INTEXcalc - Delinq Roll Rates

The Delinq Roll Rates report shows the comparison of delinquency values for two points in time for the deal that is currently loaded. The two points can be set using the **Start Month** and **End Month** menus or the slider bar at the top of the screen. These delinquency rates can either be on the entire collateral pool, or a sub group, by simply changing the selection on the **Group** menu. The Delinquency buckets will be shown in Percent, Dollar and number of assets in three independent tables.

Delinq Roll Rates - 0.00s

Date Range: Apr 09 — May 09
1mo 3mo 6mo 12mo 24mo 36mo
○ Monthly Vector ○ Monthly Average ● Span
Group: Total
Separate always & Re-performing: No

To May 09 — From Apr 09

% of Beginning Bal	Current	30	60	90+	FC	REO	Paid	Liqdt'd	Total
Current (Always Performing)	78.69	3.22	-	-	-	-	0.20	-	43.74
Current (Re-performing)	15.75	2.09	0.06	-	-	-	-	-	9.53
30	12.43	27.22	59.98	0.20	-	-	0.17	-	4.99
60	8.86	4.80	14.03	72.31	-	-	-	-	3.73
90+	3.96	0.35	0.43	92.87	2.40	-	-	-	25.98
FC	0.15	-	-	4.15	94.64	1.05	-	-	8.89
REO	-	-	-	-	-	76.80	-	23.20	3.14
Total	52.30	4.46	3.66	27.20	9.04	2.50	0.12	0.73	-

To May 09 — From Apr 09

Balance	Current	30	60	90+	FC	REO	Paid	Liqdt'd	Total
Current (Always Performing)	442,291,277.26	18,098,686.27	-	-	-	-	1,124,675.64	-	461,514,639.17
Current (Re-performing)	88,501,520.62	11,751,379.22	316,081.56	-	-	-	-	-	100,568,981.40
30	6,551,317.99	14,340,707.25	31,602,273.05	107,770.01	-	-	90,202.84	-	52,692,271.14
60	3,482,115.45	1,888,884.99	5,515,875.27	28,436,017.55	-	-	-	-	39,322,893.26
90+	10,845,155.31	951,652.67	1,167,728.96	254,500,725.29	6,588,225.60	-	-	-	274,053,487.83
FC	141,500.58	-	-	3,896,789.68	88,783,725.12	986,238.97	-	-	93,808,254.35
REO	-	-	-	-	-	25,415,296.62	-	7,676,102.87	33,091,399.49
Total	551,812,887.21	47,031,310.40	38,601,958.84	286,941,302.53	95,371,950.72	26,401,535.59	1,214,878.48	7,676,102.87	-

To May 09 — From Apr 09

# Assets	Current	30	60	90+	FC	REO	Paid	Liqdt'd	Total
Current (Always Performing)	2,326	84	-	-	-	-	6	-	2,416
Current (Re-performing)	442	57	2	-	-	-	-	-	501
30	34	69	146	1	-	-	1	-	251
60	20	11	33	127	-	-	-	-	191
90+	45	6	8	1,193	30	-	-	-	1,282
FC	1	-	-	19	415	3	-	-	438
REO	-	-	-	-	-	125	-	34	159
Total	2,868	227	189	1,340	445	128	7	34	-

Delinq Roll Rates ×

- **Example** In this example, highlighted in purple above, you are seeing the delinquency rate of the previous month (April 2009) compared to the current month (May 2009).

