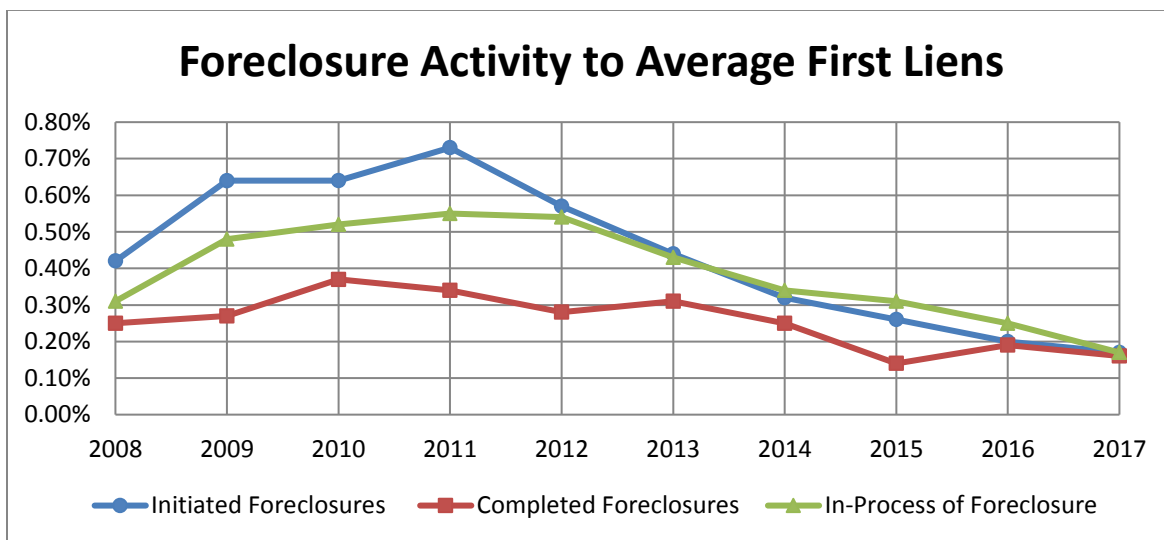




April 24, 2018

Foreclosures Initiated By Maine’s State-Chartered Banks and Credit Unions Decline for the Sixth Consecutive Year

Gardiner – Bureau of Financial Institutions’ Superintendent Lloyd P. LaFountain III announced today that initiated foreclosure filings at Maine’s state-chartered financial institutions continue to drop and have held below the 2008 level (0.42% of first-lien mortgages) for the fourth consecutive year. Maine’s financial institutions began reporting a noticeable increase in foreclosure filings in 2008, marking the beginning of a housing downturn and recessionary period nationally and in Maine. Initiated foreclosures increased over the next three years, peaking at 0.73% of first-lien mortgages in 2011, before subsequently declining for the next six years.



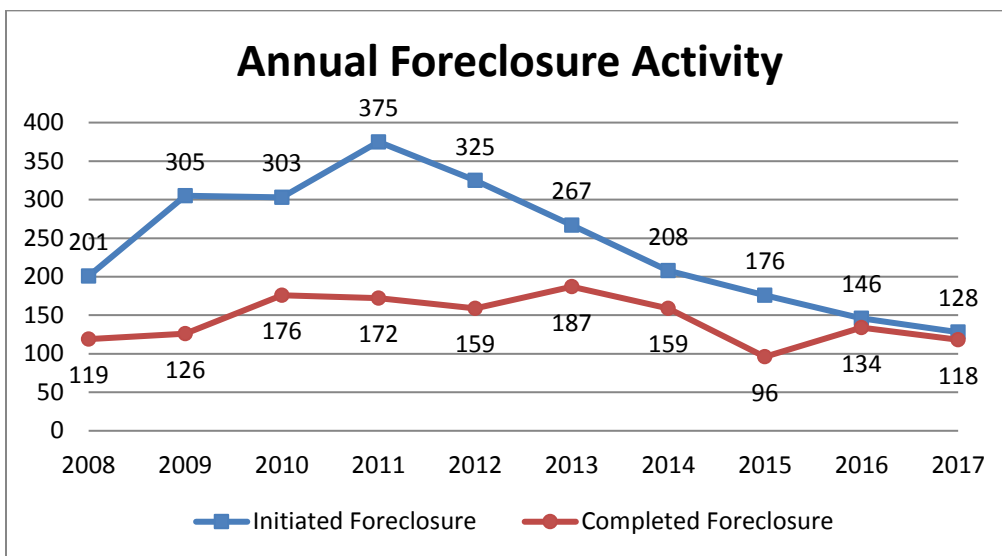
The Bureau has been surveying the 31 state-chartered banks and credit unions regarding foreclosure activity since 2006. The survey data is limited to the 31 financial institutions that have been state-chartered from year-end 2006 through year-end 2017. It does not include data from entities not regulated by the Bureau, such as federally-chartered banks, federally-chartered credit unions, and mortgage companies licensed to do business in Maine.

