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Report to the Commissioner on Post Sale Reporting
Library
March 2022 Report

HUD-HELD VACANT LOAN SALES FOR
HOME EQUITY CONVERSION MORTGAGES

U.S. Department of Housing and Urban Development
Federal Housing Administration

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INTRODUCTION

This HUD-held Vacant Loan Sales (HVLS) Library Appendices compilation has been prepared to accompany the March 2022 Report to the Commissioner on Post-Sale Reporting HUD-held Vacant Loan Sales. These appendices provide a series of data tables on the HVLS portfolio, as reported by the Purchasers. They contain both sale level and pool level data on each of the HVLS transactions with data due 01/02/2022 and received through 2/22/2022. They include data on status outcomes, purchasers and geographic information on the loans included in each transaction.

Note that the data provided below excludes 342 loans that were reported as Repurchased by the Purchasers in their post-sale reporting.

HVLS 2017-1

HVLS 2017-1: SALE LEVEL DATA

As of the most recent post-sale report for HVLS 2017-1, 7.0% of loans had not yet been resolved. For those loans that had resolved 32.9% were resolved through an Alternative to Foreclosure. The required post-sale reporting period has expired for this sale.

Sale Date	November 30, 2016	Geography	Percentage of Total
Months from Sale to Reporting Date	63	Florida	12%
Loans Sold	1,567	Illinois	8%
ULB	\$316.9 M	California	6%
Aggregate Sales Price	\$120.1M	New York	5%
Number of Purchasers	1	Indiana	5%
		Other	64%

Purchasers	Number of Loans	Percentage of Total
Rushmore Loan Management Services LLC/Roosevelt	1,567	100%

APPENDIX A-1: Status of Loans Sold in HVLS 2017-1

Category	Count	Percentage of Loans Sold	Percentage of Resolved Loans
RESOLVED			
Alternative to Foreclosure			
Re-Finance by the Purchaser	0	0.0%	0.0%
Paid in Full	55	3.5%	3.8%
Short Payoff	0	0.0%	0.0%
Short Sale	393	25.1%	27.0%
Deed-in-Lieu	30	1.9%	2.1%
Charge-off	2	0.1%	0.1%
Total Alternative to Foreclosure	480	30.6%	32.9%
Foreclosure	978	62.4%	67.1%
Whole Loan Sale	0	0.0%	0.0%
Total Resolved Outcomes	1,458	93.0%	100.0%
NOT YET RESOLVED			
Not Yet Resolved	109	7.0%	
Total Loans	1,567	100.0%	

HVLS 2017-1: POOL LEVEL DATA – Metrics

Appendix A-2: Status of Loans Sold in HVLS 2017-1 by Pool (601 – 605)

Outcome Status	601		602		603		604		605	
	Count	%	Count	%	Count	%	Count	%	Count	%
RESOLVED										
Alternative to Foreclosure										
Re-Finance by the Purchaser	0	0%	0	0%	0	0%	0	0%	0	0%
Paid in Full	2	0%	40	9%	2	0%	0	0%	11	19%
Short Payoff	0	0%	0	0%	0	0%	0	0%	0	0%
Short Sale	104	22%	111	24%	139	31%	28	26%	11	19%
Deed-in-Lieu	16	3%	8	2%	3	1%	2	2%	1	2%
Charge-Off	2	0%	0	0%	0	0%	0	0%	0	0%
Total Alternative to Foreclosure	124	26%	159	34%	144	32%	30	28%	23	39%
Foreclosure	270	56%	303	65%	296	65%	73	68%	36	61%
Whole Loan Sale	0	0%	0	0%	0	0%	0	0%	0	0%
Total Resolved Outcomes	394	82%	462	99%	440	97%	103	96%	59	100%
NOT YET RESOLVED										
Not Yet Resolved	86	18%	6	1%	13	3%	4	4%	0	0%
Total Loans	480	100%	468	100%	453	100%	107	100%	59	100%

HVLS 2017-2

HVLS 2017-2: SALE LEVEL DATA

As of the most recent post-sale report for HVLS 2017-2, 2.5% of loans had not yet been resolved. For those loans that had resolved 20.6% were resolved through an Alternative to Foreclosure. The required post-sale reporting period has expired for this sale.

