



National Mortgage Database (NMDB®) Residential Mortgage Performance Statistics

Data Dictionary and Technical Notes

June 29, 2022

NMDB® Residential Mortgage Performance Statistics Data Dictionary

Field Position	Field Name	Field Description	Field Length	Field Type	Field Values or Examples
1	SOURCE	Data Source	4	String	NMDB
2	FREQUENCY	Frequency of the Series	7	String	Quarterly
3	SERIES	Name of the Series	66	String	Percent 30 or 60 Days Past Due Date Percent 90 to 180 Days Past Due Date Percent in the Process of Foreclosure, Bankruptcy, or Deed in Lieu Percent in Forbearance
4	SERIESID	Series ID	6	String	PD3060 PD9018 FBD FBR
5	GEOLEVEL	Level of Geography	10	String	National Census Region Census Division State Metro Area
6	GEONAME	Name of Geography	60	String	e.g., United States West New England Florida Akron, OH Boston, MA (MSAD)
7	STATEPOSTAL	State Postal Code	2	String	e.g., AZ
8	STATEFIPS	State FIPS Code	2	String	e.g., 02
9	METRO	Metropolitan Statistical Area (MSA) or Metropolitan Statistical Area Division (MSAD) Code	5	String	e.g., 49340
10	MARKET	Market Segment	18	String	Overall Market Enterprise Government Other Conventional
11	YEAR	Year of the Series	4	Numeric	e.g., 2002
12	QUARTER	Quarter of the Series	1	Numeric	1, 2, 3, 4
13	SUPPRESSED	Indicator for Value Suppression	1	Numeric	1 = Suppressed 0 = Not Suppressed
14	VALUE	Value of the Series	5	Numeric	e.g., 4.1

NMDB® Residential Mortgage Performance Statistics Technical Notes

Introduction

The NMDB® is a de-identified loan-level database of closed-end first-lien residential mortgages. It is representative of the residential mortgage market as a whole; contains detailed, loan-level information on the terms and performance of residential mortgages, as well as characteristics of the associated borrowers and properties; and is continually updated. The core data in NMDB represent a statistically valid 1-in-20 random sample of all closed-end, first-lien mortgages active since January 1998 and reported to one of the three national credit bureaus.¹ A complete description of the NMDB is available in the NMDB Technical Documentation at www.fhfa.gov/nmdbdata.

The NMDB data show three mutually exclusive performance categories: a) 30 or 60 days past due date, b) 90 to 180 days past due date, and c) in the process of foreclosure, bankruptcy, or deed-in-lieu. The data reflect performance in the last month of each quarter. In addition, a new series has been added to provide the forbearance rate beginning with the fourth quarter of 2019. Performance and forbearance rates are calculated on only active loans starting the quarter after origination to the quarter before termination.²

The NMDB Mortgage Performance Statistics show the payment past due status of a representative sample of first lien closed-end mortgages as reported in consumers' credit reports. Servicers and lenders generally report loan payment status only once a month. However, past due status as legally reported to the credit bureau is determined strictly by the number of calendar days that a payment is past due, e.g., 30, 60, 90, etc. For example, in a credit report, a missed April (first of the month) payment after a prompt March payment does not appear as 30 days past due until May 2nd and thus will not be reflected in servicer reports before that date. The CARES Act, passed March 28, 2020, presents another reporting issue. Under the CARES Act, when forbearance is granted to current loans, they must be subsequently reported as current regardless of whether or not payments are made. Finally, although most servicers report loan performance monthly (about 97 percent) a small number do not. This can happen because loans are in dispute, the servicer only reports on a quarterly basis, or for some seriously past due loans there is no change in status. The NMDB statistics accommodate this issue with a "stale account rule" similar to those embedded in credit scores. Monthly statistics reflect the most recent report status for a loan within three months even when it is not reported in the current month. The most recent report within 24 months is used for mortgages 180 days or more past due and mortgages in the process of foreclosure, bankruptcy, or deed-in-lieu.

These factors mean that the monthly NMDB statistics may not strictly align with other performance metrics which determine past due status on a monthly basis, treat non-payments for loans under forbearance differently or use different stale account rules. Historically, lenders have granted forbearance

¹ While the NMDB provides an excellent and comprehensive representation of mortgages for owner-occupied and site-built homes, investor mortgages and mortgages for manufactured homes are not as well represented. This is because mortgages taken out by non-persons are not reported to the credit bureaus by servicers and loans for manufactured homes are not well-defined in the credit bureau reporting standards.

