

### FR Y-14Q: Retail US First Mortgage Schedule Instructions

This document provides general guidance and data definitions for the US First Mortgage Schedule. First mortgage includes all first lien residential mortgages (home purchase and refinance) and first lien closed-end home equity loans. These correspond to all US loans reported on line 1.c.2.a of schedule HC-C of the FR-Y9C. For home equity lines of credit (HELOCs) and second lien home equity loans, see the separate sets of schedule instructions.

For the first reporting period (e.g., September 2011), the request is for monthly portfolio-level data for the US (loans originated within the United States and US Territories) first mortgage portfolio by segments from January 2007 to the first reporting period. For subsequent periods, the reporting bank holding company (BHC) is only required to report data for the months within the reporting period.

The requested segments are presented in table A below. Reporting BHCs must segment their first mortgage portfolio by accounting treatment, product type, original FICO score or equivalent, geography, vintage, original loan-to-value (LTV), and delinquency status. Report only owned loans. Include both held for investment (HFI) and held for sale (HFS) loans. More information on each of these segments can be found in section A of these instructions. Start each row of data with your BHC name (SAS Variable: BHC\_NAME), your RSSD ID number (SAS Variable: RSSD\_ID), the reporting month (SAS Variable: REPORTING\_MONTH), and Portfolio ID (SAS Variable: PORTFOLIO\_ID) (use **FirstMortgage** for portfolio ID within this schedule).

Table B below lists the summary variables that are to be reported for each portfolio segment. Definitions for each of these variables can be found in section B of these instructions. **Provide all dollar unit data in millions of dollars (\$ Millions). Use the SAS variable names and SAS data types provided on the table for the data submission.**

The First Mortgage Example Raw File Exhibit provides an example of the dataset to be submitted. Columns D to L of this example indicate the specific reported segments while the remaining columns contain the requested summary variables. Rows 3 to 60 are for the following specific segment: HFI purchased impaired, fixed rate, original FICO score or equivalent  $\leq 680$ , in region #1, originated in 2005 or before, with an original LTV of  $\leq 65\%$ , and current or 1-59 days past due (DPD). A new segment starts in row 61. This segment has the same characteristics as the prior segment except that it covers loans 60-89 due DPD. There are three accounting treatment segments, three product type segments, three original FICO score segments, six geography segments, six vintage segments, four original LTV segments, and five delinquency status segments. This results in a maximum size dataset with 19,440 rows of data per reporting month ( $3 \times 3 \times 3 \times 6 \times 6 \times 4 \times 5 = 19,440$ ). **Submit all data files in SAS format (version 7 or higher) only.** Include in your submission all segments that are not applicable (e.g., there are no loans or accounts in those segments) such that the dataset always has 19,440 rows of data per reporting month. For the summary variables, assign a SAS Missing Value (".") if information is not applicable or not available.

Table C below lists the variables that should be reported for each portfolio segment only for the most recent reporting-month (no historical data). Definitions for each of these variables can be found in section C of these instructions. These variables, along with the table B summary variables, should be summarized for each portfolio segment and submitted in a separate SAS file. The First Mortgage Raw File Exhibit provides an example of the dataset to be submitted.

Reporting BHCs should provide a segment ID for each reported segment. This segment ID should be a unique fourteen digit identifier where each of the pairs of the fourteen digits refers to a specific classification for each of the seven segmentation categories. Refer to table A for the attribute codes for the seven segment categories. For example, in the first mortgage Example Raw File Exhibit, the first segment listed has the segment ID 01010101010101 because each of the attributes for this segment is in the primary position of the attributes list in table A. Starting with row 61, the second example segment has the segment ID 01010101010102 because all of the attributes are the same as the prior segment except that the delinquency status is now 60-89 days past due, which is listed in the second position of the attributes list in table A. **Do not drop leading zeros.**

For the requested segment-level summary variables, report unpaid principal balance gross of any partial charge-offs that may have been taken on the loan. For the *\$ gross contractual charge-offs*, *\$ bankruptcy charge-offs*, *\$ recoveries*, and *\$ net charge-offs* report the dollar amount of charge-offs or recoveries for the segment only for the month that they occurred. For the delinquency status segment, categorize charge-offs or recoveries by their delinquency status at charge-off. A summation of charge-offs or recoveries across the delinquency buckets for a given reporting month should thus result in the total charge-offs or recoveries recorded by your institution in that month. For the *\$ interim charge-off* variable, report cumulative charge-offs through the reporting-month for the loans in the segment.

