

Reducing Strategic Default in a Financial Crisis

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Discussion by

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Summary

- Question
 - How does increasing the cost of default affect borrower behavior?
- Approach
 - Exploit a bankruptcy reform that imposed higher costs on defaulting
 - Use a diff-in-diff across income limit and policy time
- Key Results
 - Defaults fall independent of material changes in ability to pay
 - Effect varies with home ownership and adverse life events
- Comments
 - Anticipation Bias
 - Heterogeneity
 - Model Specification

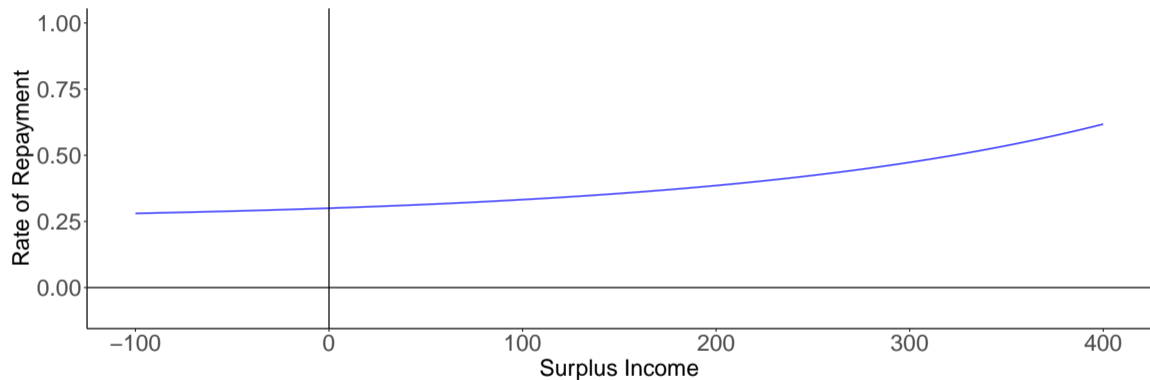
Context

- Several iterations of Bankruptcy Act of 1869
- Sep 2009 iteration included several amendments to:
 - Employee and pension protection during bankruptcy
 - Maximum amount of debt 3X larger
 - Counseling mandates to receive discharge
- Duration of payments in bankruptcy changed:
 - Pre-reform: made payments for 9 months
 - Post-reform: 21 months if surplus income above 200
 - Increased cost of default

Context

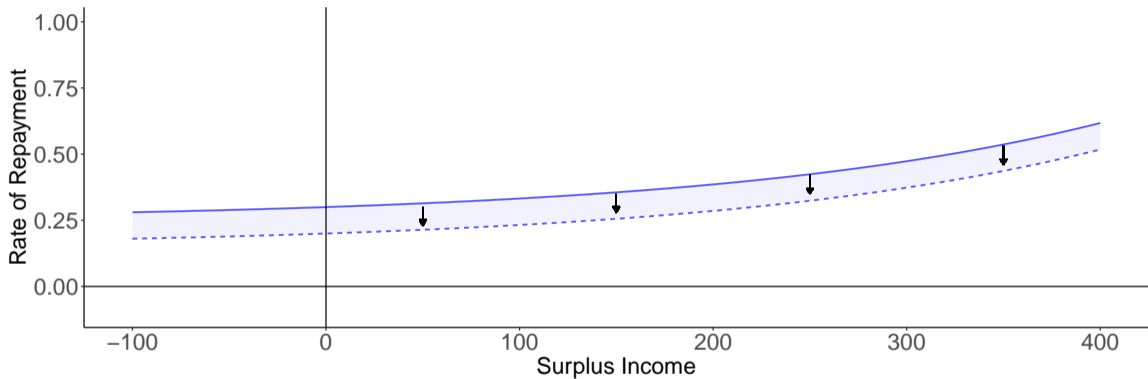
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- **Question:** Timeline of legislation → anticipatory behavior?

Anticipation Bias and Strategic Behavior



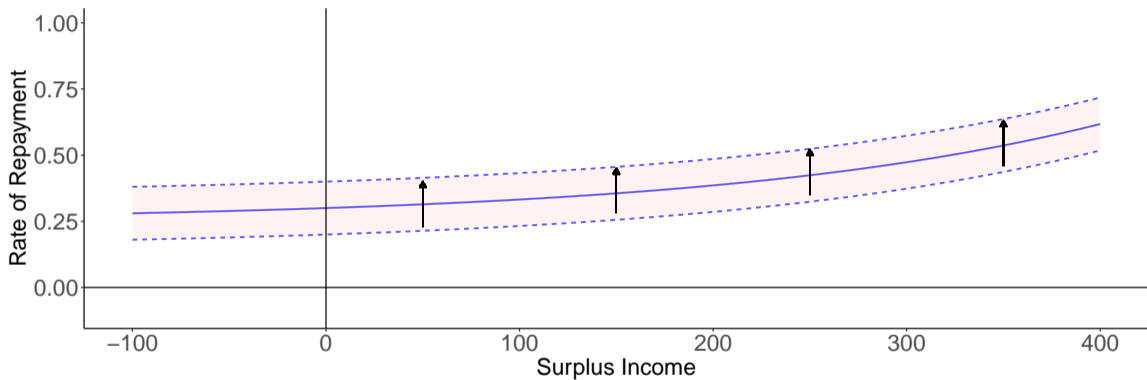
- What would anticipation bias look like?

