



Economic Stress Index™





About LegalShield



#1 Provider of subscription-based legal plans to households



1.8 million+ memberships paying monthly via credit card/ debit card/payroll deduction



46+ year history and counting



47,000 small business accounts



6,900 broker & agency clients served by our dedicated B2B division



39 law firms in 50 states, Canada and the United Kingdom with a total of 900 lawyers, and a referral network of 4,600 lawyers, with average of 22 years experience



About the LegalShield Economic Stress Index

- ✓ The LegalShield Economic Stress Index is a suite of leading indicators of the economic and financial status of U.S. households and small businesses.
- ✓ The LegalShield Economic Stress Index is comprised of five sub-indices that are constructed from LegalShield's proprietary data, which reflect the demand for various legal services over the past 15+ years. Each time a LegalShield provider law firm receives a request from a LegalShield customer, the request is logged as an "intake" in one of roughly 70 unique areas of law (e.g., real estate) depending on the nature of the request.
- ✓ Each sub-index reflects the number of intakes in an area of law as a share of total intakes across all areas of law in a given quarter. In some instances, individual indices across multiple areas of law (e.g., bankruptcy, foreclosure, consumer/finance) are combined to produce a composite index (e.g., consumer financial stress).
- ✓ The sub-indices that comprise the LegalShield Economic Stress Index were selected because they tend to lead an existing economic indicator that sheds light on the health of the U.S. economy (i.e., the target economic indicator). In this way, the LegalShield Economic Stress Index provides actionable intelligence about the direction of the U.S. economy in the near term.

Advantages of the LegalShield Economic Stress Index



UNIQUE

The LegalShield Economic Stress Index is based on inquiries into specific legal services each month. To the best of our knowledge, there is no comparable data on the market.



PROPRIETARY

The LegalShield Economic Stress index is based on data collected through LegalShield's provider law firms in all 50 states, thereby offering information that is not accessible to the general public.



HIGH-FREQUENCY

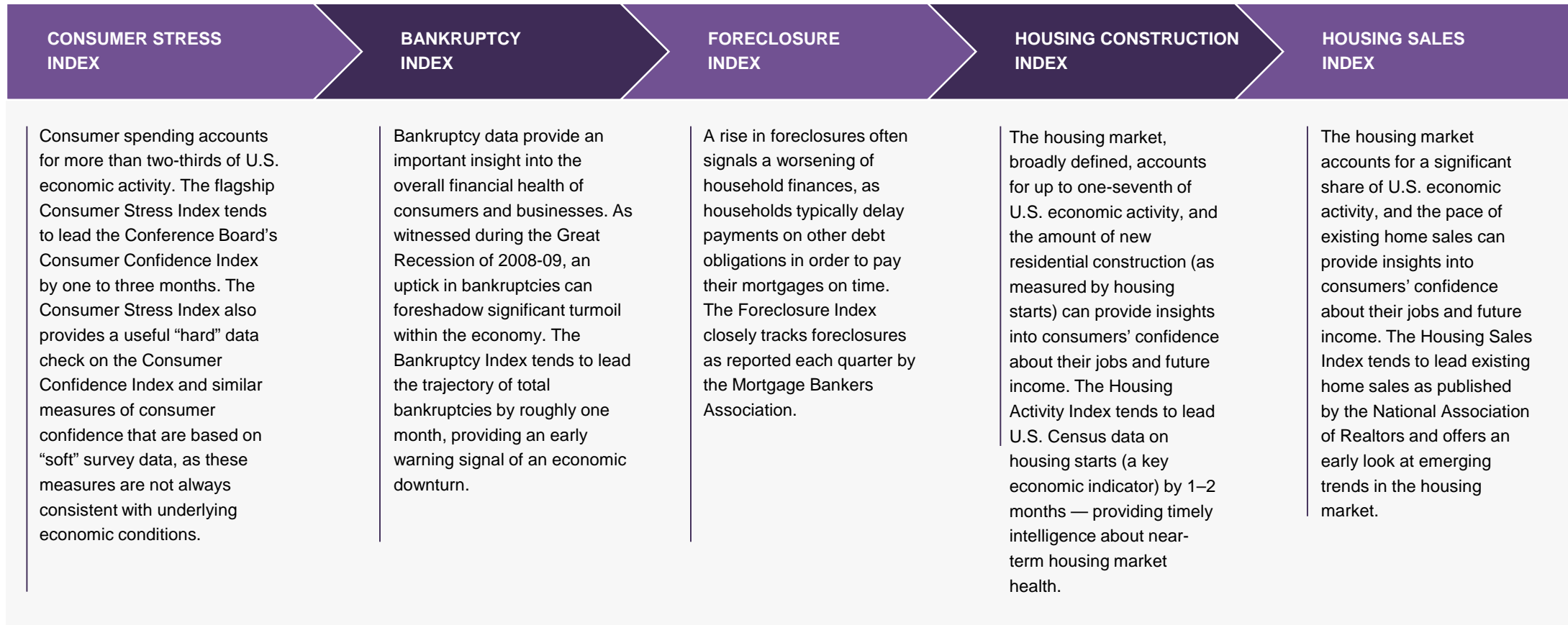
The LegalShield Economic Stress Index is based on data collected on a near real-time basis, and can be refreshed on a weekly, monthly, or quarterly basis depending on the user's needs.



ROBUST

The LegalShield Economic Stress Index is based on intakes for more than 1.8 million memberships (including individuals and small businesses), providing a window into the experiences of families and businesses across the country at any given point in time.

Interpreting Each Component of the LegalShield Economic Stress Index





Consumer Stress Index

The LegalShield Consumer Stress Index rose to its highest level since April this month, a sign that the negative financial effects that have piled up over the last six months may be starting to wear through the buffer consumers had built up thanks to the CARES Act and other relief measures.

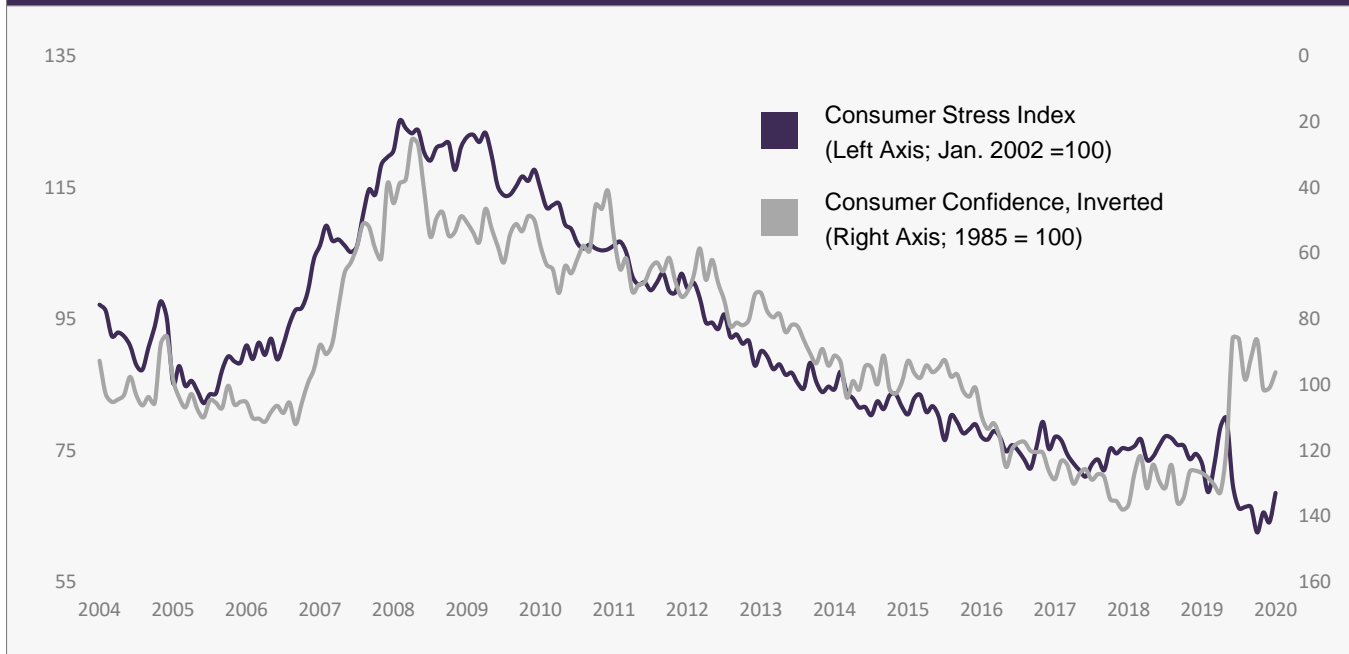
The LegalShield Consumer Stress Index climbed (worsened) 4.4 points in November to 68.6, the highest level since April. Meanwhile, the Conference Board's Consumer Confidence Index fell 5.3 points to 96.1 in November after two months of gains.

This increase in customer stress comes amid a slowing economic recovery, as demonstrated by several key indicators. For example, retail sales growth slowed to 0.3% M/M in October, the weakest growth in six months. Accumulated savings from the federal stimulus are unlikely to offer support in the months ahead, as 61% of Americans say their emergency savings have already run out or won't last through 2020, according to a recent survey by Clever. Moreover, the November employment report showed 245,000 jobs were created last month, far short of expectations and a pronounced slowdown from the 610,000 jobs added in October. A recent report from Brookings shows that the labor market has suffered significant structural damage during the pandemic: 40% of unemployed workers' jobs had been permanently eliminated as of September, up from 10% in April. This suggests that the pace of the labor market recovery may not improve in the months ahead particularly if the pandemic worsens this winter, as expected.

