



ICE Housing Affordability Analytics

A complete view of home ownership costs for MBS investors

Unlock transparency into the affordability of residential housing through a quantified breakdown of total housing costs including those that can change and impact borrower ability to repay.

Housing costs come in two categories:

Fixed

Disclosed and generally well understood

Variable

Opaque and highly location specific

Better input = superior output

Drawing from:

- **ICE McDash** – servicer contributed data covering 2/3rds of all U.S. residential loans
- **ICE Climate** – quantifying annual utility usage across 109+ million households in the U.S.
- **ICE Public Property Records** – data pertaining to property ownership on 99.99% of U.S. households

Security-level insights from loan-level detail

Our spatial modeling expertise, coupled with privacy-protected integration, transforms detailed loan data into actionable security-level analytics.

Key metrics

- Current and estimated Principal & Interest (P&I) payments
- Estimated annual costs for taxes, insurance (hazard, flood, earthquake) and utilities
- Variable vs. fixed cost breakdown
- Comparison of all-in homeownership costs to local income levels

Covering multiple asset classes

- Agency MBS pools
- Agency CMOs
- Agency Credit Risk Transfer (CRT)
- Non-Agency RMBS CMOs

Built for critical use cases

- Prepayment modeling
- Default and loss modeling
- Security selection