Sale Date	June 21, 2017	Geography	Percentage of Total
Months from Sale to Reporting Date	56	Florida	27%
Loans Sold	805	Texas	10%
ULB	\$158.7 M	California	8%
Aggregate Sales Price	\$64.4 M	Illinois	5%
Number of Purchasers	4	New Jersey	5%
		Other	45%

Purchasers	Number of Loans	Percentage of Total	Purchasers	Number of Loans	Percentage of Total
Rushmore Loan Management Services LLC/ Roosevelt	463	57%	Hogar Hispano, Inc. (Non-Profit)	117	15%
Bayview Asset Management	161	20%	The Corona Group/ Community Development Fund	64	8%

APPENDIX B-1: Status of Loans Sold in HVLS 2017-2

Category	Count	Percentage of Loans Sold	Percentage of Resolved Loans
RESOLVED			
Alternative to Foreclosure			
Re-Finance by the Purchaser	0	0.0%	0.0%
Paid in Full	24	3.0%	3.1%
Short Payoff	1	0.1%	0.1%
Short Sale	124	15.4%	15.8%
Deed-in-Lieu	13	1.6%	1.7%
Charge-Off	0	0.0%	0.0%
Total Alternative to Foreclosure	162	20.1%	20.6%
Foreclosure	623	77.4%	79.4%
Total Resolved Outcomes	785	97.5%	100.0%
NOT YET RESOLVED			
Not Yet Resolved	20	2.5%	
Total Loans	805	100.0%	

HVLS 2017-2: POOL LEVEL DATA – Metrics

Appendix B-2: Status of Loans Sold in HVLS 2017-2 by Pool (606 – 610)

Outcome Status	606		607		608		609		610*	
	Count	%	Count	%	Count	%	Count	%	Count	%
RESOLVED										
Alternative to Foreclosure										
Re-Finance by the Purchaser	0	0%	0	0%	0	0%	0	0%	0	0%
Paid in Full	20	8%	1	0%	2	1%	1	2%	0	0%
Short Payoff	0	0%	0	0%	1	1%	0	0%	0	0%
Short Sale	59	23%	63	30%	1	1%	1	2%	0	0%
Deed-in-Lieu	5	2%	8	4%	0	0%	0	0%	0	0%
Charge-off	0	0%	0	0%	0	0%	0	0%	0	0%
Total Alternative to Foreclosure	84	33%	72	34%	4	2%	2	3%	0	0%
Foreclosure	168	66%	122	58%	154	96%	62	97%	117	100%
Total Resolved Outcomes	252	99%	194	93%	158	98%	64	100%	117	100%
NOT YET RESOLVED										
Not Yet Resolved	2	1%	15	7%	3	2%	0	0%	0	0%
Total Loans	254	100%	209	100%	161	100%	64	100%	117	100%

* Pool 610 was purchased by Hogar Hispano, Inc, a non-profit organization.

HVLS 2018-1

HVLS 2018-1: SALE LEVEL DATA

As of the most recent post-sale report for HVLS 2018-1, 12.3% of loans had not yet been resolved. For those loans that had resolved 9.8% were resolved through an Alternative to Foreclosure.

Sale Date	April 11, 2018	Geography	Percentage of Total
Months from Sale to Reporting Date	46	Florida	12%
Loans Sold	511	Texas	9%
ULB	\$108.8 M	New York	7%
Aggregate Sales Price	\$55.7 M	New Jersey	5%
Number of Purchasers	2	California	5%
		Other	62%

Purchasers	Number of Loans	Percentage of Total
The Corona Group/ Community Development Fund	339	66%
GITSIT Solutions, LLC (Formerly known as Kondaur)	172	34%