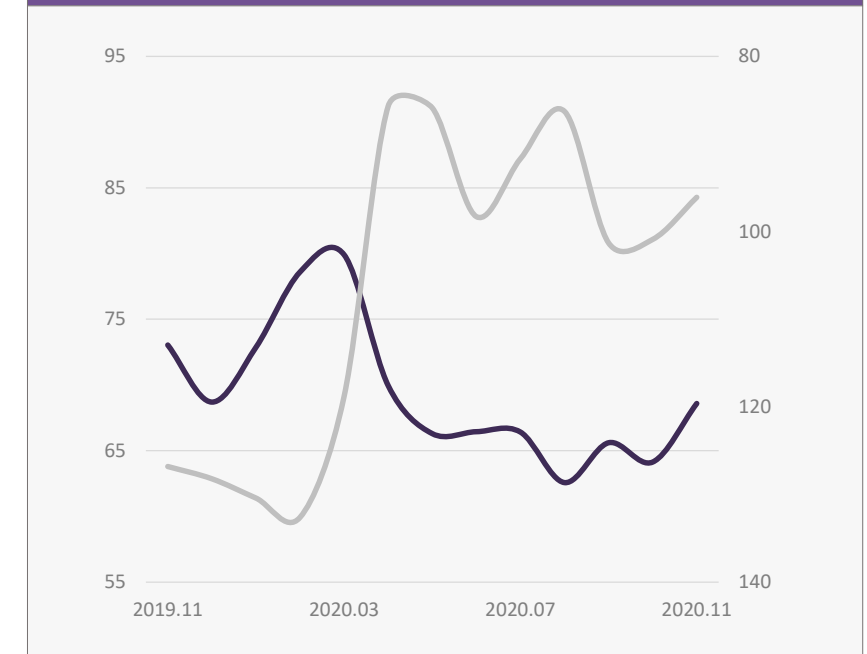
The U.S. economic recovery faces its most serious threat to date in the opening weeks of 2021. COVID-19 cases and deaths are surging, and more than 100,000 Americans are hospitalized with the disease. Cities and states are limiting activity again to contain the spread of the virus, potentially triggering layoffs in the weeks ahead. Though the forthcoming vaccine should boost consumer confidence when it is widely available, in the meantime millions of Americans face increasingly dire financial straits. Absent additional federal relief measures, consumer financial stress is expected to rise in the months ahead.

Consumer Stress Index

Historical Trend Over Past 16 Years



Movement Over Past 12 Months





Bankruptcy Index

The LegalShield Bankruptcy Index edged up in November but remains near record lows. While a patchwork of stimulus measures and debt forbearance programs have kept bankruptcies muted this year, this may change next year given the evidence of rising financial stress, particularly without additional federal relief.

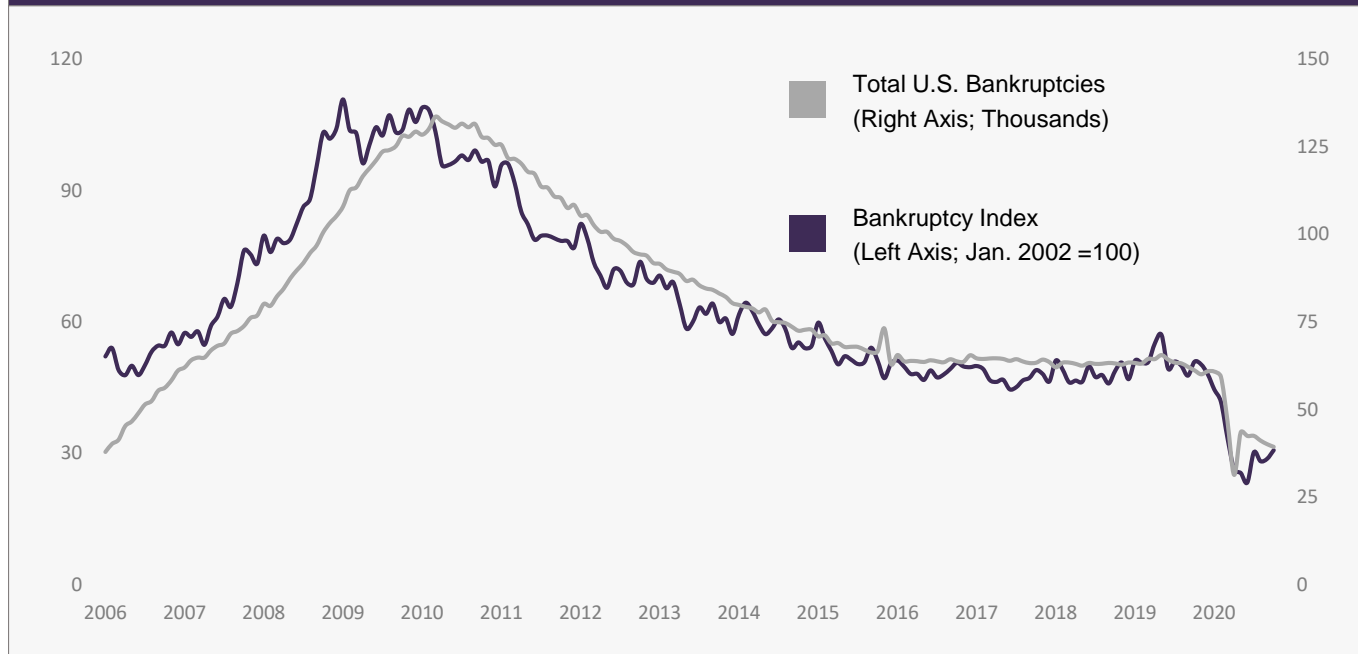
The LegalShield Bankruptcy Index inched up (worsened) 0.9 points to 31.7 in November, though it remains 10.1 points below its February level. Meanwhile, total seasonally adjusted U.S. bankruptcies edged down 0.6% in November and were nearly 40% below year-ago levels. Americans remain exceedingly cautious about taking on new debt. For example, the New York Fed reports that aggregate credit card balances declined in the third quarter of 2020 as borrowers paid down credit card debt and took advantage of forbearance programs. Similarly, other non-housing debt balances saw only modest increases from last quarter, including auto loans (up \$17 billion) and student loans (up \$9 billion).

Though debt levels have risen only slightly, financial stress appears to be building, especially among lower-income and unemployed Americans. A recent analysis by the Wall Street Journal reveals that lower-income earners benefitted less from pausing loan payments compared to higher-income earners. Further, Morning Consult survey data show that two-thirds of unemployment benefit recipients will see their benefits end in 2020 absent action from Congress. These same benefits do not cover basic expenses for 53% of recipients, meaning that roughly half of households receiving unemployment benefits are likely dipping into savings or, potentially, relying on credit card debt to meet their financial needs.

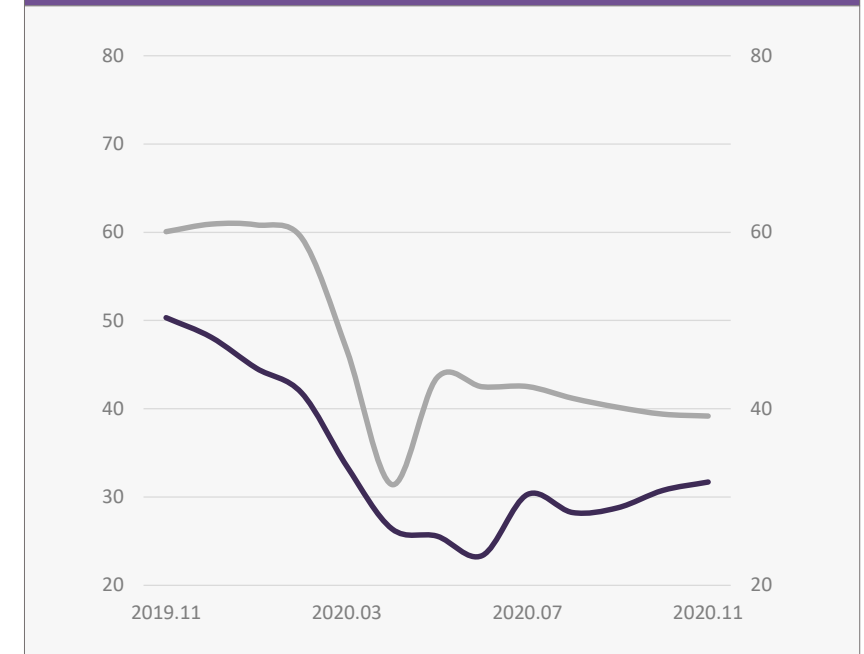
Looking ahead, the good news is that a wave of bankruptcies does not appear to be imminent. However, if the looming expiration of various UI programs and payment relief measures comes to pass without an extension from Congress, bankruptcies will almost surely rise later in 2021.

Bankruptcy Index

Historical Trend Over Past 16 Years



Movement Over Past 12 Months



A white rectangular sign with the word 'FORECLOSURE' in bold red capital letters, mounted on a wooden post.A red rectangular sign with the words 'FOR SALE' in bold white capital letters, mounted on a wooden post. Below the text is a white rectangular area.