Table D requests certain aggregate data about loans in your portfolio that should be excluded from the amounts reported in tables B and C. Definitions for each of these variables can be found in section D of these instructions. The First Mortgage Example Raw File Exhibit provides an example of the dataset to be submitted.

To summarize, your mortgage schedule submission should include three separate SAS files:

1. From January 2007 to the most recent reporting month, the summary variables in table B should be reported in the segments described in table A.
2. For the most recent reporting month only, the summary variables in Tables B and C should be reported in the segments described in table A.
3. For the most recent reporting month only, the summary variables in Table D should be reported in aggregate. No segmentation is required.

#### **A. Segmentation Variables**

For each of the summary variables and snapshot metrics (to be described in further detail in section B, section C, and Section D), information should be reported for the following segments:

1. **Accounting Treatment** – This refers to accounting treatment of loans reported in this schedule.  
Segment your portfolio into the following three segments:
  - a) HFI Purchased Impaired: held for investment loans accounted for in accordance with ASC subtopic 310-30; loans and debt securities acquired with deteriorated credit quality (formerly AICPA statement of position 03-3, accounting for certain loans or debt securities acquired in a transfer).

- b) HFI FVO / HFS: held for investment loans measured at fair value under a fair value option or loans held for sale.
  - c) Other: loans not measured at fair value and not purchased impaired
2. **Product Type** – Segment the portfolio into product types based on payment terms of the loan (at origination). Exclude government insured loans from Tables B and C. Only report government insured loans on Table D. **If a loan is government insured, do not report any data for that loan on tables B or C. Instead, include the loan on table D only.** The portfolio should be segmented into three product types:
- a) Fixed Rate
  - b) ARM
  - c) Option ARM
3. **Original FICO Score or Equivalent** – Segment the portfolio by original FICO score or equivalent. Original FICO score or equivalent should be the score upon which the original underwriting decision was based. If the bank does NOT have original FICO scores, map the internal score or other bureau score used to the equivalent FICO score. **If the original FICO score or equivalent is missing or unavailable for a loan, do not report any data for that loan on tables B or C. Instead, include the loan on table D only.** Segment the portfolio into the following three categories:
- a)  $\leq 680$
  - b)  $> 680$  and  $\leq 720$
  - c)  $> 720$
4. **Geography** – Report the region in which the property is located. Segment the portfolio into the following six geographical area designations:
- a) Region 1: Arizona, California and Nevada
  - b) Region 2: Florida
  - c) Region 3: Illinois, Indiana, Michigan, Minnesota, Missouri, Nebraska, Ohio, Wisconsin, North Dakota, South Dakota, Iowa, Kansas
  - d) Region 4: Connecticut, Delaware, Massachusetts, Maryland, Maine, New Hampshire, New Jersey, New York, Rhode Island, Virginia, Vermont and Washington DC
  - e) Region 5: Georgia, Alabama, Kentucky, Louisiana, Mississippi, North Carolina, Pennsylvania, South Carolina, Tennessee, West Virginia and US Territories (Puerto Rico, Guam, etc.)
  - f) Region 6: Colorado, Idaho, Oregon, Washington, Montana, New Mexico, Alaska, Oklahoma, Texas, Arkansas, Utah, Wyoming, and Hawaii
5. **Vintage** – Vintage refers to the calendar year that the account was originated. There are six possible vintages to report:
- a) 2005 and before
  - b) 2006
  - c) 2007
  - d) 2008
  - e) 2009
  - f) 2010 & 2011