APPENDIX C-1: Status of Loans Sold in HVLS 2018-1

Category	Count	Percentage of Loans Sold	Percentage of Resolved Loans
RESOLVED			
Alternative to Foreclosure			
Re-Finance by the Purchaser	0	0.0%	0.0%
Paid in Full	3	0.6%	0.7%
Short Payoff	2	0.4%	0.4%
Short Sale	12	2.3%	2.7%
Deed-in-Lieu	27	5.3%	6.0%
Charge-Off	0	0.0%	0.0%
Total Alternative to Foreclosure	44	8.6%	9.8%
Foreclosure	404	79.1%	90.2%
Total Resolved Outcomes	448	87.7%	100.0%
NOT YET RESOLVED			
Not Yet Resolved	63	12.3%	
Total Loans	511	100.0%	

HVLS 2018-1: POOL LEVEL DATA – Metrics

Appendix C-2: Status of Loans Sold in HVLS 2018-1 by Pool (601 – 604)

Outcome Status	601		602		603		604	
	Count	%	Count	%	Count	%	Count	%
RESOLVED								
Alternative to Foreclosure								
Re-Finance by the Purchaser	0	0%	0	0%	0	0%	0	0%
Paid in Full	0	0%	3	4%	0	0%	0	0%
Short Payoff	2	1%	0	0%	0	0%	0	0%
Short Sale	12	7%	0	0%	0	0%	0	0%
Deed-in-Lieu	26	15%	0	0%	1	1%	0	0%
Charge-Off	0	0%	0	0%	0	0%	0	0%
Total Alternative to Foreclosure	40	23%	3	4%	1	1%	0	0%
Foreclosure	103	60%	73	92%	171	87%	57	89%
Total Resolved Outcomes	143	83%	76	96%	172	88%	57	89%
NOT YET RESOLVED								
Not Yet Resolved	29	17%	3	4%	24	12%	7	11%
Total Loans	172	100%	79	100%	196	100%	64	100%

HVLS 2019-1

HVLS 2019-1: SALE LEVEL DATA

As of the most recent post-sale report for HVLS 2019-1, 13.5% of loans had not yet been resolved. For those loans that had resolved 19.5% were resolved through an Alternative to Foreclosure.

Sale Date	December 12, 2018	Geography	Percentage of Total
Months from Sale to Reporting Date	38	Florida	13%
Loans Sold	920	Texas	7%
ULB	\$192.1M	New York	6%
Aggregate Sales Price	\$87.1M	Illinois	6%
Number of Purchasers	5	Pennsylvania	4%
		Other	64%

Purchasers	Number of Loans	Percentage of Total	Purchasers	Number of Loans	Percentage of Total
Upland Mortgage Acquisition II, LLC	494	54%	Rushmore Loan Management/ Roosevelt	106	12%
VWH Capital Management, LP/ VRMTG ACQ, LLC	156	17%	Home Preservation Partnership, LLC (Non-Profit)	32	3%
Hogar Hispano, Inc. (Non-Profit)	132	14%			

APPENDIX D-1: Status of Loans Sold in HVLS 2019-1

Category	Count	Percentage of Loans Sold	Percentage of Resolved Loans
RESOLVED			
Alternative to Foreclosure			
Re-Finance by the Purchaser	0	0.0%	0.0%
Paid in Full	5	0.5%	0.6%
Short Payoff	12	1.3%	1.5%
Short Sale	71	7.7%	8.9%
Deed-in-Lieu	58	6.3%	7.3%
Charge-Off	9	1.0%	1.1%
Total Alternative to Foreclosure	155	16.8%	19.5%
Foreclosure	641	69.7%	80.5%
Total Resolved Outcomes	796	86.5%	100.0%
NOT YET RESOLVED			
Not Yet Resolved	124	13.5%	
Total Loans	920	100.0%	

HVLS 2019-1: POOL LEVEL DATA – Metrics

Appendix D-2: Status of Loans Sold in HVLS 2019-1 by Pool (601 – 604)

Outcome Status	601		602		603		604	
	Count	%	Count	%	Count	%	Count	%
RESOLVED								
Alternative to Foreclosure								
Re-Finance by the Purchaser	0	0%	0	0%	0	0%	0	0%
Paid in Full	0	0%	0	0%	3	3%	2	1%
Short Payoff	5	3%	6	3%	0	0%		0%
Short Sale	5	3%	3	2%	57	54%	2	1%
Deed-in-Lieu	38	22%	11	6%	2	2%	4	3%
Charge-Off	3	2%	4	2%	0	0%	0	0%
Total Alternative to Foreclosure	51	29%	24	12%	62	58%	8	5%
Foreclosure	60	35%	142	74%	30	28%	141	90%
Total Resolved Outcomes	111	64%	166	86%	92	87%	149	96%
NOT YET RESOLVED								
Not Yet Resolved	62	36%	27	14%	14	13%	7	4%
Total Loans	173	100%	193	100%	106	100%	156	100%