Foreclosure Index

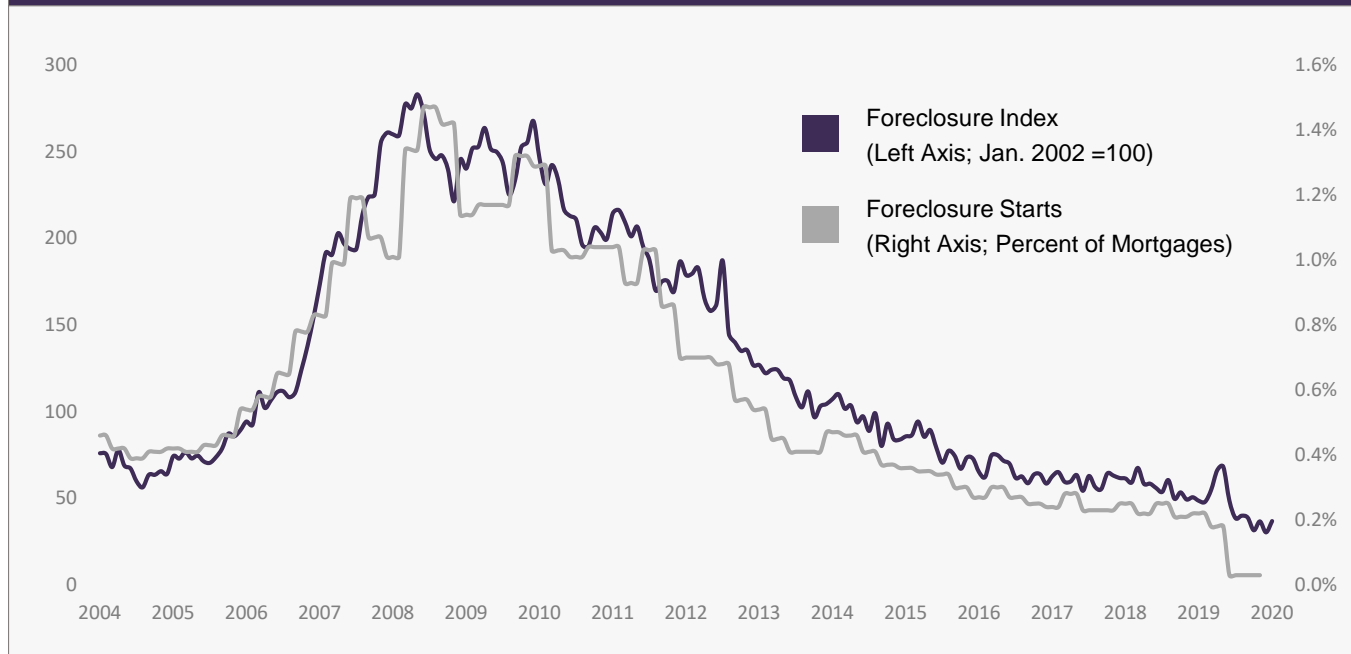
The LegalShield Foreclosure Index worsened in November but remains far below pre-pandemic levels, suggesting that an increase in foreclosures is not imminent. However, housing insecurity remains an issue of concern heading into 2021 given that CARES Act protections are set to expire at the end of the year.

The LegalShield Foreclosure Index jumped (worsened) 6.5 points to 36.9 in November, the sharpest increase since February. Meanwhile, third quarter foreclosure starts held at an all-time low of 0.3%. As LegalShield data suggest, signs of financial stress in certain areas of the housing market continue to build. For example, data from the Mortgage Bankers Association show that the share of mortgages in forbearance rose to 5.54% (roughly 2.8 million homeowners) in late November, the second consecutive increase. Estimates of broader housing insecurity are also concerning: the Census Bureau's Household Pulse Survey estimates that nearly one-third of Americans are at least somewhat likely to face eviction or foreclosure in the next two months.

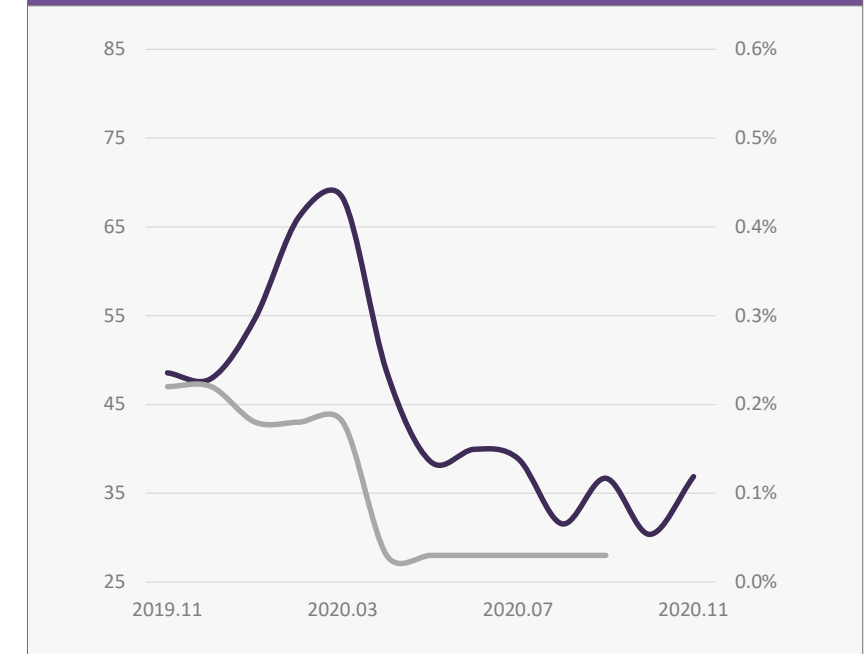
Although the rising financial stress among some homeowners is noteworthy, a surge in foreclosure activity does not appear to be imminent, particularly while foreclosure moratoria remain in place. However, should these measures be allowed to expire while the pandemic is still holding back economic activity and depressing the labor market, foreclosure activity would likely increase. As such, foreclosure activity should be monitored closely during the first half of the year.

Foreclosure Index

Historical Trend Over Past 16 Years



Movement Over Past 12 Months





Housing Construction Index

The LegalShield Housing Construction Index eased in November but remains near record highs, suggesting that building activity should remain robust in early 2021.

The LegalShield Housing Construction Index ticked down from 141.1 to 137.9 in November —the third highest level on record — due to the Foreclosure Index worsening. Meanwhile, housing starts improved 4.9% in October and are up 14% from a year ago, the third month of double-digit annual growth since the pandemic. The homebuilding industry remains a bright spot in the economy and shows few signs of slowing, as increased homebuyer demand — particularly for single-family homes in suburban areas and smaller cities — has driven a sustained resurgence in the housing market.

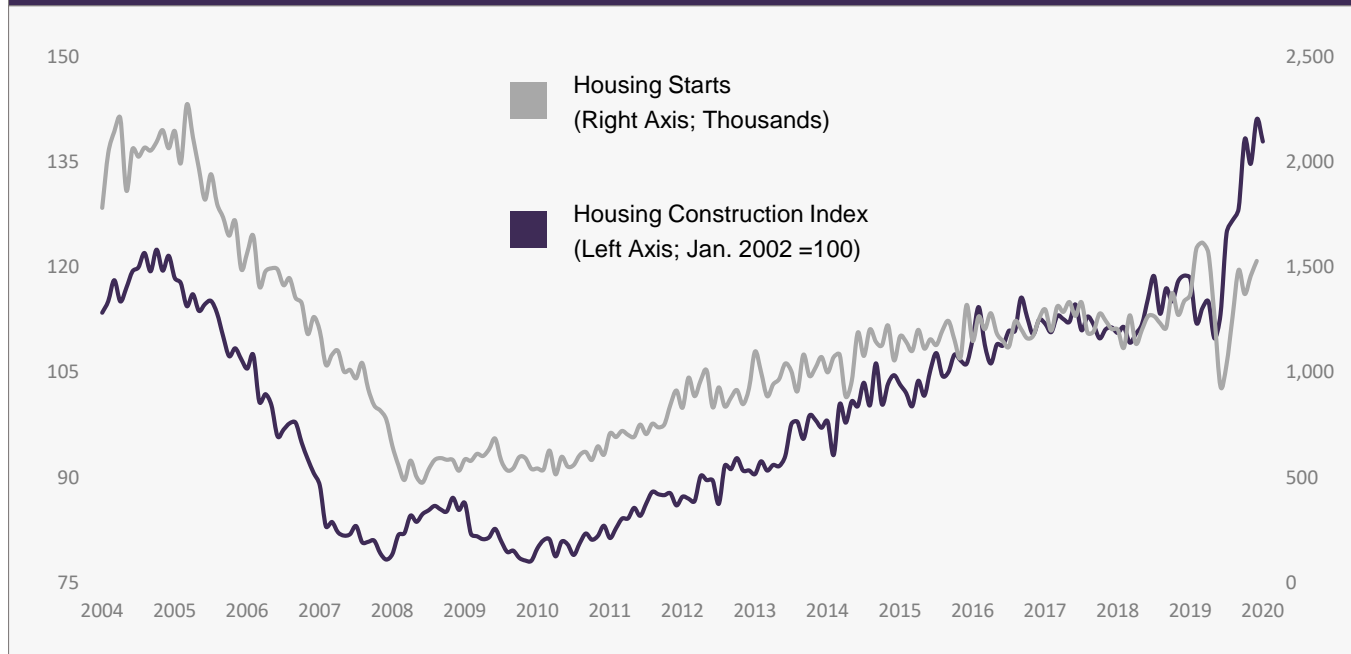
This shift in demand toward single-family homes is evident in several indicators, including:

- The NAHB/Wells Fargo Housing Market Index continued to defy gravity by reaching a record high for the third consecutive month in November.
- Building permits for single-family homes were up over 20% from year-ago levels in October while permits for buildings with 5 or more units were down over 30% during the same period.