Anticipation Bias and Strategic Behavior



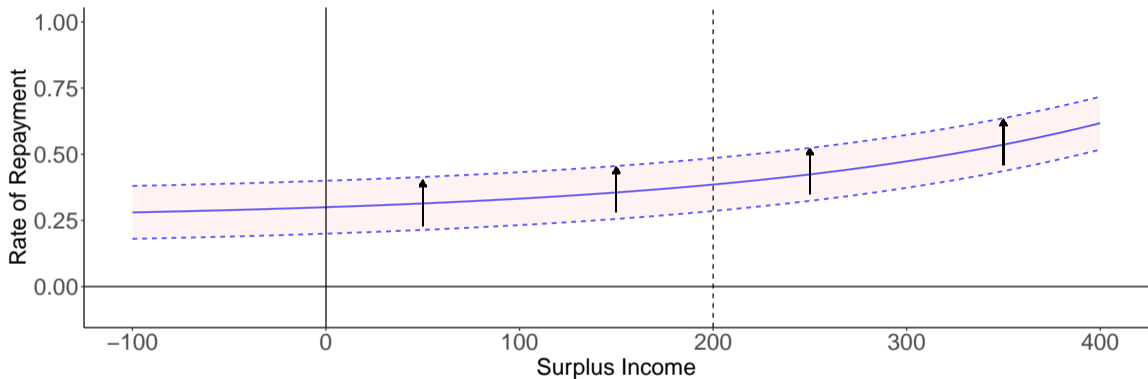
- Initially lower repayment to avoid higher default costs

Anticipation Bias and Strategic Behavior



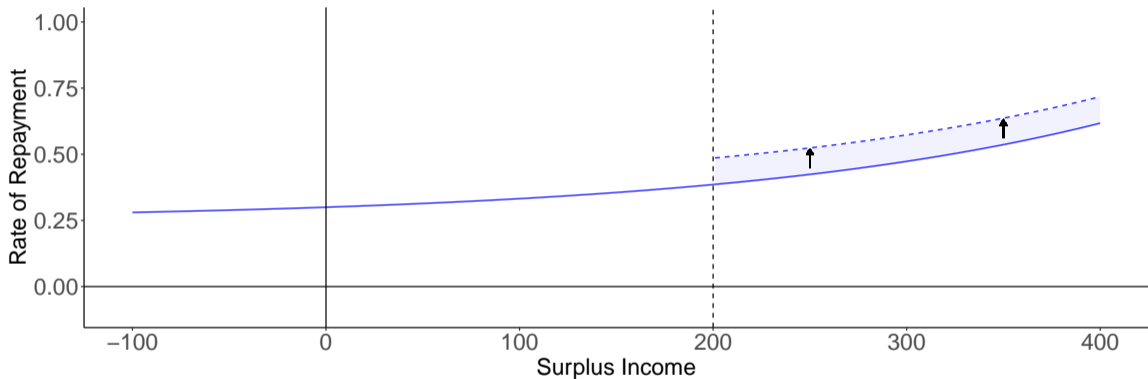
- To preserve average default rate, higher repayment later

Anticipation Bias and Strategic Behavior



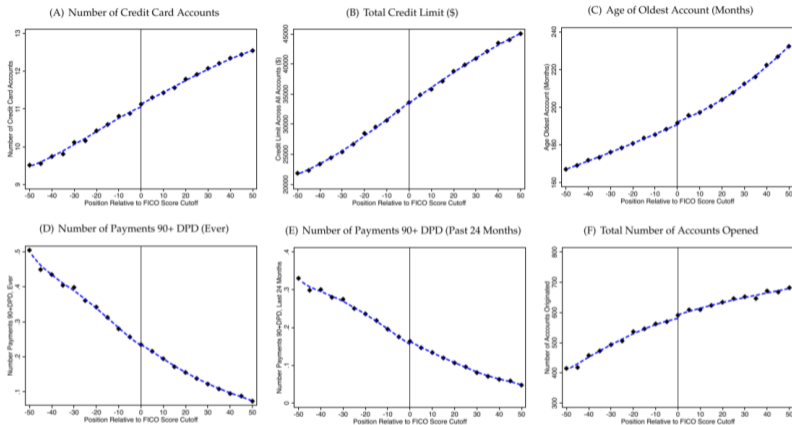
- Issue is avoided thanks to arbitrary income threshold

