



Mortgage Bankers Association of Puerto Rico



BLACK KNIGHT™

MBA of Puerto Rico / Black Knight Data & Analytics Partnership

Working Towards a New Puerto Rico...

Discussion Topics



- **Data & Analytics Trends – US & Puerto Rico**
- **MBA of Puerto Rico Reporting Launch**
- **MBA of Puerto Rico Reports**
 - Market Overview Reporting
 - Benchmark Comparison Reporting
 - Delinquency Reporting
- **Future Data & Analytics Opportunities**



■ U.S. Market:

- Linking D&A to LO, Servicing, and EBI technologies
- D&A tools to help mitigate risk & drive decision-making
 - Predictive analytics, Behavioral modeling
 - Retention analytics (Public records, MLS)

■ Puerto Rico Market:

- Building D&A infrastructure & integration
- Addressing unique challenges: borrower migration, loss mitigation, redefaults & foreclosures
- Key focus: How to use D&A to increase market transparency to tell the “right” story

MBA of Puerto Rico Reporting – Launch



■ MBA of Puerto Rico Reporting Launch (Phase 1)

- June 1st Go Live
- Loan data from 3 Contributing Members; loans represent ~75% of Puerto Rico housing market
- Actively working on QC & Validation, historical data capture efforts

■ MBA of Puerto Rico Monthly Reporting includes:

- Summary Dashboards: PR, US Housing & Geography comparison
- Market Overview Reporting
- Roll Rate Reporting
- Municipality Delinquency Reporting

MBA of Puerto Rico: Market Overview Reporting



DATA & ANALYTICS

MONTHLY PRODUCT OVERVIEW REPORT - March 2017

Loan Selection: All Mortgages

DELINQUENCY RATES (based on UPB)

1 Month	2 Month	3+ Month	Total Delinquent	Change vs. Prev Month	Change vs. Year Ago
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PREPAYMENT RATES (based on UPB)

1 month CPR	Change vs. Last Month	Change vs. Year Ago
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COLLATERAL CHARACTERISTICS

Wtd Avg Interest Rt	Avg Orig Loan Amt	Wtd Avg Credit Sc	Wtd Avg Loan Age
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ALL MORTGAGES

Current Month	4.29%	1.97%	2.62%	8.88%	(9.19%)
Last Month	4.85%	2.17%	2.77%	9.78%	
Last Year					

5.19%	(48.17%)	
10.02%		

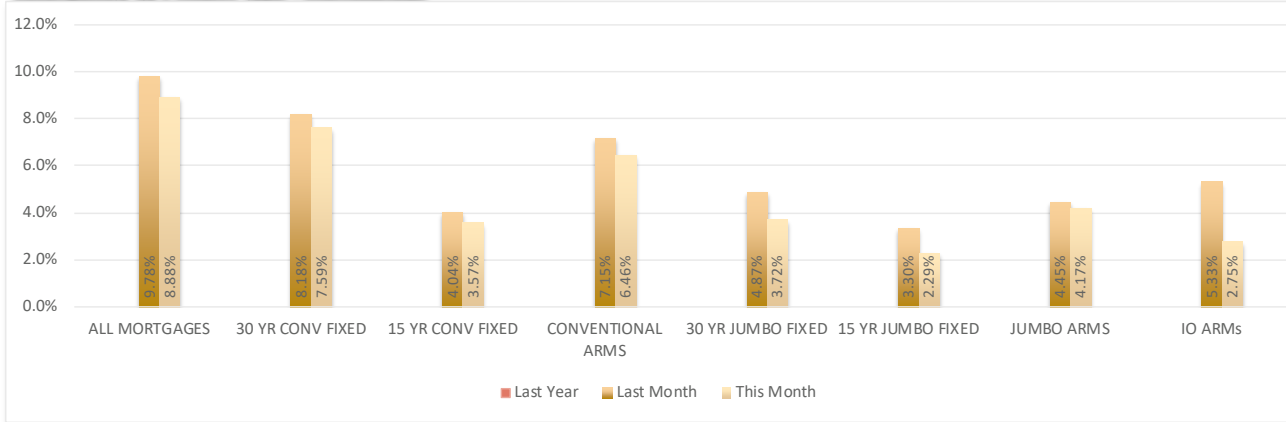
5.12	120,895	697	92
5.13	120,856	703	92

30YrConvFix	3.87%	1.73%	1.99%	7.59%	(7.28%)
15YrConvFix	1.97%	0.73%	0.87%	3.57%	(11.49%)
ConvARM	2.80%	1.45%	2.20%	6.46%	(9.73%)
30YrJumFix	0.96%	1.18%	1.58%	3.72%	(23.57%)
15YrJumFix	0.02%	1.95%	0.31%	2.29%	(30.68%)
JumARM	0.00%	1.84%	2.32%	4.17%	(6.43%)
FedHA	5.26%	2.21%	3.00%	10.48%	(9.39%)
VetAdmin	2.70%	0.96%	2.00%	5.65%	(11.76%)
IOARM	2.75%	0.00%	0.00%	2.75%	(48.50%)