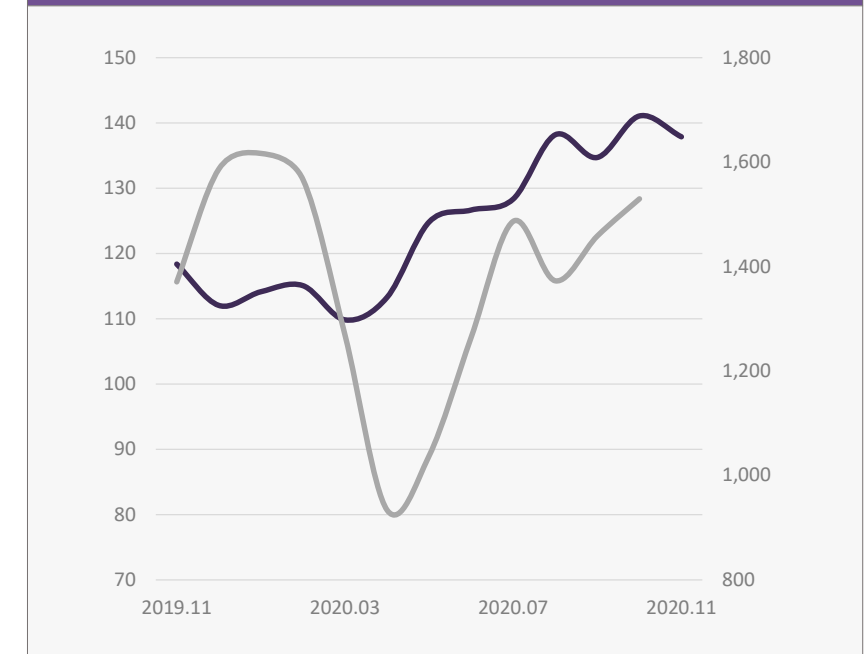
However, despite strong demand, there are several headwinds facing the homebuilding industry. The cost of building materials continues to climb: for example, the Residential Construction Producer Price Index is nearly 17 points above April levels and is only half a point below the all-time high seen in October 2018. While high input costs could exacerbate affordability concerns and eventually weigh on the industry in the long term, the current near-term outlook remains exceptionally bright.

Housing Construction Index

Historical Trend Over Past 16 Years



Movement Over Past 12 Months





Housing Sales Index

The LegalShield Housing Sales Index reached an all-time high in November, signaling continued demand for homes that should sustain existing home sales into 2021.

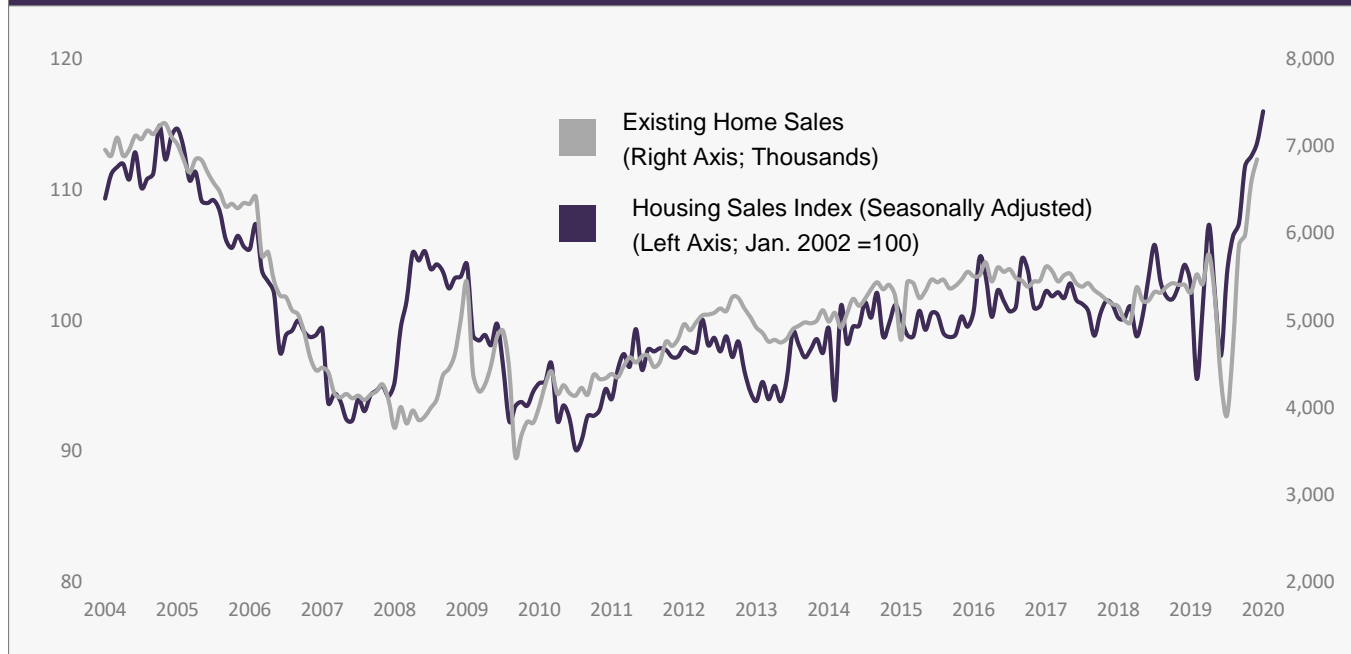
The LegalShield Housing Sales Index increased 2.4 points in November to an all-time high of 116.0. Meanwhile, existing home sales grew 4.3% in October to the highest level in 15 years and are more than 25% above year-ago levels. The current buying spree in the suburbs has continued unabated, fueled by record low mortgage rates and heightened demand for single-family homes. Indeed, the Census Bureau reports that new home sales are also seeing historic demand and were up over 40% Y/Y in October.

However, such robust homebuying activity is not evenly-spread across the housing market. Sales of existing homes priced below \$250K were unchanged or down on an annual basis in October, while homes priced between \$250-500K, \$500-750K, and \$750K-1M were up 38% Y/Y, 64% Y/Y, and 80% Y/Y, respectively. The strongest performance among higher-value homes reflects the K-shaped nature of the current economic recovery: while many affluent household have increased their savings rate during the pandemic while being less likely to lose their jobs, lower-income households have been harder hit by job loss and less able to benefit directly from the housing boom.

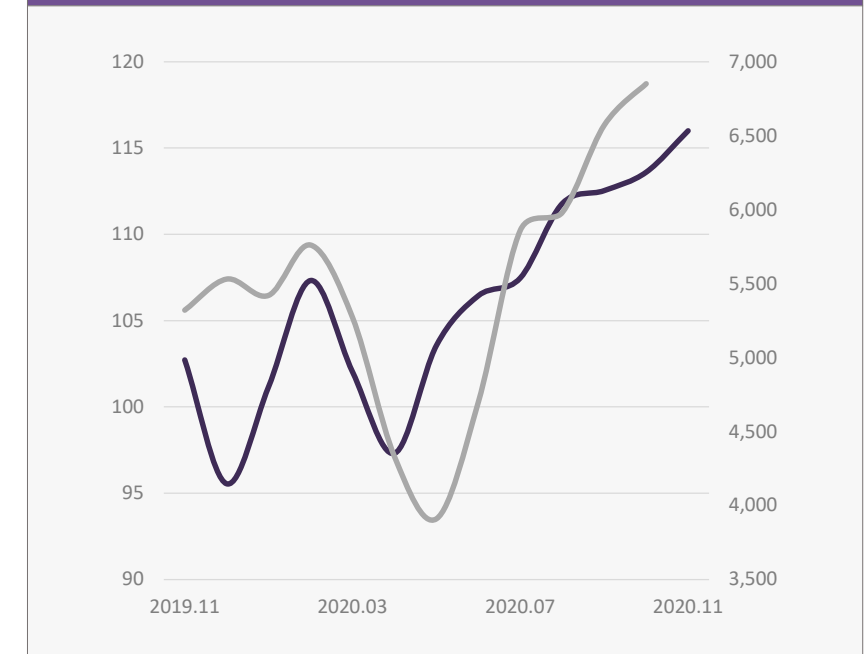
Although the current flood of home purchasing activity is concentrated in the higher-priced end of the market, there are few signs that it will abate in the near term. The LegalShield Housing Sales index corroborates this outlook and suggests that existing home sales will remain elevated in early 2021.

Housing Sales Index

Historical Trend Over Past 16 Years



Movement Over Past 12 Months



Technical Appendix



Key Findings

Three individual AOLs demonstrated strong correlation and leading properties against five target macroeconomic indicators.

Summary Of Results							
LEGALSHIELD AREA OF LAW	TARGET MACRO INDICATOR(S)	CORRELATION (LEVEL)	CORRELATION (Y/Y)	CORRELATION (Q/Q)	TRACKS HISTORICAL TREND?	ESTIMATED LEAD	ROBUST OVER TIME?
Bankruptcy	Bankruptcies	0.75	0.74	0.22	✓	≈ 1 mo.	✓+
Foreclosure	Foreclosures	0.96	0.88	0.47	✓	Coincident*	✓+
Real Estate	Existing Home Sales	0.87	0.65	0.46	✓	≈ 0-1 mo.*	✓

*These indices have a timing advantage over their target indicators due to the release schedule of the target series.

Composite Indices

We developed two composite indexes that are strongly correlated with and tend to lead economic indicators of interest.