Anticipation Bias and Strategic Behavior



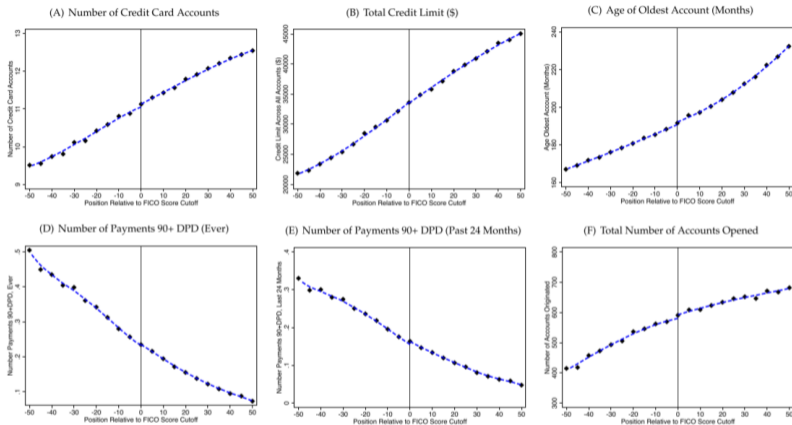
- Treatment independent of surplus income above and below

Anticipation Bias and Strategic Behavior



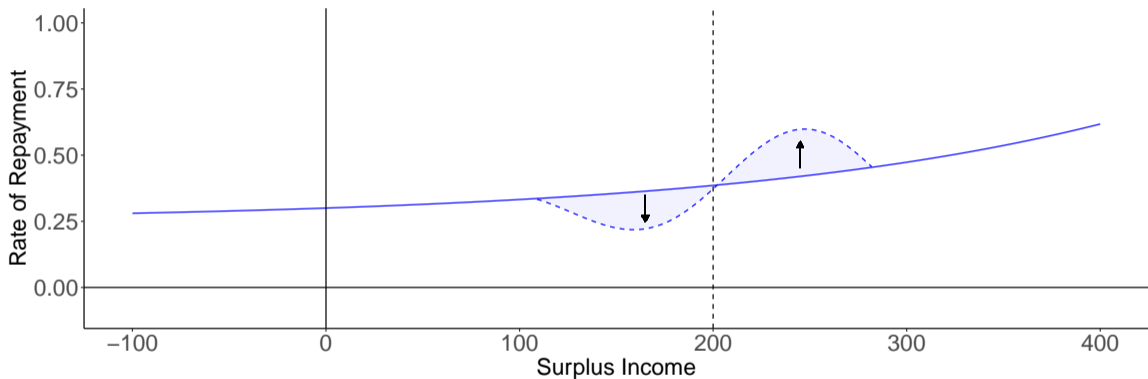
- Comment #1: Threshold may be correlated with other characteristics

Anticipation Bias and Strategic Behavior



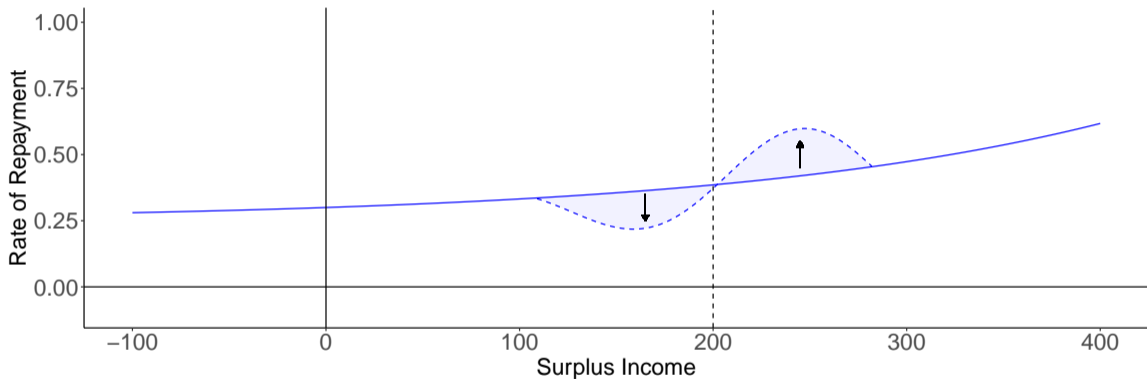
- Comment #1: Threshold may be correlated with other characteristics
- Solution: Investigate how characteristics change around threshold