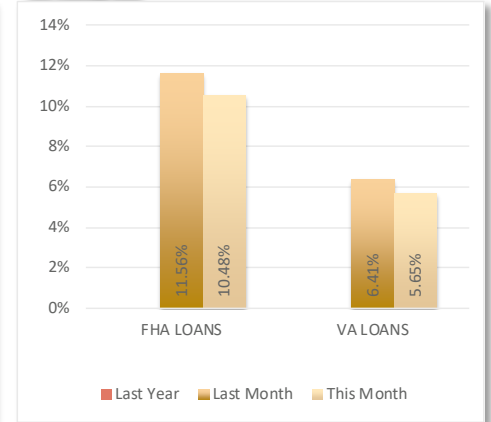
5.73%	(52.71%)	
3.90%	133.62%	
6.90%	1521.66%	
0.67%	(98.35%)	
5.37%		
0.00%		
4.55%	(59.78%)	
0.63%	138.57%	
1.19%	(24.30%)	

5.77	125,370	714	109
4.34	101,434	713	76
5.41	123,517	736	131
5.69	794,702	743	71
5.89	813,613	795	87
4.96	983,370	733	91
4.61	104,699	600	80
3.95	148,616	809	50
3.06	549,277	757	53

Delinquency by Product Type - Conventional



Government



MBA of Puerto Rico: Benchmark Comparison



DATA & ANALYTICS

MONTHLY DELINQUENCY AND MIGRATION ANALYSIS - February to March, 2017

Origination Channel: All

Loan Selection: Puerto Rico Mortgages

Delinquent Percentages - Delinquent percentages exclude loans in bankruptcy and include only loans with 2 months of history.

	Current Loans	1 mo Delinquent	2 mos Delinquent	3 mos Delinquent	4+ mos Delinquent	F/C Presale	F/C Post/REO	Bankrupt - Current	Bankrupt - Delinq.
Percent In Status	83.48%	4.79%	1.99%	0.71%	0.94%	3.45%	1.78%	0.92%	1.42%

Roll Rate Highlights - Column headings represent status as of last month. Figures indicate percent of loans in status last month curing, unchanged or advancing.

	Current Loans	1 mo Delinquent	2 mos Delinquent	3 mos Delinquent	4+ mos Delinquent	F/C Presale	F/C Post/REO	Bankrupt - Current	Bankrupt - Delinq.
Cured to Current Status	-	28.3%	9.4%	5.6%	4.1%	2.2%	0.0%	4.8%	0.4%
Improved Status (ex Current)	-	-	27.0%	41.9%	8.2%	1.4%	0.2%	-	-
Status Unchanged	98.3%	56.9%	41.5%	23.7%	69.5%	91.1%	96.9%	91.0%	91.3%
Entered Bankruptcy	0.0%	0.2%	0.2%	0.3%	0.7%	1.1%	0.0%	-	-
Delinquency Advance (ex BK)	1.3%	14.2%	21.5%	28.1%	15.5%	2.8%	-	4.0%	-
Liquidated	0.4%	0.4%	0.5%	0.4%	1.9%	1.4%	2.9%	0.2%	0.1%

Roll Rate Detail - Column headings represent status as of last month. Row titles show status as of this month.

	Current Loans	1 mo Delinquent	2 mos Delinquent	3 mos Delinquent	4+ mos Delinquent	F/C Presale	F/C Post/REO	Bankrupt - Current	Bankrupt - Delinq.
Current Loans	98.3%	28.3%	9.4%	5.6%	4.1%	2.2%		4.8%	0.4%
Delinquencies (Excluding BK)									
1 Month	1.3%	56.9%	27.0%	7.7%	1.2%	0.3%	0.0%	0.1%	0.5%
2 Months	0.0%	14.0%	41.5%	34.2%	2.8%	0.3%			0.1%
3 Months		0.1%	21.1%	23.7%	4.2%	0.2%			0.2%
4+ Months	0.0%	0.0%	0.2%	25.5%	69.5%	0.6%	0.0%		0.7%