6. **Original LTV** – The original loan-to-value ratio is the original amount of the loan divided by the property value at the time of original. **If the original LTV is missing or unavailable for a loan, do not report any data for that loan on tables B or C. Instead, include the loan on table D only.** Segment the portfolio as follows:
  - a)  $\leq 65$
  - b)  $> 65$  and  $\leq 80$
  - c)  $> 80$  and  $\leq 90$
  - d)  $> 90$
  
7. **Delinquency Status** – Segment the portfolio into the following five delinquency statuses:
  - a) Current & 1-59 DPD: Accounts that are not past due (accruing and non-accruing) or are 1-59 DPD (accruing and non-accruing) as of month-end.
  - b) 60-89 DPD: Accounts that are 60 to 89 days past due (accruing and non-accruing) as of month-end.
  - c) 90-119 DPD: Accounts that are 90 to 119 days past due (accruing and non-accruing) as of month-end.
  - d) 120-179 DPD: Accounts that are 120 to 179 days past due (accruing and non-accruing) as of month-end.
  - e) 180+ DPD: Accounts that are 180 or more days past due (accruing and non-accruing) as of month-end

## **B. Summary Variables**

For each of the segments described above and for each reference month, report information on the following summary variables:

1. **# Accounts** – Total number of accounts on the book for the segment as of month-end.
  
2. **\$ Outstandings** – Total principal amount outstanding as of the end of the month. This should be reported as unpaid principal balance (UPB) gross of any charge-offs. In other words, the \$ outstanding should not reflect any accounting-based write-downs and should only be reduced to zero when the loan has been liquidated – either paid in full, charged off, or real estate owned (REO) sold.
  
3. **# New Accounts** – The total number of new accounts originated (or purchased) in the given month for the segment as of month-end.
  
4. **\$ New Accounts** – The total dollar amount of new accounts originated (or purchased) in the given month for the segment as of month-end.
  
5. **# Sold in Month** – The total number of accounts for the segment that were sold in the reporting-month. Sales may be to the GSEs, to private investors, or in the form of bulk asset sales.

6. **\$ Sold in Month** – The total unpaid principal balance of loans in the segment that were sold in the reporting-month. Sales may be to the GSEs, to private investors, or in the form of bulk asset sales.
7. **\$ Gross Contractual Charge-offs** – The total unpaid principal balance for the segment that was contractually charged off during the month. All interim FFIEC write-downs should be included in gross contractual charge-offs in the month that they are taken. Report principal charge-offs only, not interest and fees. For the delinquency status segment, categorize charge-offs by their delinquency status at charge-off.
8. **\$ Bankruptcy Charge-offs** – The total unpaid principal balance for the segment that was charged off due to bankruptcy as of month-end. Report principal charge-offs only, not interest and fees. For the delinquency status segment, categorize charge-offs by their delinquency status at charge-off.
9. **\$ Recoveries** – The total dollar amount of any balance recovery collected during the month from previously charged-off loans for the segment as of month-end. For the delinquency status segment, categorize recoveries by their delinquency status at charge-off. Recoveries should be reported as a positive value.
10. **\$ Net Charge-offs** – The total unpaid principal balance for the segment that was charged-off in the reference month, net of any recoveries in the reference month. Report principal charge-offs only, not interest and fees. Generally, \$ net contractual charge-offs should equal [ $\$ \text{ gross contractual charge-offs} + \$ \text{ bankruptcy charge-offs} - \$ \text{ recoveries}$ ].
11. **Adjustment Factor to Reconcile \$ Gross Contractual Charge-offs to \$ Net Charge-offs** – If it is not the case that \$ net charge-offs equals [ $\$ \text{ gross contractual charge-offs} + \$ \text{ bankruptcy charge-offs} - \$ \text{ recoveries}$ ], provide the value of \$ net contractual charge-offs minus [ $\$ \text{ gross contractual charge-offs} + \$ \text{ bankruptcy charge-offs} - \$ \text{ recoveries}$ ] in this variable. Within a separate document included in your submission, provide an explanation for such a difference (for example, fraud losses are also included in your BHC's \$ net charge-offs variable). If the adjustment factor variable represents more than one factor leading to the difference, provide a separate breakout of the multiple factors.
12. **\$ Foreclosure** - The total unpaid principal balance of loans in the foreclosure process. These dollars are pre-REO and should be coded as a foreclosure in the system.
13. **\$ New Foreclosure** - The total unpaid principal balance of loans that entered the foreclosure process in the reporting month. These dollars are pre-REO and should be coded as a foreclosure in the system.
14. **\$ REO** - The total unpaid principal balance of mortgages where the bank has obtained the title at foreclosure sale and the property is on the market and available for sale. Also include instances where the bank has obtained the title but the availability for sale is not known.

