$3,510,044	146	\$24,041							\$3,510,044	146	\$24,041
Cash Costs Paid by Servicer for Demolition of Property ¹²																		
REO Properties Donated ¹³										\$1,685,417	22	\$76,610	\$312,390	6	\$52,065	\$1,997,807	28	\$71,350
Refinances Completed - Estimated Consumer Relief ¹⁴	\$553,123	10	\$55,312	\$21,604,772	944	\$22,886	\$6,616,422	292	\$22,659	\$132,373	4	\$33,093	\$6,175,436	201	\$30,724	\$35,082,126	1,451	\$24,178
Total Consumer Relief	\$1,690,037	36	\$46,945	\$191,613,597	5,936	\$32,280	\$27,649,771	1,014	\$27,268	\$72,224,520	1,969	\$36,681	\$18,259,972	600	\$30,433	\$311,437,897	9,555	\$32,594
CONSUMER RELIEF - IN PROCESS																		
1st Lien Modification Trials Offered/Approved ¹⁵	\$121,492	2	\$60,746	\$58,141,563	978	\$59,449	\$3,506,231	105	\$33,393	\$25,823,525	702	\$36,786	\$2,353,543	59	\$39,891	\$89,946,354	1,846	\$48,725
1st Lien Modification Trials Started/In Process ¹⁶	\$121,492	2	\$60,746	\$51,590,422	878	\$58,759	\$4,148,549	125	\$33,188	\$23,180,659	640	\$36,220	\$1,880,650	50	\$37,613	\$80,921,772	1,695	\$47,741
TOTAL CONSUMER RELIEF - ALL SERVICERS \$311,437,897																		

NOTES:
• Any differences in adding are due to rounding.

DEFINITIONS:
¹ Completed 1st Lien Modification Forgiveness represents finalized first lien principal reduction permanent modifications (including converted trial modifications).
² Completed Forgiveness of pre 3/1/2012 Forbearance represents forgiveness of deferred principal from pre-settlement permanent modification of first lien mortgages. This line is distinct from Completed 1st Lien Modification Forgiveness line item.
³ Completed 2nd Lien Modification Forgiveness represents finalized second lien principal reduction permanent modifications. Chase amended its Schedule Y amounts from March 1, 2012 through Dec. 31, 2012 as a result of its decision to no longer seek credit for 478 previously submitted second lien loans. As a result, it reports a reduction in its program to date numbers of \$6.6 million.
⁴ Completed 2nd Lien Extinguishments represents finalized second lien mortgage extinguishments (forgiveness of the entire balance and release of lien).
⁵ Short Sales Completed/Deficiency Forgiven represents the forgiveness of first or second lien mortgage remaining balances to facilitate short sale transactions and release of liens.
⁶ Deeds in Lieu Completed/Deficiency Forgiven represents the forgiveness of first or second lien mortgage remaining balances to facilitate transactions in which borrower deeds the residence to Servicer/investor in lieu of foreclosure and release of liens.
⁷ Enhanced Borrower Transitional Funds Paid by Servicer represents transitional funds in an amount greater than \$1,500 provided to homeowners to facilitate completion of short sales or deeds in lieu of foreclosure.
⁸ Servicer Payments to Unrelated 2nd Lien Holder for Release of 2nd Lien represents payments to unrelated second lien holders for release of second lien mortgages in connection with short sale or deeds-in-lieu transactions.
⁹ Forbearance for Unemployed Borrowers represents forgiveness of payment arrearages on behalf of unemployed borrowers or traditional forbearance programs for unemployed borrowers to keep them in their homes until they can resume payments.
¹⁰ Deficiency Waivers represents waiver of valid claims on borrower deficiency balances on first or second lien mortgages and release of liens.
¹¹ Forgiveness of Principal Associated with a Property When No Foreclosure represents forgiveness of principal associated with a property and release of liens in connection with a decision not to pursue foreclosure.
¹² Cash Costs Paid by Servicer for Demolition of Property represents payments to demolish properties to prevent blight.
¹³ REO Properties Donated represents properties owned by Servicers/investors that are donated to municipalities, nonprofits, disabled servicemembers, or families of deceased servicemembers.
¹⁴ Refinances Completed represents eligible loans refinanced with reduced rates. The estimated benefit to borrowers from refinancing is the estimated annual benefit multiplied by 785, which represents the Servicers' weighted multiplier under the Settlement per Exhibit D ¶ 9.e.ii.1. and is consistent with what some of the Servicers are reporting in their filings with the U.S. Securities and Exchange Commission. The estimated annual benefit to borrowers is the product of the average annual interest rate reduction, the average unpaid principal loan balance, and the number of borrowers. See below for information on Refinance Solicitations/ Offers/Approvals and Refinances Completed by each Servicer.

	RESCAP PARTIES			BANK OF AMERICA			CITI			CHASE			WELLS			TOTALS - ALL SERVICERS		
	Average Loan Balance	No. of Borrowers	Average Rate Reduction	Average Loan Balance	No. of Borrowers	Average Rate Reduction	Average Loan Balance	No. of Borrowers	Average Rate Reduction	Average Loan Balance	No. of Borrowers	Average Rate Reduction	Average Loan Balance	No. of Borrowers	Average Rate Reduction	Average Loan Balance	No. of Borrowers	Average Rate Reduction
Refinance Solicitations/Offers/ Approvals*	\$298,702	17		\$129,188	3,424		\$103,430	1,043		\$187,364	4		\$134,726	826		\$125,579	5,314	
Refinances Completed	\$265,893	10	2.65%	\$139,496	944	2.09%	\$107,705	292	2.68%	\$187,364	4	2.25%	\$129,597	201	3.02%	\$132,730	1,451	2.32%

* Refinance Solicitations/Offers/Approvals represents the first lien mortgages considered for refinancing where loan to value exceeds 80% and would not qualify for Servicer's generally available refinancing program as of 9/30/11. This includes mandatory solicitation borrowers under 9.a. of Exhibit D.

¹⁵ 1st Lien Modification Trials Offered/Approved represents all first lien mortgages where firm modification offers were made to the borrower.
¹⁶ 1st Lien Modification Trials Started/In Process represents all first lien mortgages for which any payment had been made in a trial modification after March 1, 2012. Trial may have been Offered/Approved in current or past quarter.