LegalShield “Consumer Stress” Index

- ✓ **Component AOLs:** (1) Bankruptcy; (2) Consumer/Finance; (3) Foreclosure
- ✓ **Target Indicator:** Consumer Confidence
- ✓ **Performance:** -0.85 Correlation; 1-3 Month Lead



LegalShield “Housing Construction” Index

- ✓ **Component AOLs:** (1) Real Estate; (2) Foreclosure
- ✓ **Target Indicator:** Housing Starts
- ✓ **Performance:** 0.91 Correlation; 0-2 Month Lead*

*In addition to its statistical lead time, the Index also has a timing advantage over housing starts of roughly one week due to release schedules.

Methodology:

Individual Index Development



Methodology

A six-step process was used to convert LegalShield intake data into potential indices.

1

CONSTRUCT DATASET:

Conduct preliminary data cleaning, processing, and formatting.

2

DETERMINE SCOPE OF ANALYSIS:

Examine differences across plan types and subscriber samples to determine the optimal “subscriber universe” for index development.

3

DEFINE INTAKE METRIC:

Test competing approaches for normalizing intake data.

4

FILTER AOLS:

Evaluate and scope the original list of 65 areas of law (AOLs) to identify the best candidates for index development.

5

TEST:

Run the scoped AOLs through a series of transformations and statistical tests to identify quantitative relationships with key macroeconomic indicators.

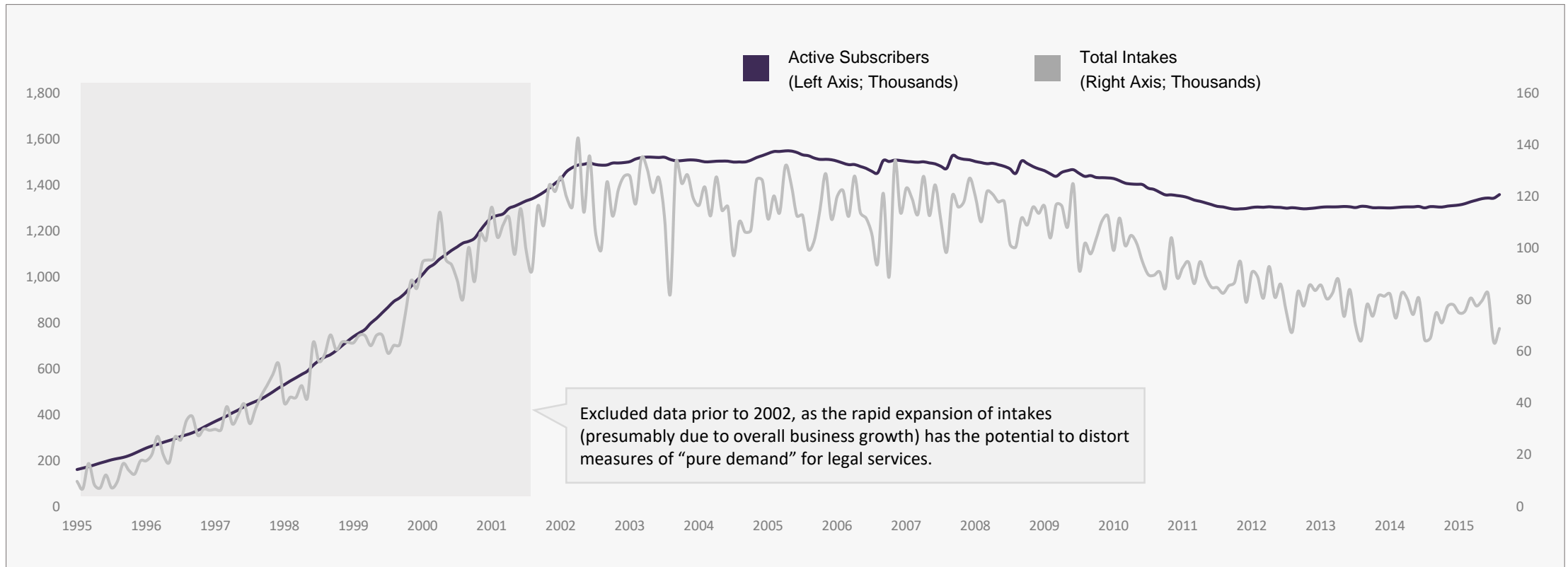
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DEVELOP INDEXES:

Combine specific AOLs into composite indexes and test relationships with key macroeconomic indicators.

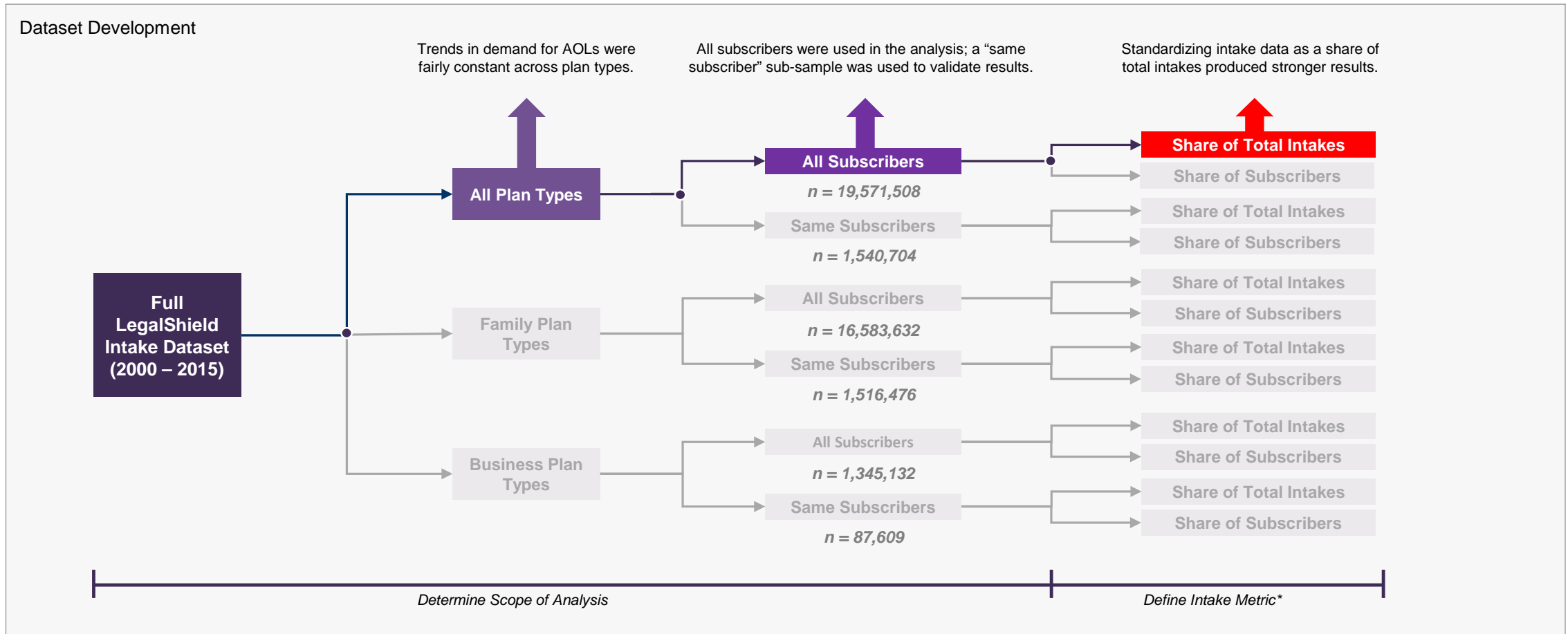
Data Construction & Cleaning

Monthly subscriber and intake data was trimmed to improve the stability of the dataset over time.



Analytical Scope

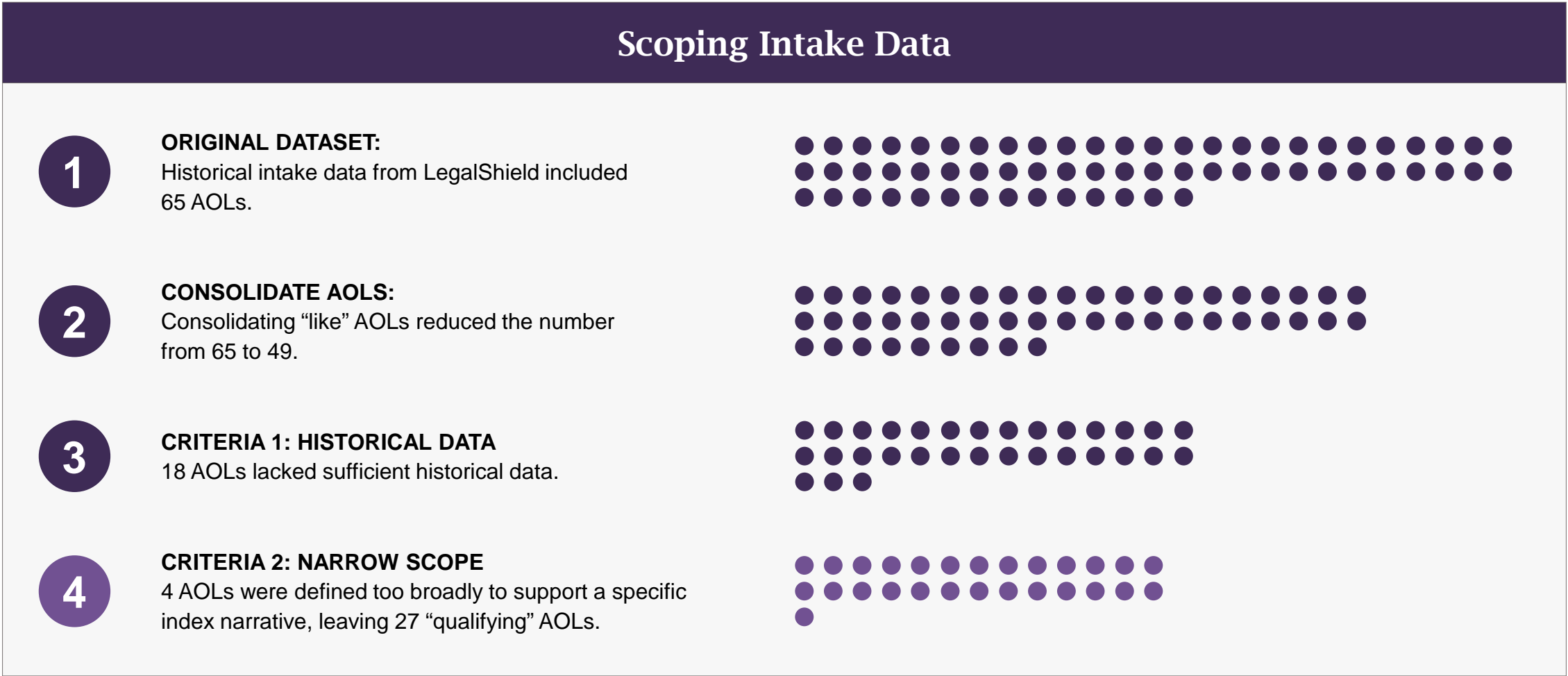
Testing and index development used intake data from all subscribers across all plan types, standardized by total intakes.