15. **\$ New REO** - The total unpaid principal balance of foreclosed loans where the institution has bought back the property in auction in the reporting month.

**C. Snapshot Metrics**

For each of the segments described above in table A and starting only in the most recent reporting month, report information on the following metrics for each portfolio segment.

1. **# Accounts That Were 60+ DPD in Last 12 Months** – The total number of accounts in the reporting segment as of month-end that were 60 or more days past due at any given time in the past twelve months ending in the reference month.
2. **# Subprime Accounts** – The number of accounts in the segment defined by the lender as subprime. Subprime should be based on the internal classifications used by the firm; for example, the firm may classify subprime based on original channel and FICO score range or other factors.
3. **# Alt-Accounts** – The number of accounts in the segment defined by the lender as Alt-A. Alt-A should be based on the internal classifications used by the firm; for example, the firm may classify Alt-A based on original channel and FICO score range or other factors.
4. **# Accounts Ever Modified** – The number of accounts in the segment that have ever been modified.
5. **# First Lien Home Equity Loan** – The number of accounts in the segment that are first lien home equity loans. (Do not report first lien HELOCs in this schedule. First-lien HELOCs should be reported on the separate HELOC schedule.)
6. **# Accounts Repurchased or Taken Back from GSE** – The number of accounts in the segment that had been sold to GSEs and have subsequently been repurchased or otherwise reacquired.
7. **# Accounts Repurchased or Taken Back from Private Investors** – The number of accounts in the segment that had been sold to private investors (MBS or whole loans) and have subsequently been repurchased or otherwise reacquired.
8. **# Loans Intended for Sale** – The number of accounts in the segment that are intended for sale rather than to be held for investment. The accounts may be intended for sale to the GSEs, to private investors, or as part of a bulk asset sale.
9. **\$ Loans Intended for Sale** – The unpaid principal balance associated with accounts in the segment that are intended for sale rather than to be held for investment. The accounts may be intended for sale to the GSEs, to private investors, or as part of a bulk asset sale.
10. **\$ Interim Charge-offs** – The total unpaid principal balance that has been charged-off on loans in the segment through the reporting-month. Interim charge-offs include all cumulative partial charge-offs/write-downs for loan that have not been fully charged-off or otherwise liquidated.

11. **# Experienced First Rate Reset** - The number of ARM accounts in the segment which had a first reset rate higher than the initial note rate.
12. **# Interest-only loans** – The number of accounts for the segment for which the minimum mortgage payment in the reporting month represents only the interest due on the loan.

**D. Excluded Accounts**

Report in table D all loans excluded from tables B and C because of a government guarantee or because original FICO and/or original LTV cannot be reported. Report loans only for the most recent reporting month on an aggregate basis (do not break into multiple segments).