² Active Loans are loans that are not closed or terminated for which there exists performance data. Termination means the trade line is closed, whether through a mortgage refinance or the balance was otherwise paid off or settled. The NMDB is based on a 5 percent nationally representative sample of first-lien, closed-end mortgages reported to one of three major credit bureaus. It can essentially be viewed as a national credit report. While the NMDB provides an excellent and comprehensive representation of mortgages for owner-occupied and site-built homes, investor mortgages and mortgages for manufactured homes are not as well represented because mortgages taken out by non-persons are not reported to the credit bureaus and loans for manufactured homes are not well-defined in reporting to the credit bureaus.

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to loans in areas hit by natural disasters. In the aftermath of Hurricane Katrina, for example, loans in Louisiana showed no increase in delinquency despite the fact that many borrowers were not making payments. Also, in rare cases, the foreclosure process can be drawn out longer than two years in states with judicial foreclosure rules like New Jersey, Connecticut and Florida, and particularly during the mortgage crisis. In these cases, the two-year stale account rule could actually reduce delinquency measures.

Due to the time lag in the reporting of new mortgages to the credit bureaus (up to 6 months), performance statistics reported in the latest two quarters should be treated as preliminary estimates that may be revised in the future as the reporting gap closes. Generally, initial estimates of delinquency and forbearance are higher than the revised numbers. During periods of higher-than-normal origination activity in the mortgage market, the effect of the reporting lag could be more acute.

Glossary

Concepts	Definition
Days Past Due	The percent days past due in the Table tab reflects what a person sees when they request a credit report. The days past due follow the Metro 2 [®] credit bureau reporting guidelines, such that loans are classified as current or past due 29 or fewer days; 30 to 59 days past due; 60 to 89 days past due; 90 to 119 days past due; 120 to 149 days past due; 150 to 179 days past due; and 180 or more days past due. For more information on alternative measures of mortgage performance, see NMDB Technical Documentation , www.fhfa.gov/nmdbdata .
Active Loans	Mortgage loans that are not closed or terminated for which there exists performance data.
New Originations in the Quarter	Newly originated mortgages during the quarter. These mortgages are not included in the denominator, as they do not yet have a performance history.
Stale Account Rule	For loan performance and forbearance status beginning 2012, a three-month stale account rule is used, i.e., if a quarter-ending performance code is missing, the stale account rule requires looking back month by month up to two months until an actual performance code is recorded and that performance code is applied to the current month. For loan performance prior to 2012, a six-month stale account rule is used. Additionally, a 24-month rule is applied to loans that are 180 or more days past due or in the process of foreclosure, bankruptcy, or deed in lieu.
Reporting Lag and Rapidly Changing Mortgage Volumes	Due to the time lag in the reporting of new mortgages to the credit bureaus (up to 6 months), performance statistics reported in the latest two quarters should be treated as preliminary estimates that may be revised in the future as the reporting gap closes. Generally initial estimates of delinquency are higher than the revised numbers. During periods of higher-than-normal origination activity in the mortgage market, the effect of the reporting lag could be more acute.

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Glossary (Continued)

Performance Statistics	Descriptions
Percent 30 or 60 Days Past Due Date	Number of active loans 30-59 or 60-89 days past due date (subject to the stale account rule) at the end of the quarter, divided by all active loans at the end of the quarter.
Percent 90 to 180 Days Past Due Date	Number of active loans 90-119, 120-149, 150-179, or 180+ days past due date (subject to the stale account rule) at the end of the quarter, divided by all active loans at the end of the quarter.
Percent in the Process of Foreclosure, Bankruptcy, or Deed in Lieu	Number of active loans in the process of foreclosure, bankruptcy, or deed in lieu (subject to the stale account rule) at the end of the quarter, divided by all active loans at the end of the quarter.
Percent in Forbearance	Number of active loans indicated as being in forbearance at the end of the quarter, divided by all active loans at the end of the quarter.