*Standardizing intake data as a share of active subscribers controls for the change in the size of the subscriber base over time. Standardizing intake data as a share of total intakes controls for shifts in the relative demand for different AOLs over time.

Filter AOLs

Out of 65 AOLs in the original intake data, a three-step filtering process identified 27 as suitable candidates for index development.



Filter AOL

Detailed Inclusion Filter Results (1/2)

ID	LEGALSHIELD AREA OF LAW	ASSOCIATED WITH +/- LIFE EVENT	HISTORICAL DATA	NARROW SCOPE	INCLUDE IN DATASET
1	Administrative Law	Ambiguous		✓	
2	Automobile Accident	-	✓	✓	✓
3	Banking	Ambiguous	✓		
4	Bankruptcy	-	✓	✓	✓
5	Business License, Fees, etc.	Ambiguous	✓	✓	✓
6	Civil Litigation	-	✓	✓	✓
7	Collection	-	✓	✓	✓
8	Consumer/Finance	Ambiguous	✓	✓	✓
9	Contract	Ambiguous	✓	✓	✓
10	Corporate	+	✓	✓	✓
11	Criminal	-	✓	✓	✓
12	Divorce	-		✓	
13	Divorce Uncontested	-		✓	
14	Education	-	✓	✓	✓
15	Elder Law	-	✓	✓	✓
16	Employment	Ambiguous	✓	✓	✓
17	Entertainment	Ambiguous		✓	
18	Estate Planning	Ambiguous	✓	✓	✓
19	Family Law	Ambiguous	✓	✓	✓
20	Firearm	Ambiguous		✓	
21	Foreclosure	-	✓	✓	✓
22	Franchise Law	Ambiguous		✓	
23	General Law	Ambiguous	✓		
24	Identity Theft	-		✓	
25	Immigration	Ambiguous	✓	✓	✓

Filter AOL

Detailed Inclusion Filter Results (2/2)

ID	LEGALSHIELD AREA OF LAW	ASSOCIATED WITH +/- LIFE EVENT	HISTORICAL DATA	NARROW SCOPE	INCLUDE IN DATASET
26	Insurance	-	✓	✓	✓
27	Labor Law	-		✓	
28	Landlord Tenant	-	✓	✓	✓
29	Legal Malpractice	-		✓	
30	Loan Modification	Ambiguous		✓	
31	Medical Malpractice	-	✓	✓	✓
32	Military Law/Security Clearance	Ambiguous		✓	
33	Other	Ambiguous	✓		
34	Patents Combined	+	✓	✓	✓
35	Personal Injury	-	✓	✓	✓
36	Probate	-	✓	✓	✓
37	Product Liability	-		✓	
38	Public Service	Ambiguous		✓	
39	Real Estate	+	✓	✓	✓
40	Request for Service	Ambiguous			
41	Small Claims	-	✓	✓	✓
42	Social Security	-	✓	✓	✓
43	Tax	Ambiguous	✓		
44	Trademarks	+		✓	
45	Traffic	-	✓	✓	✓
46	Veteran's Affairs	Ambiguous		✓	
47	Will Workshop	Ambiguous		✓	
48	Workman's Compensation	-	✓	✓	✓
49	Wrongful Death	-		✓	
TOTAL			31	44	27

Testing

Intake data from the 27 “qualifying” AOLs was then tested against 15 economic indicators of interest to assess potential predictive value.

MACROECONOMIC INDICATORS:

1. Conduct preliminary data cleaning, processing, and formatting.
2. Examine differences across plan types and subscriber samples to determine the optimal “subscriber universe” for index development
3. Test competing approaches for normalizing intake data.

HOUSING INDICATORS:

4. Housing Starts
5. Existing Home Sales (NAR)
6. Residential Construction Permits
7. Small Business Optimism Index (NFIB)

FINANCIAL HEALTH INDICATORS:

8. Total Bankruptcies (Total Filings; Epiq)
9. Delinquencies (All Loans & Leases; St. Louis Fed)
10. Foreclosures (All Mortgage Foreclosures Started; Mortgage Bankers Association)
11. Consumer Credit (Total; Revolving; Non-Revolving)
12. S&P 500 Index
13. Wilshire 5000 Index

CONFIDENCE INDICATORS:

14. Consumer Confidence Index (Conference Board)
15. Small Business Optimism Index (NFIB)

Testing

Three out of the final 27 AOLs demonstrated a strong statistical relationship to a handful of economic indicators.

Scoping Intake Data

1

27 SCOPED AOLS: 27 AOLs were subjected to several rounds of statistical testing.



2

STATISTICAL RELATIONSHIP: Test for correlation across various transformations.



3

TRACKING HISTORICAL TREND: Visually assess AOL to determine how closely it tracks its target indicator.



4

LEADING PROPERTIES: Test for leading / concurrent properties.



5

ROBUST ACROSS TIME: Confirm that relationships hold across various out-of-sample time periods.



Testing

Testing included computing various correlations, assessing historical trends and leading properties, and evaluating stability over time.

1

BASIC COORELATIONS:

- Examined the correlation between AOL and target macro indicator using different transformations



2

HISTORICAL TREND & LEADING PROPERTIES:

- Produced charts of transformed AOL and select economic indicators to confirm/reject if AOL tracks indicator's historical trend
- Examined AOLs on both a concurrent and leading basis

3

STABILITY TESTS:

- Performed testing to confirm that relationship between AOL and macro indicator was not driven solely by a specific time period within the dataset and ensure that the relationship holds across time
- Test 1: Compared correlations between first half of data (2000 – 2007) and second half of data (2008 – 2015)
- Test 2: Compared correlations between random samples of the data
- Test 3: Compared earliest and latest data (2000 – 2005, 2010 – 2015) with middle of data (2006 – 2009)
- Test 4: Compared correlations between 20% of most recent data (Nov 2012 – Dec 2015) and remaining data

Testing

Statistical Relationship Testing, Select Results

Correlation Results (2002 – 2017)				
LEGALSHIELD AREA OF LAW	TARGET INDICATOR	CORRELATION (LEVEL)	CORRELATION (Y/Y)	CORRELATION (Q/Q)
Bankruptcy	Bankruptcies	0.76	0.67	0.20
Foreclosure	Foreclosures	0.96	0.87	0.49
Real Estate	Existing Home Sales	0.85	0.58	0.36

Testing

Historical Trend & Leading Properties Testing, Select Results

Historical Trend & Leading Properties Results (2002 – 2016)				
LEGALSHIELD AREA OF LAW	TARGET INDICATOR	TRACKS HISTORICAL TREND?	LEADING PROPERTIES	APPROXIMATE LEAD TIME
Bankruptcy	Bankruptcies	✓	✓	≈ 1 mo.
Foreclosure	Foreclosures	✓	r	Coincident*
Real Estate	Existing Home Sales	✓	✓	≈ 1 mo.*

* These indices have a practice lead time of varying length due to the release schedule of the target series.

Testing

Intertemporal Stability Testing, Select Results

Stability Test Results (2000 – 2015)							
LEGALSHIELD AREA OF LAW	TARGET MACRO INDICATOR(S)	TEST 1*	TEST 2*	TEST 3*	TEST 4*	OVERALL SCORE	KEY TAKEAWAYS
Bankruptcy	Bankruptcies	✓	✓	✓	✓	✓+	Performed well across all tests
Foreclosure	Foreclosures	✓	✓	✓	✓	✓+	Performed well across all tests
Real Estate	Existing Home Sales	r	✓	✓	✓	✓	Performed well on all but one test

* Test 1: Compared correlations between first half of data (2000 – 2007) and second half of data (2008 – 2015)

* Test 2: Compared correlations between random samples of the data

* Test 3: Compared earliest and latest data (2000 – 2005, 2010 – 2015) with middle of data (2006 – 2009)

* Test 4: Compared correlations between 20% of most recent data (Nov 2012 – Dec 2015) and remaining data

Methodology:

Composite Index Development



Methodology

A five-step process was used to convert LegalShield data into composite indices.

