

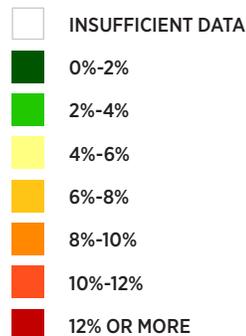
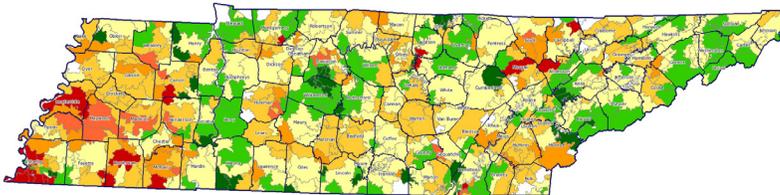


Tennessee

Seriously Delinquent Mortgages by Zip Code

DECEMBER 2012

In December 2012, 5.5 percent of loans in Tennessee were seriously delinquent (delinquent 90 days or more, or in foreclosure). The national rate stood at 6.6 percent.

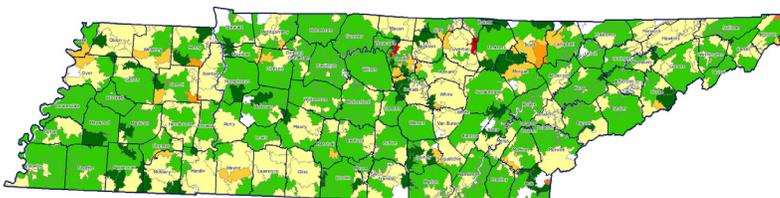


Source: Lender Processing Services

Change in Seriously Delinquent Mortgages by Zip Code

SEPTEMBER 2012 TO DECEMBER 2012

The share of seriously delinquent loans decreased 25 basis points (bps) in Tennessee between September 2012 and December 2012. Loans that were delinquent 90 days or more increased 8 bps; foreclosures decreased 33 bps.



Source: Lender Processing Services



Top 10 Zip Codes with Mortgages Under Stress

DECEMBER 2012

Zip Code	CBSA or County	Seriously Delinquent Mortgages
38118	Memphis, TN-MS-AR	19.5%
38109	Memphis, TN-MS-AR	17.7%
38106	Memphis, TN-MS-AR	17.4%
38127	Memphis, TN-MS-AR	17.3%
38115	Memphis, TN-MS-AR	16.7%
38128	Memphis, TN-MS-AR	16.6%
38116	Memphis, TN-MS-AR	15.8%
38141	Memphis, TN-MS-AR	15.6%
38114	Memphis, TN-MS-AR	15.5%
38125	Memphis, TN-MS-AR	14.1%

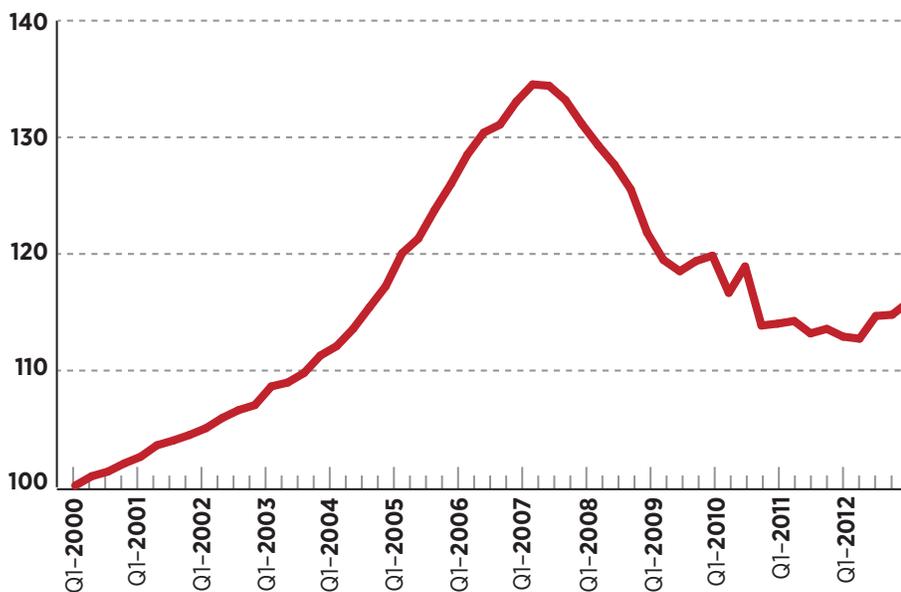
Note: Zip codes with less than 0.15% of total loans in the state were not included in this analysis. For the state of Tennessee, the cutoff is 1,021.

Source: Lender Processing Services

House Prices

FOURTH QUARTER 2012

Tennessee House Prices
Indexed: Q1-2000 = 100



In the fourth quarter of 2012, house prices in Tennessee were 0.9 percent higher than in the third quarter and 2.6 percent higher than in the fourth quarter of 2011.

Source: Federal Housing Finance Agency Seasonally Adjusted Expanded HPI