Notes	Descriptions
Timing of Reported Loan Performance	Application of Metro2 [®] credit bureau reporting guidelines can affect the timing of the reporting of loan performance status, particularly for those servicers that report at the end of a calendar month.
Credit History Suppression	Credit history of an individual is suppressed when the individual disputes their credit report. Credit histories of individuals affected by federally declared natural disasters are also suppressed in the affected regions and time periods.
Credit Purge Seven Years After Default	Per Fair Credit Reporting Act (FCRA) rules, credit history of a loan is purged seven years after the loan first goes into default. To create the historical NMDB, two credit bureau archives were used: the first archive was obtained at the end of December 2005, and the second archive was obtained six and half years later at the end of June 2012. Reconciliation of the two archives was done carefully. However, as a result of the FCRA rules, a number of loans that were in a state of past due at the end of 2005 had been purged from the credit bureau data in the June 2012 archive. Through a limited matching of loan records to intermediate archives, the dissolution of many of these loans were resolved. However, NMDB has some undercounting of seriously past due loans from 2006 to 2012, but the undercounting diminishes the closer the time period is to the end of 2012.
Suppressed Performance Statistics	To address statistical integrity of the data, performance statistics are suppressed when the statistic is based on fewer than 200 sample loans in the geographical/market cohort. When there are fewer than 200 loans in a cohort, one single derogatory report would move the statistic by half a percentage point.

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Names of Geography: Census Regions, Census Divisions and States

Census Region	Census Division	States
Northeast	New England	Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut
	Middle Atlantic	New York, New Jersey, Pennsylvania
Midwest	East North Central	Ohio, Indiana, Illinois, Michigan, Wisconsin
	West North Central	Minnesota, Iowa, Missouri, North Dakota, South Dakota, Nebraska, Kansas
South	South Atlantic	Delaware, Maryland, District of Columbia, Virginia, West Virginia, North Carolina, South Carolina, Georgia, Florida
	East South Central	Kentucky, Tennessee, Alabama, Mississippi
	West South Central	Arkansas, Louisiana, Oklahoma, Texas
West	Mountain	Montana, Idaho, Wyoming, Colorado, New Mexico, Arizona, Utah, Nevada
	Pacific	Washington, Oregon, California, Alaska, Hawaii

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Names and Codes of Geography: States

State Name	Postal Code	FIPS Code
Alabama	AL	01
Alaska	AK	02
Arizona	AZ	04
Arkansas	AR	05
California	CA	06
Colorado	CO	08
Connecticut	CT	09
Delaware	DE	10
District of Columbia	DC	11
Florida	FL	12
Georgia	GA	13
Hawaii	HI	15
Idaho	ID	16
Illinois	IL	17
Indiana	IN	18
Iowa	IA	19
Kansas	KS	20
Kentucky	KY	21
Louisiana	LA	22
Maine	ME	23
Maryland	MD	24
Massachusetts	MA	25
Michigan	MI	26
Minnesota	MN	27
Mississippi	MS	28
Missouri	MO	29

State Name	Postal Code	FIPS Code
Montana	MT	30
Nebraska	NE	31
Nevada	NV	32
New Hampshire	NH	33
New Jersey	NJ	34
New Mexico	NM	35
New York	NY	36
North Carolina	NC	37
North Dakota	ND	38
Ohio	OH	39
Oklahoma	OK	40
Oregon	OR	41
Pennsylvania	PA	42
Rhode Island	RI	44
South Carolina	SC	45
South Dakota	SD	46
Tennessee	TN	47
Texas	TX	48
Utah	UT	49
Vermont	VT	50
Virginia	VA	51
Washington	WA	53
West Virginia	WV	54
Wisconsin	WI	55
Wyoming	WY	56

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Names and Codes of Geography: 100 Metro Areas

Metro Area	Code
Akron, OH	10420
Albany-Schenectady-Troy, NY	10580
Albuquerque, NM	10740
Allentown-Bethlehem-Easton, PA-NJ	10900
Anaheim-Santa Ana-Irvine, CA (MSAD)	11244
Atlanta-Sandy Springs-Alpharetta, GA	12060
Austin-Round Rock-Georgetown, TX	12420
Bakersfield, CA	12540
Baltimore-Columbia-Towson, MD	12580
Baton Rouge, LA	12940
Birmingham-Hoover, AL	13820
Boise City, ID	14260
Boston, MA (MSAD)	14454
Bridgeport-Stamford-Norwalk, CT	14860
Buffalo-Cheektowaga, NY	15380
Cambridge-Newton-Framingham, MA (MSAD)	15764
Camden, NJ (MSAD)	15804
Cape Coral-Fort Myers, FL	15980
Charleston-North Charleston, SC	16700
Charlotte-Concord-Gastonia, NC-SC	16740
Chicago-Naperville-Evanston, IL (MSAD)	16984
Cincinnati, OH-KY-IN	17140
Cleveland-Elyria, OH	17460
Colorado Springs, CO	17820
Columbia, SC	17900
Columbus, OH	18140
Dallas-Plano-Irving, TX (MSAD)	19124
Dayton-Kettering, OH	19430
Denver-Aurora-Lakewood, CO	19740
Detroit-Dearborn-Livonia, MI (MSAD)	19804
Elgin, IL (MSAD)	20994
El Paso, TX	21340
Fort Lauderdale-Pompano Beach-Sunrise, FL (MSAD)	22744
Fort Worth-Arlington-Grapevine, TX (MSAD)	23104
Frederick-Gaithersburg-Rockville, MD (MSAD)	23224
Fresno, CA	23420
Gary, IN (MSAD)	23844