Appendix D-2: Status of Loans Sold in HVLS 2019-1 by Pool (605 – 609)

Outcome Status	605*		606		607**		609**	
	Count	%	Count	%	Count	%	Count	%
RESOLVED								
Alternative to Foreclosure								
Re-Finance by the Purchaser	0	0%	0	0%	0	0%	0	0%
Paid in Full	0	0%	0	0%	0	0%	0	0%
Short Payoff	0	0%	1	1%	0	0%	0	0%
Short Sale	0	0%	2	2%	0	0%	2	10%
Deed-in-Lieu	0	0%	3	2%	0	0%	0	0%
Charge-Off	0	0%	2	2%	0	0%	0	0%
Total Alternative to Foreclosure	0	0%	8	6%	0	0%	2	10%
Foreclosure	128	97%	120	94%	8	67%	12	60%
Total Resolved Outcomes	128	97%	128	100%	8	67%	14	70%
NOT YET RESOLVED								
Not Yet Resolved	4	3%	0	0%	4	33%	6	30%
Total Loans	132	100%	128	100%	12	100%	20	100%

* Pool 605 was purchased by Hogar Hispano, Inc, a non-profit organization.

** Pools 607 and 609 were purchased by Home Preservation Partnership, LLC, a non-profit organization.

HVLS 2019-2

HVLS 2019-2: SALE LEVEL DATA

As of the most recent post-sale report for HVLS 2019-2, 20.1% of loans had not yet been resolved. For those loans that had resolved 10.1% were resolved through an Alternative to Foreclosure.

Sale Date		July 24, 2019	Geography		Percentage of Total
Months from Sale to Reporting Date		31	Florida		9%
Loans Sold		1,375	Texas		8%
ULB		\$309.8M	California		6%
Aggregate Sales Price		\$135.6 M	Virginia		6%
Number of Purchasers		6	New York		4%
			Other		67%

Purchasers	Number of Loans	Percentage of Total	Purchasers	Number of Loans	Percentage of Total
GITSIT Solutions, LLC (Formerly known as Kondaur)	395	29%	Seattle Bank, LLC	186	14%
Rushmore Loan Management Services LLC	278	20%	Home Preservation Partnership, LLC (Non-Profit)	143	10%
VWH Capital Management, LP	234	17%	Hogar Hispano, Inc. (Non-Profit)	139	10%

APPENDIX E-1: Status of Loans Sold in HVLS 2019-2

Category	Count	Percentage of Loans Sold	Percentage of Resolved Loans
RESOLVED			
Alternative to Foreclosure			
Re-Finance by the Purchaser	0	0.0%	0.0%
Paid in Full	10	0.7%	0.9%
Short Payoff	4	0.3%	0.4%
Short Sale	57	4.1%	5.2%
Deed-in-Lieu	31	2.3%	2.8%
Charge-off	9	0.7%	0.8%
Total Alternative to Foreclosure	111	8.1%	10.1%
Foreclosure	987	71.8%	89.9%
Total Resolved Outcomes	1,098	79.9%	100.0%
NOT YET RESOLVED			
Not Yet Resolved	277	20.1%	
Total Loans	1,375	100.0%	

HVLS 2019-2: POOL LEVEL DATA – Metrics

Appendix E-2: Status of Loans Sold in HVLS 2019-2 by Pool (610 – 614)

