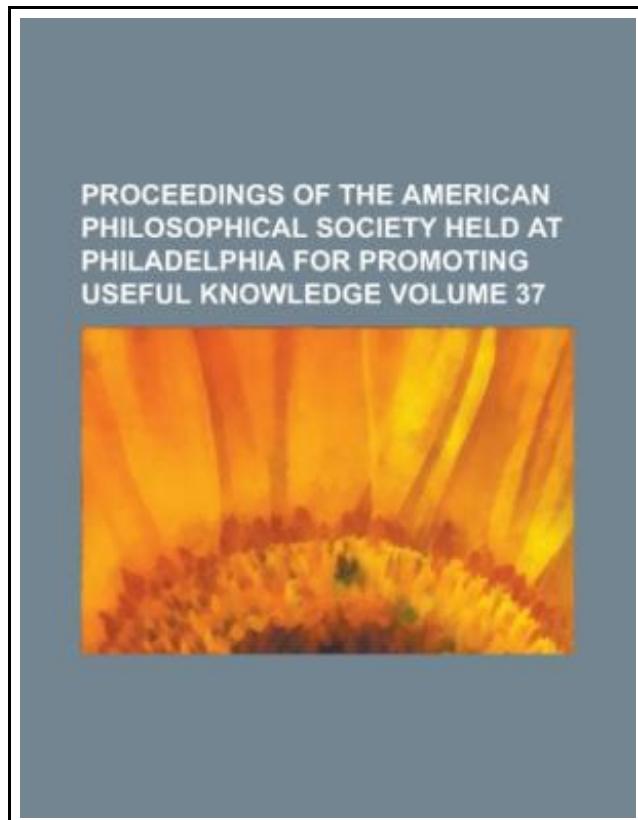


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RareBooksClub. Paperback. Book Condition: New. This item is printed on demand. Paperback. 182 pages. Original publisher: Washington : U. S. G. P. O. , 2010. LC Number: KF27 . B5 2009zp OCLC Number: (OCOLOC)656263516 Subject: Foreclosure -- Government policy -- United States. Excerpt: . . . 11 Next is Dr. Anthony B. Sanders, distinguished professor of real estate finance, professor of finance, School of Management at George Mason University. Sir, you are recognized for 5 minutes. STATEMENT OF ANTHONY B. SANDERS, DISTINGUISHED PRO-FESSOR OF REAL ESTATE FINANCE, PROFESSOR OF FINANCE, SCHOOL OF MANAGEMENT, GEORGE MASON UNIVERSITY ANDERS Mr. S. Mr. Chairman and members of the committee, thank you for the invitation to testify before you today. According to the Treasury Service Performance Report through October of 2009, 920, 000 trial modification plans have been offered to borrowers, and 651, 000 trial modifications have been made. Given the fall off the cliff of housing prices in many States, the surge of unemployment, and the evaporation of liquidity for banks and related institutions in the second half of 2007, I am frankly surprised that the servicing industry has moved so quickly to make loan modifications in such large numbers. With 14. 4 percent of borrowers in foreclosure or delinquent on their mortgages, this creates an incredible challenge to the servicing industry. It is a real challenge to servicers to make loan modifications succeed when 70 percent of loan modifications that have only interest rate cuts have gone into default, redefault after 12 months. If the loan modification affordability calculation is done, or HAMP only uses first lien mortgages, the failure of these modifications is not unanticipated. And as I mentioned in the House TARP hearings during November 2008, the negative equity problem in the sand States of California, Arizona, Nevada, and Florida...



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