MBA of Puerto Rico: Municipality Delinquency



Municipality Delinquency Report - March, 2017

Loan Selection: All Puerto Rico Mortgages

State and County	Percent of loans with installments past due							Percent of loans in foreclosure				Objective Characteristics			
	Loans serviced	30 days	60 days	90 days or more	Total past due	Total past due factor of State	Total past due factor of Nation	FCL Inventory	FCL Inventory factor of State	FCL Inventory factor of Nation	REO Inventory	Wtd Avg Interest Rate	Wtd Avg LTV	Wtd Avg Loan Age	Wtd Avg Credit Score
United States	31,159,057	2.65%	0.86%	1.54%	5.06%		100.00%	1.07%			0.21%	4.20	80	61.31	727
Puerto Rico	308,438	5.17%	2.17%	2.72%	10.06%	100.00%	198.86%	3.52%	100.00%	100.00%	0.90%	5.12	83	93.07	677
Adjuntas	385	5.19%	1.56%	2.34%	9.09%	90.41%	179.79%	1.04%	29.55%	29.55%	0.26%	5.16	84	91.62	
Aguada	1,308	4.43%	1.68%	1.38%	7.49%	74.51%	148.18%	2.45%	69.59%	69.59%	0.38%	4.94	80	82.28	689
Aguadilla	3,513	4.38%	1.57%	1.74%	7.69%	76.44%	152.00%	2.08%	59.11%	59.11%	0.46%	4.94	81	87.64	675
Aguas Buenas	1,248	6.41%	2.08%	2.72%	11.22%	111.56%	221.86%	3.45%	98.01%	98.01%	1.20%	5.04	82	90.29	726
Aibonito	1,429	5.32%	1.96%	2.45%	9.73%	96.74%	192.37%	2.66%	75.64%	75.64%	0.77%	5.08	84	89.32	668
Anasco	1,374	5.09%	1.75%	2.47%	9.32%	92.65%	184.24%	2.40%	68.32%	68.32%	0.66%	4.90	84	91.35	685
Arecibo	7,217	5.81%	2.70%	2.42%	10.93%	108.73%	216.21%	2.48%	70.55%	70.55%	0.90%	5.11	82	96.86	657
Arroyo	1,791	7.76%	3.35%	3.35%	14.46%	143.82%	286.00%	3.35%	95.30%	95.30%	1.40%	5.59	83	113.19	693
Barceloneta	2,418	6.53%	2.48%	2.85%	11.87%	118.04%	234.74%	2.73%	77.64%	77.64%	0.74%	4.96	88	89.73	627
Barranquitas	1,221	6.06%	2.87%	2.38%	11.30%	112.40%	223.52%	1.72%	48.92%	48.92%	0.33%	5.14	82	90.97	606
Bayamon	24,141	5.31%	2.31%	3.03%	10.65%	105.91%	210.62%	3.59%	102.16%	102.16%	0.80%	5.11	83	94.51	656
Cabo Rojo	5,613	4.49%	1.78%	1.91%	8.18%	81.33%	161.72%	2.33%	66.39%	66.39%	1.18%	5.16	85	90.01	713
Caguas	15,469	4.98%	2.27%	2.70%	9.96%	99.01%	196.89%	3.94%	111.99%	111.99%	0.84%	5.02	85	91.33	687
Camuy	1,992	4.72%	2.16%	2.56%	9.44%	93.86%	186.65%	3.11%	88.54%	88.54%	0.70%	5.07	81	91.65	684
Canovanas	4,428	6.12%	2.51%	3.30%	11.92%	118.59%	235.82%	6.37%	181.16%	181.16%	0.97%	5.02	86	91.34	607
Carolina	22,112	5.02%	2.14%	2.97%	10.13%	100.75%	200.34%	4.29%	121.95%	121.95%	0.92%	5.23	83	98.57	673
Catano	2,064	6.25%	2.03%	3.97%	12.26%	121.90%	242.42%	4.26%	121.28%	121.28%	1.26%	5.13	83	96.97	597
Cayey	3,962	4.62%	1.56%	2.22%	8.40%	83.59%	166.22%	3.51%	99.80%	99.80%	0.73%	5.06	84	92.97	684
Ceiba	1,643	5.36%	2.25%	6.15%	13.76%	136.80%	272.04%	6.39%	181.79%	181.79%	2.31%	5.28	86	103.66	728
Ciales	764	7.07%	2.36%	3.27%	12.70%	126.27%	251.09%	3.14%	89.36%	89.36%	1.31%	5.41	81	101.43	758
Cidra	3,236	4.20%	2.66%	2.60%	9.46%	94.04%	187.01%	2.94%	83.51%	83.51%	0.62%	4.90	84	87.36	670
Coamo	2,837	6.24%	2.61%	2.86%	11.70%	116.38%	231.44%	2.08%	59.16%	59.16%	0.56%	5.05	85	92.35	683
Comerio	759	8.56%	3.95%	2.77%	15.28%	151.99%	302.26%	1.58%	44.97%	44.97%	0.26%	5.32	81	99.70	556
Corozal	1,769	6.73%	2.66%	2.88%	12.27%	121.99%	242.60%	2.49%	70.75%	70.75%	0.62%	5.11	82	91.84	699

MBA of Puerto Rico Reporting – Next Steps



■ Key Benefits

- Product
- Vintage
- Occupancy Type
- Loan Amount
- Interest Rate
- Credit (DTI, FICO)
- Property Value
- LTV
- Delinquency
- Loss Mitigation

■ Next Steps:



MBA of PR – Building Platform for Success



Relying on industry and market-leading data, using powerful analytics and deep industry experience will provide MBA of Puerto Rico members with valuable insight to guide your success across the end-to-end mortgage value chain.