Outcome Status	610		611		612		613		614*	
	Count	%	Count	%	Count	%	Count	%	Count	%
RESOLVED										
Alternative to Foreclosure										
Re-Finance by the Purchaser	0	0%	0	0%	0	0%	0	0%	0	0%
Paid in Full	1	0%	3	1%	3	2%	0	0%	0	0%
Short Payoff	0	0%	2	1%	2	1%	0	0%	0	0%
Short Sale	31	11%	15	4%	4	2%	1	0%	4	3%
Deed-in-Lieu	8	3%	22	6%	0	0%	0	0%	1	1%
Charge-Off	0	0%	0	0%	0	0%	9	4%	0	0%
Total Alternative to Foreclosure	40	14%	42	11%	9	5%	10	4%	5	4%
Foreclosure	54	19%	333	84%	164	88%	209	89%	123	88%
Total Resolved Outcomes	94	34%	375	95%	173	93%	219	94%	128	92%
NOT YET RESOLVED										
Not Yet Resolved	184	66%	20	5%	13	7%	15	6%	11	8%
Total Loans	278	100%	395	100%	186	100%	234	100%	139	100%

* Pool 614 was purchased by Hogar Hispano, Inc, a non-profit organization.

Appendix E-2: Status of Loans Sold in HVLS 2019-2 by Pool (616 – 620)

Outcome Status	616**		617**		618**		619**		620**	
	Count	%	Count	%	Count	%	Count	%	Count	%
RESOLVED										
Alternative to Foreclosure										
Re-Finance by the Purchaser	0	0%	0	0%	0	0%	0	0%	0	0%
Paid in Full	0	0%	2	5%	1	5%	0	0%	0	0%
Short Payoff	0	0%	0	0%	0	0%	0	0%	0	0%
Short Sale	1	3%	0	0%	0	0%	1	3%	0	0%
Deed-in-Lieu	0	0%	0	0%	0	0%	0	0%	0	0%
Charge-Off	0	0%	0	0%	0	0%	0	0%	0	0%
Total Alternative to Foreclosure	1	3%	2	5%	1	5%	1	3%	0	0%
Foreclosure	15	41%	36	84%	20	95%	23	79%	10	77%
Total Resolved Outcomes	16	43%	38	88%	21	100%	24	83%	10	77%
NOT YET RESOLVED										
Not Yet Resolved	21	57%	5	12%	0	0%	5	17%	3	23%
Total Loans	37	100%	43	100%	21	100%	29	100%	13	100%

** Pools 616 - 620 were purchased by Home Preservation Partnership, LLC, a non-profit organization.

HVLS 2020-1

HVLS 2020-1: SALE LEVEL DATA

As of the most recent post-sale report for HVLS 2020-1, 27.2% of loans had not yet been resolved. For those loans that had resolved 24.5% were resolved through an Alternative to Foreclosure.

Sale Date	June 24, 2020	Geography	Percentage of Total
Months from Sale to Reporting Date	19	Florida	18%
Loans Sold	629	Georgia	6%
ULB	\$144.3M	Texas	6%
Aggregate Sales Price	\$62.9 M	Illinois	5%
Number of Purchasers	5	California	5%
		Other	59%

Purchasers	Number of Loans	Percentage of Total	Purchasers	Number of Loans	Percentage of Total
GITSIT Solutions, LLC (Formerly known as Kondaur)	390	62%	Western Run Capital Management, LLC (Non-Profit)	33	5%
Hogar Hispano, Inc. (Non-Profit)	115	18%	Home Preservation Partnership, LLC (Non-Profit)	20	3%
The Corona Group	71	11%			

APPENDIX F-1: Status of Loans Sold in HVLS 2020-1

Category	Count	Percentage of Loans Sold	Percentage of Resolved Loans
RESOLVED			
Alternative to Foreclosure			
Re-Finance by the Purchaser	0	0.0%	0.0%
Paid in Full	7	1.1%	1.5%
Short Payoff	4	0.6%	0.9%
Short Sale	36	5.7%	7.9%
Deed-in-Lieu	65	10.3%	14.2%
Charge-off	0	0.0%	0.0%
Total Alternative to Foreclosure	112	17.8%	24.5%
Foreclosure	346	55.0%	75.5%
Total Resolved Outcomes	458	72.8%	100.0%
NOT YET RESOLVED			
Not Yet Resolved	171	27.2%	
Total Loans	629	100.0%	