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Names and Codes of Geography: 100 Metro Areas (Continued)

Metro Area	Code
Grand Rapids-Kentwood, MI	24340
Greensboro-High Point, NC	24660
Greenville-Anderson, SC	24860
Hartford-East Hartford-Middletown, CT	25540
Houston-The Woodlands-Sugar Land, TX	26420
Indianapolis-Carmel-Anderson, IN	26900
Jacksonville, FL	27260
Kansas City, MO-KS	28140
Knoxville, TN	28940
Lake County-Kenosha County, IL-WI (MSAD)	29404
Las Vegas-Henderson-Paradise, NV	29820
Little Rock-North Little Rock-Conway, AR	30780
Los Angeles-Long Beach-Glendale, CA (MSAD)	31084
Louisville/Jefferson County, KY-IN	31140
Memphis, TN-MS-AR	32820
Miami-Miami Beach-Kendall, FL (MSAD)	33124
Milwaukee-Waukesha, WI	33340
Minneapolis-St. Paul-Bloomington, MN-WI	33460
Montgomery County-Bucks County-Chester County, PA (MSAD)	33874
Nashville-Davidson--Murfreesboro--Franklin, TN	34980
Nassau County-Suffolk County, NY (MSAD)	35004
Newark, NJ-PA (MSAD)	35084
New Haven-Milford, CT	35300
New Orleans-Metairie, LA	35380
New York-Jersey City-White Plains, NY-NJ (MSAD)	35614
North Port-Sarasota-Bradenton, FL	35840
Oakland-Berkeley-Livermore, CA (MSAD)	36084
Oklahoma City, OK	36420
Omaha-Council Bluffs, NE-IA	36540
Orlando-Kissimmee-Sanford, FL	36740
Oxnard-Thousand Oaks-Ventura, CA	37100
Philadelphia, PA (MSAD)	37964
Phoenix-Mesa-Chandler, AZ	38060
Pittsburgh, PA	38300
Portland-Vancouver-Hillsboro, OR-WA	38900
Providence-Warwick, RI-MA	39300
Raleigh-Cary, NC	39580
Richmond, VA	40060

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Names and Codes of Geography: 100 Metro Areas (Continued)

Metro Area	Code
Riverside-San Bernardino-Ontario, CA	40140
Rochester, NY	40380
Sacramento-Roseville-Folsom, CA	40900
St. Louis, MO-IL	41180
Salt Lake City, UT	41620
San Antonio-New Braunfels, TX	41700
San Diego-Chula Vista-Carlsbad, CA	41740
San Francisco-San Mateo-Redwood City, CA (MSAD)	41884
San Jose-Sunnyvale-Santa Clara, CA	41940
Seattle-Bellevue-Kent, WA (MSAD)	42644
Stockton, CA	44700
Syracuse, NY	45060
Tacoma-Lakewood, WA (MSAD)	45104
Tampa-St. Petersburg-Clearwater, FL	45300
Tucson, AZ	46060
Tulsa, OK	46140
Urban Honolulu, HI	46520
Virginia Beach-Norfolk-Newport News, VA-NC	47260
Warren-Troy-Farmington Hills, MI (MSAD)	47664
Washington-Arlington-Alexandria, DC-VA-MD-WV (MSAD)	47894
West Palm Beach-Boca Raton-Boynton Beach, FL (MSAD)	48424
Wichita, KS	48620
Wilmington, DE-MD-NJ (MSAD)	48864
Winston-Salem, NC	49180
Worcester, MA-CT	49340