- 1 SELECT AOLS:** Select individual AOLS to be included in the composite index, based on results of statistical tests and desired index “narrative” (e.g., consumer stress).
- 2 TRANSFORM AOLS:** Compute the month-on-month percent change for each AOL.
- 3 STANDARDIZE:** Create a standardization factor for each AOL, based on its standard deviation. Multiply each transformed AOL by the standardization factor to produce an “adjusted monthly contribution” for each AOL.
- 4 SUM COMPONENTS:** Sum the adjusted monthly contribution across each AOL to produce a monthly index growth rate.
- 5 REBASE TO 100:** Rebase the monthly index growth rate to a given month (January 2000 = 100) and to produce a monthly composite index.

Testing

Historical Trend & Leading Properties Test Results

Historical Trend & Leading Properties Results (2002 – 2016)				
COMPOSITE INDEX	TARGET INDICATOR	TRACKS HISTORICAL TREND?	LEADING PROPERTIES	APPROXIMATE LEAD TIME
Consumer Stress	Consumer Confidence	✓	✓	1 - 3 mo.
Housing Construction	Housing Starts	✓	✓	0 – 2 mo.*

*In addition to its statistical lead time, the Index also has a timing advantage over housing starts of roughly a week due to release schedules.

Testing

Statistical Relationship Test Results

Correlation Results (2002 – 2017)				
COMPOSITE INDEX	TARGET INDICATOR	CORRELATION (INDEX)	CORRELATION (Y/Y)	CORRELATION (Q/Q)
Consumer Stress	Consumer Confidence	-0.85	-0.58	-0.33
Housing Construction	Housing Starts	0.88	0.55	0.23

Testing

Intertemporal Stability Tests

Stability Test Results (2000 – 2015)							
COMPOSITE INDEX	TARGET INDICATOR	TEST 1*	TEST 2*	TEST 3*	TEST 4*	OVERALL SCORE	KEY TAKEAWAYS
Consumer Stress	Consumer Confidence	r	✓	✓	✓	✓	Performed well on all but one test
Housing Construction	Housing Starts	r	✓	✓	✓	✓	Performed well on all but one test

Test 1: Compared correlations between first half of data (2000 – 2007) and second half of data (2008 – 2015)

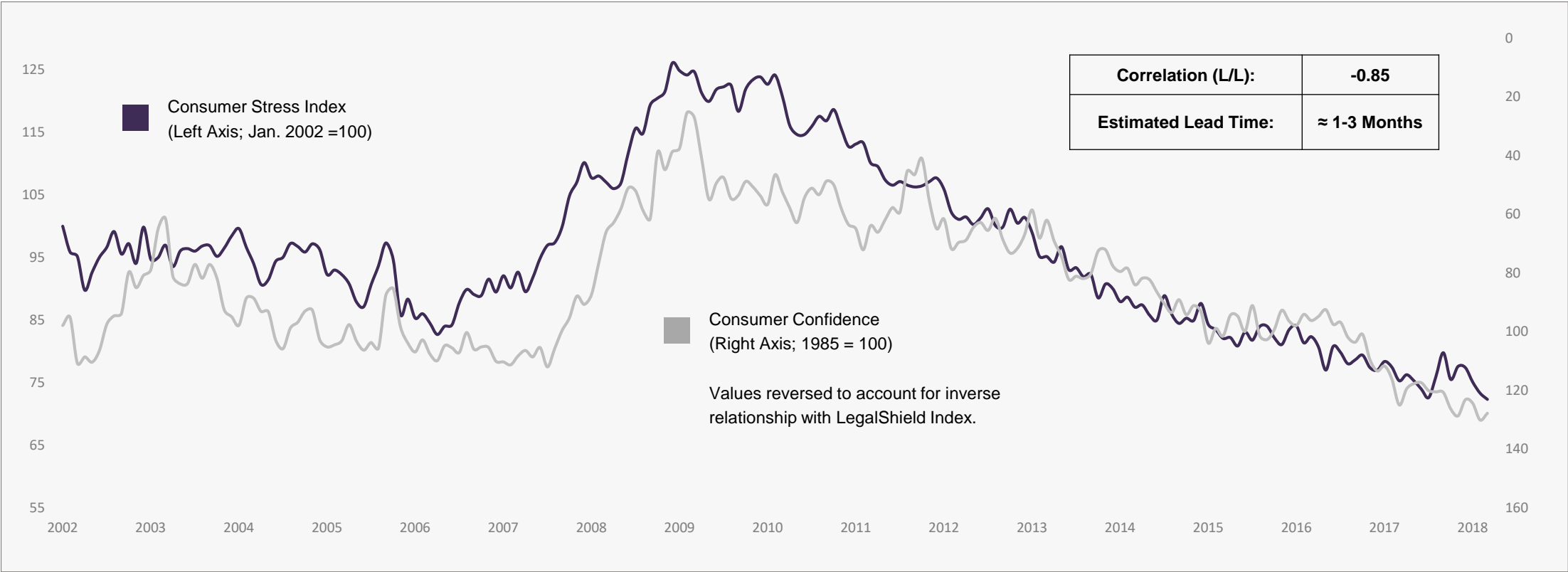
Test 2: Compared correlations between random samples of the data

Test 3: Compared earliest and latest data (2000 – 2005, 2010 – 2015) with middle of data (2006 – 2009)

Test 4: Compared correlations between 20% of most recent data (Nov 2012 – Dec 2015) and remaining data