1. **# Accounts Government Insured** – The number of accounts which are government insured (FHA, VA, etc).
2. **\$ Government Insured** – The unpaid principal balance of loans which are government insured (FHA, VA, etc).
3. **# Non-Government Insured Accounts Missing LTV only** – The number of accounts for which original LTV cannot be reported. Exclude government insured loans from this variable, and exclude loans where original FICO is also missing.
4. **\$ Non-Government Insured Accounts Missing LTV only** – The unpaid principal balance of accounts for which original LTV cannot be reported. Exclude government insured loans from this variable, and exclude loans where original FICO is also missing.
5. **# Non-Government Insured Accounts Missing FICO only** – The number of accounts for which original FICO cannot be reported. Exclude government insured loans from this variable, and exclude loans where original LTV is also missing.
6. **\$ Non-Government Insured Accounts Missing FICO only** – The unpaid principal balance of accounts for which original FICO cannot be reported. Exclude government insured loans from this variable, and exclude loans where original LTV is also missing.
7. **# Non-Government Insured Accounts Missing LTV and FICO** – The number of accounts for which original LTV and original FICO cannot be reported. Exclude government insured loans from this variable.
8. **\$ Non-Government Insured Accounts Missing LTV and FICO** – The unpaid principal balance of accounts for which original LTV and original FICO cannot be reported. Exclude government insured loans from this variable.

Table A

Please provide all Dollar Unit data in \$ Millions.

Definition Reference	Segments	SAS Variable Name	SAS Data Type	SAS Format	Segment ID Position	Attribute ID within Segment ID Positions					
						01	02	03	04	05	06
Report Instruction A - 1	Accounting Treatment	ACCOUNTING_TREATMENT	Character	char(35)	1-2	HFI Purchased Impaired	HFI FVO / HFS	Other			
Report Instruction A - 2	Product Type	PRODUCT_TYPE	Character	char(35)	3-4	Fixed Rate	ARM	Option ARM			
Report Instruction A - 3	Original FICO or Equivalent	ORIG_FICO	Character	char(35)	5-6	<=680	681-720	>720			
Report Instruction A - 4	Geography	GEOGRAPHY	Character	char(35)	7-8	Region 1	Region 2	Region 3	Region 4	Region 5	Region 6
Report Instruction A - 5	Vintage	VINTAGE	Character	char(35)	9-10	2005 and Before	2006	2007	2008	2009	2010 & 2011
Report Instruction A - 6	Original LTV	ORIG_LTV	Character	char(35)	11-12	<= 65	66 - 80	81 - 90	>90		
Report Instruction A - 7	Delinquency Status	DLQ_STATUS	Character	char(35)	13-14	Current & 1-59 DPD	60-89 DPD	90-119 DPD	120-179 DPD	180+ DPD	

Table B

Definition Reference	Summary Variables	SAS Variable Name	SAS Data Type	SAS Format
Report Instruction B - 1	# Accounts	N_ACCT	Numeric	16.
Report Instruction B - 2	\$ Outstandings	D_OS	Numeric	16.6
Report Instruction B - 3	# New Accounts	N_NEW_ACCOUNTS	Numeric	16.
Report Instruction B - 4	\$ New Accounts	D_NEW_ACCOUNTS	Numeric	16.6
Report Instruction B - 5	# Sold in Month	N_SOLD_IN_MONTH	Numeric	16.
Report Instruction B - 6	\$ Sold in Month	D_SOLD_IN_MONTH	Numeric	16.6
Report Instruction B - 7	\$ Gross Contractual Charge-offs	D_GROSS_CONTRACTUAL_CO	Numeric	16.6
Report Instruction B - 8	\$ Bankruptcy Charge-offs	D_BANKRUPTCY_CO	Numeric	16.6
Report Instruction B - 9	\$ Recoveries	D_RECOVERIES	Numeric	16.6
Report Instruction B - 10	\$ Net Charge Offs	D_NET_CO	Numeric	16.6
Report Instruction B - 11	\$ Net Charge Off Reconciliation	D_NET_CO_RECONSOLE	Numeric	16.6
Report Instruction B - 12	\$ Foreclosure	D_FORECLOSURE	Numeric	16.6
Report Instruction B - 13	\$ New Foreclosure	D_NEW_FORECLOSURE	Numeric	16.6
Report Instruction B - 14	\$ REO	D_REO	Numeric	16.6
Report Instruction B - 15	\$ New REO	D_NEW_REO	Numeric	16.6

