



MBA's National Delinquency Survey (NDS) Mechanics

- 1952–1971, non-comparable data
1972–current, same methodology and data definitions
- Covers nearly 38.7 million first-lien mortgages on one-to-four-unit residential properties, an increase of more than 500,000 loans from the third quarter of 2004, and an increase of 1.5 million loans from one year ago. The subprime sample of the survey now numbers more than 4.2 million loans, an increase of 1.1 million loans from last year.
- The NDS now covers over 80 percent of the approximate 48 million outstanding loans, including more than half of the outstanding nonprime market.
- Delinquencies are reported as “Total Delinquencies” and in 30–59, 60–89, and 90-plus day buckets; they are exclusive of loans in the foreclosure process.
- Foreclosures are reported as “New Foreclosures” and “Foreclosure Inventory.” The new foreclosure measure represents loans that entered the foreclosure process during the reporting quarter, and is considered the trend indicator.
- The foreclosure inventory number represents all loans in the foreclosure process at the end of the reporting quarter. This measure is heavily determined by individual state foreclosure processes that establish how long it takes for a loan to work its way through the foreclosure process. Thus, two states with the same rates of loans going into foreclosure can have different inventories of loans in foreclosure.
- Survey statistics are reported at the national, regional and state levels. For each geographic classification, delinquency and foreclosure rates are reported by loan type (prime, subprime, Federal Housing Administration [FHA] and Department of Veterans Affairs [VA]) and for fixed-rate mortgages (FRMs) and adjustable-rate mortgages (ARMs).
- The U.S. and regional information are provided as seasonally adjusted and non-seasonally adjusted forms. States are only presented in non-seasonally adjusted data.
- The NDS is not a scientific sample, but relies on broad market coverage. Changes in the sample composition may greatly affect portfolio statistics, especially at the state level. We will always alert you to such changes and their impact.

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The Mortgage Bankers Association (MBA) is the national association representing the real estate finance industry, an industry that employs more than 400,000 people in virtually every community in the country. Headquartered in Washington, D.C., the association works to ensure the continued strength of the nation's residential and commercial real estate markets; to expand homeownership prospects through increased affordability; and to extend access to affordable housing to all Americans. MBA promotes fair and ethical lending practices and fosters excellence and technical know-how among real estate finance professionals through a wide range of educational programs and technical publications. Its membership of approximately 2,900 companies includes all elements of real estate finance: mortgage companies, mortgage brokers, commercial banks, thrifts, life insurance companies and others in the mortgage lending field. For additional information, visit MBA's Web site: www.mortgagebankers.org.