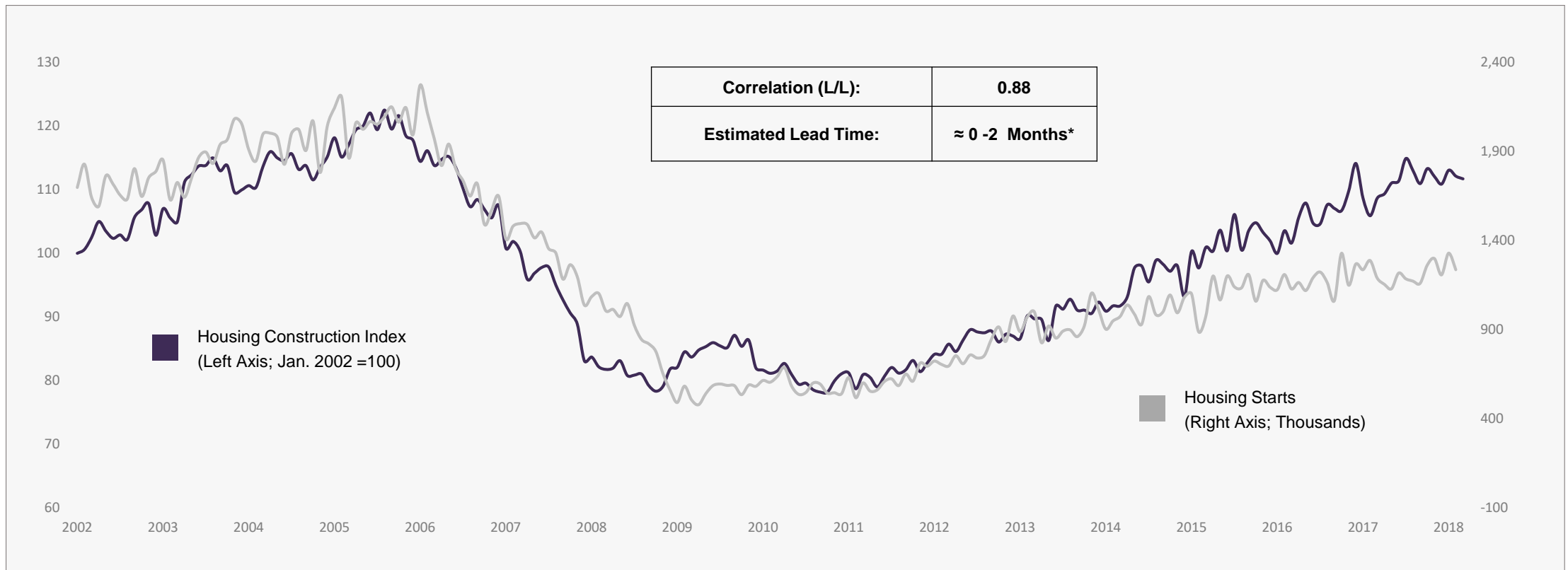
Composite Index: Consumer Stress

AOLs: Bankruptcy; Foreclosure; Consumer Finance



Composite Index: Housing Construction Index

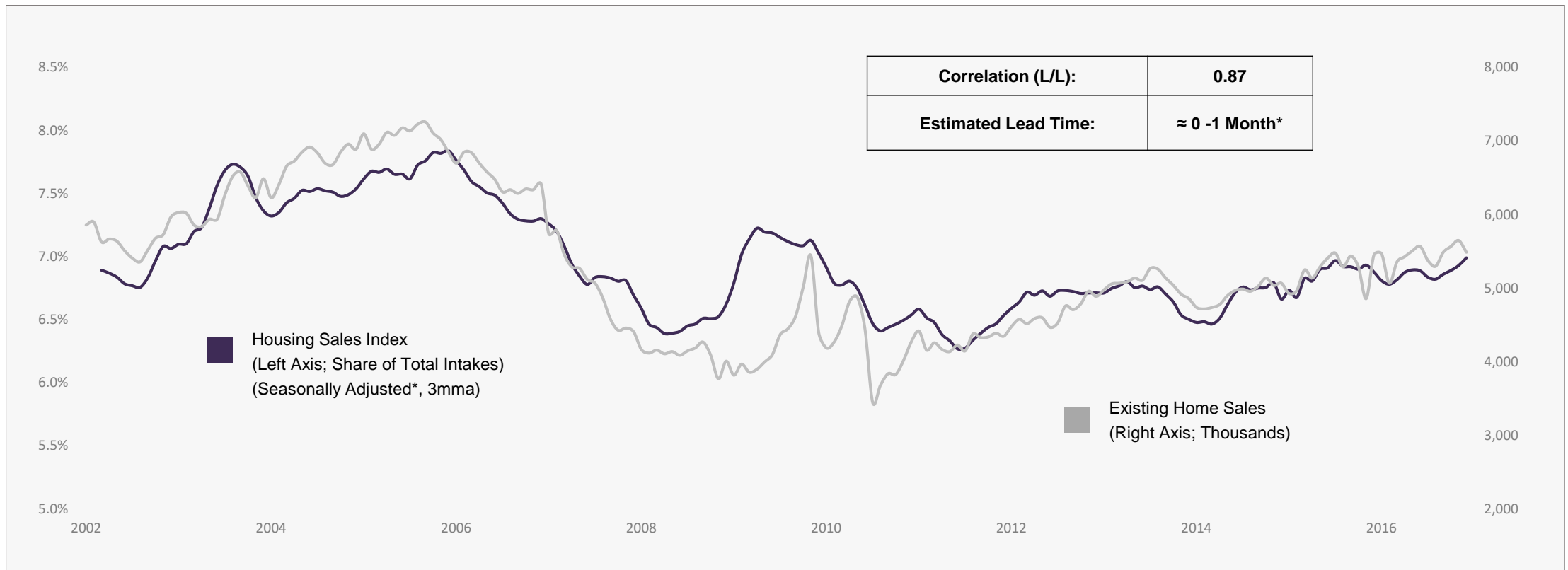
AOLs: Foreclosure; Real Estate*



*The Housing Construction Index component of the Housing Activity Index was seasonally adjusted using the Census Bureau's X-13 ARIMA-SEATS Seasonal Adjustment Program. In addition to its statistical lead time, the Index has a timing advantage over housing starts of roughly a week due to release schedules.

AOL: Real Estate

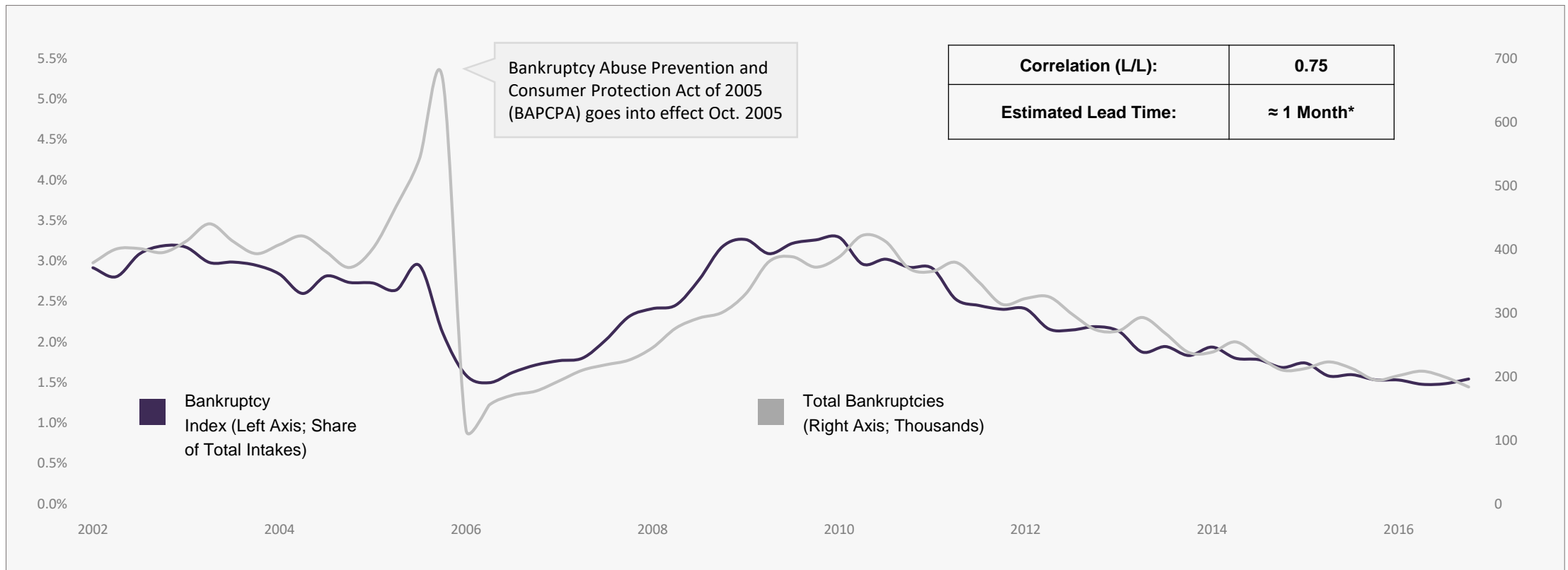
Target Series: Real Estate*



*The Housing Sales Index was seasonally adjusted using the Census Bureau's X-13 ARIMA-SEATS Seasonal Adjustment Program. In addition to its statistical lead time, the Index has a timing advantage of roughly two weeks over existing home sales due to release schedules.

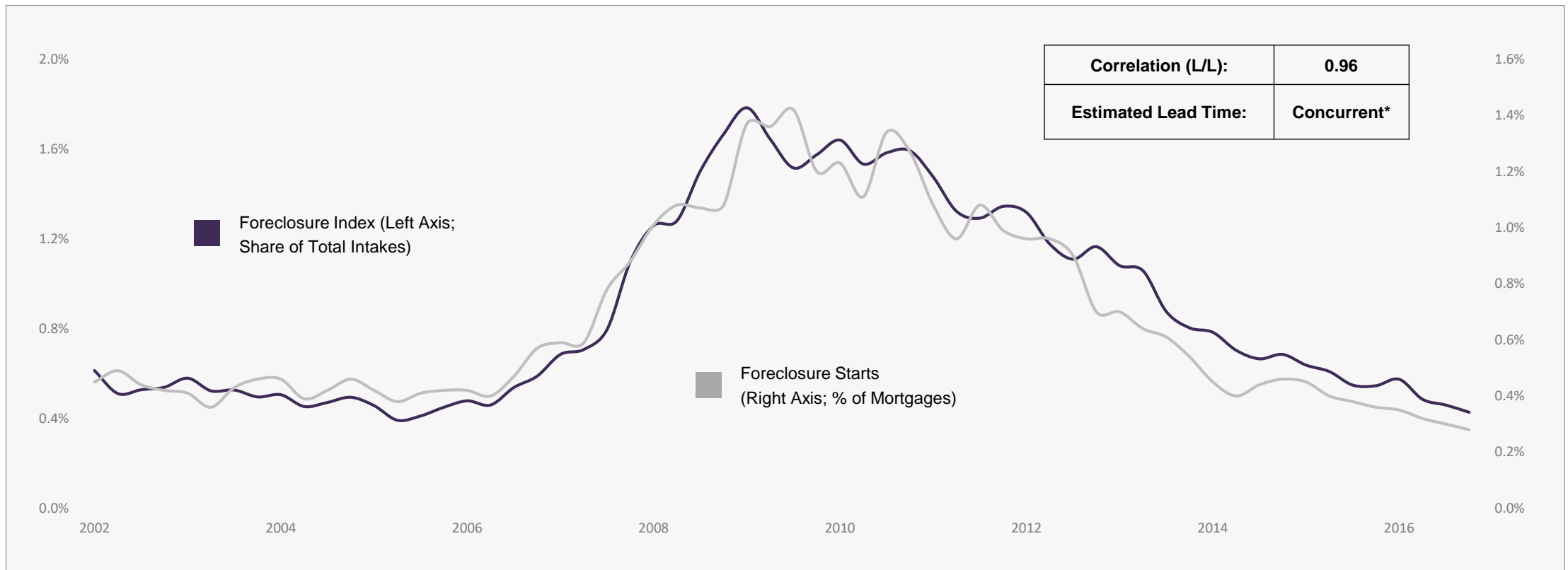
AOL: Bankruptcy

Target Series: Consumer Bankruptcies



AOL: Foreclosure

Target Series: Foreclosure Starts



*Foreclosures starts are statistically coincident with the LegalShield Foreclosure Index, but the Index has a significant timing advantage time due to its monthly release (compared to the quarterly release of foreclosure starts).

Results

Summary of Key Findings

Summary of Results						
LEGALSHIELD LAW Index	TARGET SERIES	CORRELATION (LEVEL)	CORRELATION (Y/Y)	CORRELATION (Q/Q)	APPROXIMATE LEAD TIME	ROBUST ACROSS TIME
Bankruptcy	Bankruptcies	0.76	0.67	0.20	≈ 1 mo.	✓+
Foreclosure	Foreclosures	0.96	0.87	0.49	Coincident*	✓+
Housing Sales	Existing Home Sales	0.85	0.58	0.36	≈ 0-1 mo.*	✓
Consumer Stress	Consumer Confidence	-0.85	-0.58	-0.33	≈ 1-3 mo.	✓
Housing Construction	Housing Starts	0.88	0.55	0.23	≈ 0-2 mo.*	✓

Thank you!