Regions	US - Geographic Regions
Region 1	AZ, CA, NV
Region 2	FL
Region 3	IL, IN, MI, MN, MO, NE, OH, WI, ND, SD, IA, KS
Region 4	CT, DE, MA, MD, ME, NH, NJ, NY, RI, VA, VT, DC
Region 5	GA, AL, KY, LA, MS, NC, PA, SC, TN, WV, US Territories
Region 6	CO, ID, OR, WA, MT, NM, AK, OK, TX, AR, UT, WY, HI

Table C

Definition Reference	Snapshot Metrics (As of Most Current Month)	SAS Variable Name	SAS Data Type	SAS Format
Report Instruction C - 1	# accounts 60+ DPD in Last 12 Months	N_ACCT_60DPD_L12	Numeric	16.
Report Instruction C - 2	# Subprime Accounts	N_ACCT_SUBPRIME	Numeric	16.
Report Instruction C - 3	# Alt-A Accounts	N_ACCT_ALT_A	Numeric	16.
Report Instruction C - 4	# Accounts Ever Modified	N_ACCT_MODIFIED	Numeric	16.
Report Instruction C - 5	# First Lien Home Equity Loan	N_FIRST_HELOAN	Numeric	16.
Report Instruction C - 6	# Accounts Repurchased or Taken Back from GSE	N_ACCT_REPUR_TAKEN_GSE	Numeric	16.
Report Instruction C - 7	# Accounts Repurchased or Taken Back from Private Investors	N_ACCT_REPUR_TAKEN_PRI	Numeric	16.
Report Instruction C - 8	# Loans Intended for Sale	N_LOAN_SALE	Numeric	16.
Report Instruction C - 9	\$ Loans Intended for Sale	D_LOAN_SALE	Numeric	16.6
Report Instruction C - 10	\$ Interim Charge-offs	D_INTERIM_CO	Numeric	16.6
	<i>Attributes Below Applicable to Adjustable Rate Mortgages Only</i>			16.
Report Instruction C - 11	# Experienced First Rate Reset	N_FIRST_RATE_RESET	Numeric	16.
Report Instruction C - 12	# interest-only loans	N_IO	Numeric	16.

Table D

Definition Reference	Totals for Excluded Accounts (As of Most Current Month)	SAS Variable Name	SAS Data Type	SAS Format
Report Instruction D - 1	# Accounts Government Insured	N_GOV_INSURE	Numeric	16.
Report Instruction D - 2	\$ Government Insured	D_GOV_INSURE	Numeric	16.6
Report Instruction D - 3	# non-Gov't Accounts Missing LTV only	N_NONGOV_MISS_LTV	Numeric	16.
Report Instruction D - 4	\$ non-Gov't Accounts Missing LTV only	D_NONGOV_MISS_LTV	Numeric	16.6
Report Instruction D - 5	# non-Gov't Accounts Missing FICO only	N_NONGOV_MISS_FICO	Numeric	16.
Report Instruction D - 6	\$ non-Gov't Accounts Missing FICO only	D_NONGOV_MISS_FICO	Numeric	16.6
Report Instruction D - 7	# non-Gov't Accounts Missing LTV and FICO	N_NONGOV_MISS_LTV_FICO	Numeric	16.
Report Instruction D - 8	\$ non-Gov't Accounts Missing LTV and FICO	D_NONGOV_MISS_LTV_FICO	Numeric	16.6





	A	B	C	D	E	F	G	H	I	J	K	L
2	Business/Portfolio Identifier Data				Summary Variables							
3	BHC Name	BHC RSSD_ID #	Portfolio ID	Reporting Month	# Accounts Government Insured	\$ Government Insured	# non-Gov't Accounts Missing LTV only	\$ non-Gov't Accounts Missing LTV only	# non-Gov't Accounts Missing FICO only	\$ non-Gov't Accounts Missing FICO only	# non-Gov't Accounts Missing LTV and FICO	\$ non-Gov't Accounts Missing LTV and FICO
4	ABC	7654321	FirstMortgage	Oct-11								
5												