At the close of 2017, Maine’s 31 state-chartered banks and credit unions held 74,000 first-lien mortgages. Of those 74,000 mortgages, 128 were in-process of foreclosure. This level, representing 0.17% of first-lien mortgages, declined for the sixth consecutive year from the peak level of 0.55% reported at year-end 2011.

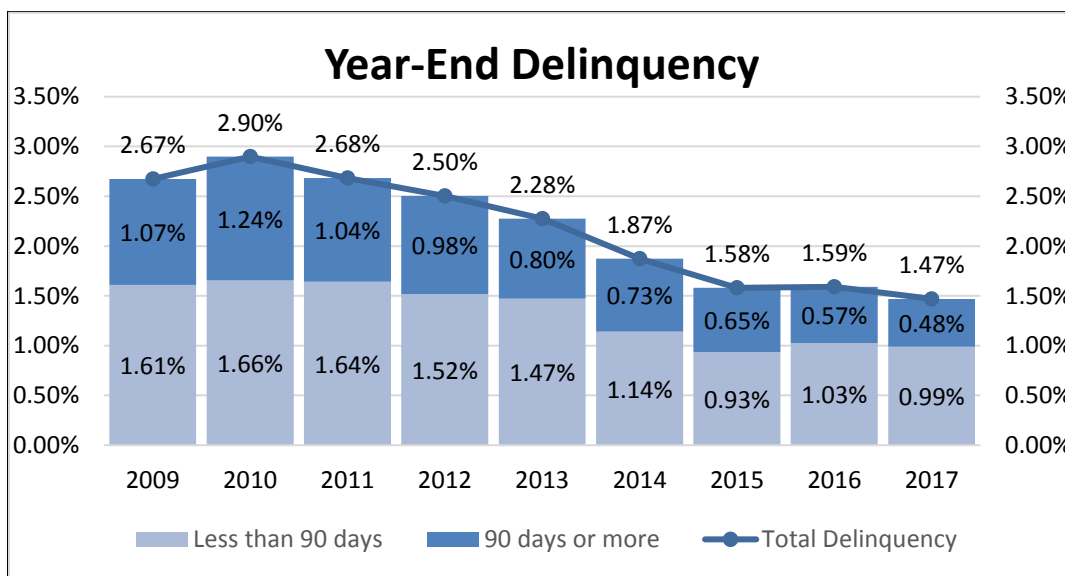
The Foreclosure Activity to Average First Liens chart depicts the decline of both mortgages in-process of foreclosure (green line with triangles) and initiated foreclosures (blue line with circles) from 2011 through 2017. Additionally, the level of initiated foreclosures dropped below the level

Maine Bureau of Financial Institutions
Foreclosure Release – April 24, 2018

of loans in-process of foreclosure in 2014, and remained below that threshold for three consecutive years. The level of loans in-process of foreclosure and initiated foreclosures declined to 0.17% at year-end 2017. As initiated foreclosure filings decline, the level of loans in-process of foreclosure, although lagging behind the initiated foreclosure filing rates, also declines. The same chart also depicts the level of completed foreclosures (red line with squares), which was 0.16% of first-lien mortgages at year-end 2017.



The Annual Foreclosure Activity chart reports the number of initiated foreclosures and completed foreclosures for each of the last ten calendar years. Initiated foreclosures totaled 128 in 2017, representing a continued decline from the peak of 375 reported in 2011. Two years later, although not as distinct, the number of completed foreclosures peaked at 187. In 2017, completed foreclosures totaled 118, representing an overall declining trend from its peak in 2013.



The early delinquency ratio was 0.99% of first-lien mortgages at year-end 2017 and the more serious delinquency ratio (90 days or more past due) was 0.48% of first-lien mortgages. The total delinquency ratio, calculated by adding the early delinquency ratio and the more serious

Maine Bureau of Financial Institutions
Foreclosure Release – April 24, 2018

delinquency ratio, was 1.47% of first-lien mortgages at year-end 2017. This level of total delinquencies represents the lowest level in the past nine years.

Superintendent LaFountain indicated that “foreclosure activity at Maine’s state-chartered institutions has steadily declined over the past six years and has maintained pre-recessionary levels for the most recent three years.”

Historical Foreclosure Data

1ST REM	Dec-08	Dec-09	Dec-10	Dec-11	Dec-12	Dec-13	Dec-14	Dec-15	Dec-16	Dec-17
Number in Process of Foreclosure at Year-End	148	226	250	306	317	271	223	217	183	128
Foreclosures Completed YTD	119	126	176	172	159	187	159	96	134	118
Foreclosures Initiated YTD	201	305	303	375	325	267	208	176	146	128
Percent of 1 st Lien REM In Process of Foreclosure at Year-End	0.31%	0.48%	0.52%	0.55%	0.54%	0.43%	0.34%	0.31%	0.25%	0.17%
Percent of Foreclosures Completed YTD to Average 1 st Lien REM	0.25%	0.27%	0.37%	0.34%	0.28%	0.31%	0.25%	0.14%	0.19%	0.16%
Percent of Foreclosures Initiated YTD to Average 1 st Lien REM	0.42%	0.64%	0.64%	0.73%	0.57%	0.44%	0.32%	0.26%	0.20%	0.17%