  The best way to read this report is to pick a row and read it across. For Example, you can read the 60 row above, as saying that of the loans that were 60 days delinquent in April 2009, 8.86% of them became current, 4.80%of them moved into the 30 days bucket, 14.03% stayed in the 60 days bucket, 72.31% moved into the 90+ bucket and 0% moved into the FC and REO buckets. In addition 0% of those loans paid off or were liquidated. The Removed column captures the loans that were reported in a given delinq bucket back in your starting period, but were dropped from the trustees reporting in the ending period, with no information known about what the delinq status might have been. In the month of April 2009, 3.73% of the deal's collateral balance was in the 60 days delinquent bucket. The Total column will match the Strat report for "Delinq (Consolidated)", which includes bankrupt loans under their delinquency category, rather than being a separate category. Each row will sum to 100% as it represents the current placement of all of the loans that were in the 60 days delinquent bucket.
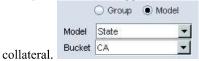
  If you read a column down, you are looking at the May 2009 delinquent information and seeing where those loans were last month. For example, looking at the green column labeled 60 you can see that 0.06% of the loans that are 60 days delinquent in May 2009, were current last period, 59.98% of the loans that are 60 days delinquent in May 2009 were 30 days delinquent in April 2009, 14.03% of the loans that are 60 days delinquent in May 2009 were 60 days delinquent in April 2009 and 0.43% of the loans that are 60 days delinquent in May 2009 were 90+ days delinquent in April 2009. The total for each column shows the percentage of the deal in May 2009 that are 60 days delinquent, based on the balances from April 2009 (3.66%) in this case. The blue highlighted boxes show the percentage of loans that did not change state between the two periods. The values to the left, show improvments whereas values to the right show a worsening state of delinquency.

  Note: The values on the Total row will not exactly, match the May 2009 Strat for Delinq (Consolidated). There are two reasons they do not match exactly. First, the bottom row also contains values for Paid and Liquidated loans, whose balance would not be included in a Strat report for May 2009. The other reason is that the percentages in the Total row are based on the beginning balance of the loans as of May 2009, rather than the ending balances as of May 2009, as with the Strats report.

- **Data Display Method** - This selects method that the delinquency roll rates are shown. The examples below assume a three month range was selected from Sep 11 to Dec 11
  - <u>Monthly Vector</u> - This will return a result like "2.24 1.83 1.93", where each value represents the single monthly roll rate. 2.24 is the roll rate from Sep to Oct, 1.83 is the roll rate from Oct to Nov and 1.93 is the roll rate from Nov to Dec. You could replicate these values by changing the span to one month from Sep to Oct, and the cell should return just 2.24.

    Note: This Data Display Method will also append a graph on the end of each grid showing the delinq values graphed between the selected time periods.
  - <u>Monthly Average</u> - This will return a result like "2.00". This is simply the average of the "Monthly Vector" values as explained above. Note: This Data Display Method will also append a graph on the end of each grid showing the delinq values graphed between the selected time periods.
  - <u>Span (default method</u> - This will return a result like "4.32", which is the roll rate of the loans that were in state A in September and are now in state B in December. This method does not consider interim months.

  Note: Monthly Vector & Monthly Average will only appear for monthly paying deals.
- **Group/Model** - This toggle allows for various sub sets of the collateral to be selected, rather than showing 100% of the
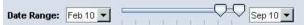

  collateral.
  - **Group** - This drop down allows the Delinq Roll rate to be run on just a sub group of the deal. This will exclude loans from other groups.
  - **Model** - Selecting Model, allows for a previously created Tree or Script model to be selected, then a single bucket from the model can be selected. In this example, the Delinq Roll Rate will show the progress of only loans from California.
- **Always vs. Re-Performing loans** - The Current and 30 days delinquent rows can be further split out into two sub buckets. One showing the loans that have always been performing over the last 60 months, and the other showing the loans that were once in a state of delinquency (> 30) over the last 60 months and are now current/30 days delinquent. This can be done by setting the drop down menu in the upper right of the report. The example above shows only the Current row split out into Always Performing and Re-Performing.

  Note: If the past 60 months of delinquency data is not available, INTEXcalc will use the last 24 months to determine Always vs. Re-Performing loans.
- **Tips on the Slider Bar Control**

  The slider bar allows for the starting and ending months to be set for the delinquency comparison.

  - Dragging the left slider will allow the starting month to be selected.
  - Dragging the right slider will allow the ending month to be selected.
  - Clicking on the outside of a slider will move that slider one period.
  - Dragging between the sliders will allow both sliders to be moved in parallel. This allows for the same time horizon to be compared, but adjust the starting/ending point.
  - Double Clicking between the sliders will expand the sliders to the earliest and latest months of known data.
  - The links below the slider bar, will move the starting month to be the specified range. For example, if then ending period is May 2009, clicking "6mo" will move the start date to November 2008.

Note: When viewing this report in a Portfolio tab, there will also be a Delinq Roll Rate Total report, showing the roll rates in aggragate across the loaded portfolio.

Last updated on Dec 15, 2023