HVLS 2020-1: POOL LEVEL DATA – Metrics

Appendix F-2: Status of Loans Sold in HVLS 2020-1 by Pool (621 – 625)

Outcome Status	621		622		623		624		625*	
	Count	%	Count	%	Count	%	Count	%	Count	%
RESOLVED										
Alternative to Foreclosure										
Re-Finance by the Purchaser	0	0%	0	0%	0	0%	0	0%	0	0%
Paid in Full	0	0%	1	1%	2	3%	1	1%	0	0%
Short Payoff	0	0%	0	0%	0	0%	0	0%	4	3%
Short Sale	19	16%	7	8%	0	0%	5	3%	0	0%
Deed-in-Lieu	32	27%	15	17%	1	1%	8	5%	2	2%
Charge-Off	0	0%	0	0%	0	0%	0	0%	0	0%
Total Alternative to Foreclosure	51	43%	23	26%	3	4%	14	8%	6	5%
Foreclosure	18	15%	37	42%	49	69%	136	78%	86	75%
Total Resolved Outcomes	69	58%	60	67%	52	73%	150	86%	92	80%
NOT YET RESOLVED										
Not Yet Resolved	51	43%	29	33%	19	27%	25	14%	23	20%
Total Loans	120	100%	89	100%	71	100%	175	100%	115	100%

* Pool 625 was purchased by Hogar Hispano, Inc, a non-profit organization.

Appendix F-2: Status of Loans Sold in HVLS 2020-1 by Pool (626 – 630)

Outcome Status	626		627**		628**		629**		630***	
	Count	%	Count	%	Count	%	Count	%	Count	%
RESOLVED										
Alternative to Foreclosure										
Re-Finance by the Purchaser	0	0%	0	0%	0	0%	0	0%	0	0%
Paid in Full	0	0%	0	0%	0	0%	3	33%	0	0%
Short Payoff	0	0%	0	0%	0	0%	0	0%	0	0%
Short Sale	0	0%	5	36%	0	0%	0	0%	0	0%
Deed-in-Lieu	0	0%	7	50%	0	0%	0	0%	0	0%
Charge-Off	0	0%	0	0%	0	0%	0	0%	0	0%
Total Alternative to Foreclosure	0	0%	12	86%	0	0%	3	33%	0	0%
Foreclosure	0	0%	1	7%	7	70%	5	56%	7	35%
Total Resolved Outcomes	0	0%	13	93%	7	70%	8	89%	7	35%
NOT YET RESOLVED										
Not Yet Resolved	6	100%	1	7%	3	30%	1	11%	13	65%
Total Loans	6	100%	14	100%	10	100%	9	100%	20	100%

** Pools 627 - 629 were purchased by Western Run Capital Management, a non-profit organization

*** Pool 630 was purchased by Home Preservation Partnership, LLC, a non-profit organization

GLOSSARY OF TERMS

Term	Definition
Charge-Off	The Purchaser has written off the mortgage as uncollectible or bad debt.
Deed-in-Lieu	The property is willingly conveyed to the new servicer in lieu of undergoing Foreclosure proceedings.
Foreclosure	The servicer undergoes legal proceedings to take control of the property which serves as security for the mortgage. This includes instances where the property is sold at the Foreclosure sale.
Alternative to Foreclosure	The Alternative to Foreclosure loans are comprised of loans in the following status outcome categories: Paid in Full; Short Payoff; Short Sale; Deed-in-Lieu; and Charge-Off.
Not Yet Resolved	Loans that the Purchaser continues to actively service.
Paid in Full	The full amount of the debt is paid to the Purchaser. This includes a pay off at Foreclosure sale when a third party bids more for the property than the amount of the outstanding debt, or when the estate elects to pay off the debt to preserve the property.
Purchaser	An entity who purchased mortgage loans through HUD's HVLS Program.
Repurchase	The Purchaser has put the loan back to FHA due to a breach of the representations and warranties included in the sale agreement.
Resolved Loans	All loans not reported as Not Yet Resolved.
Short Payoff	A portion of the remaining principal balance is paid off, the remainder of which is written off by the Purchaser.
Short Sale	The underlying property is sold to a third party, allowing Foreclosure proceedings to be avoided.