Anticipation Bias and Strategic Behavior



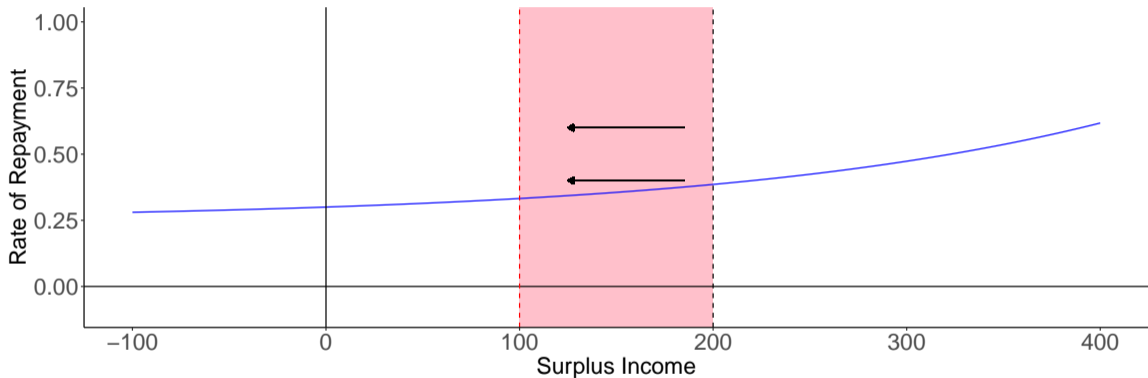
- Possibly strategic behavior around threshold?

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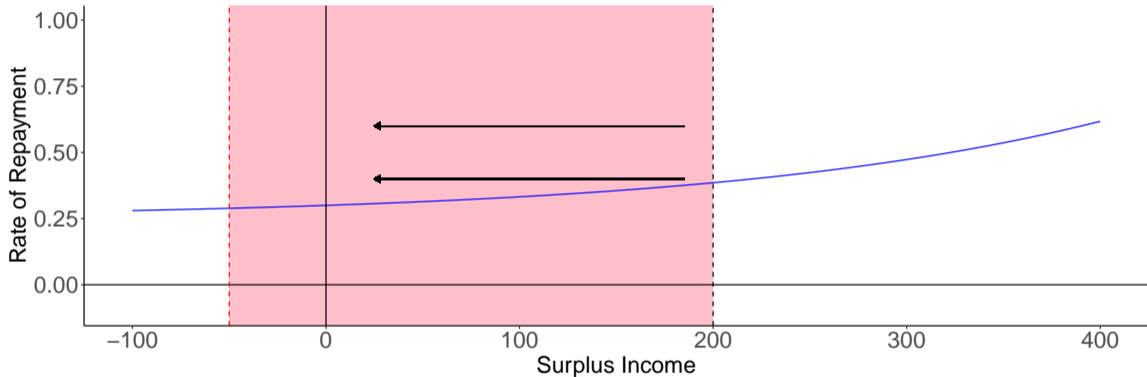
- Possibly strategic behavior around threshold?
- Not issue because paper uses pre-policy income

Anticipation Bias and Strategic Behavior



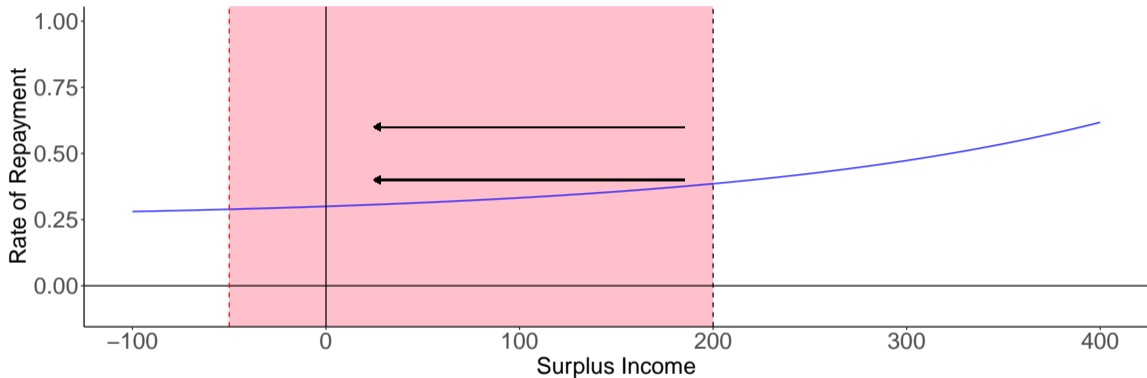
- Comment #2: Pre-policy income may fall during crisis

Anticipation Bias and Strategic Behavior



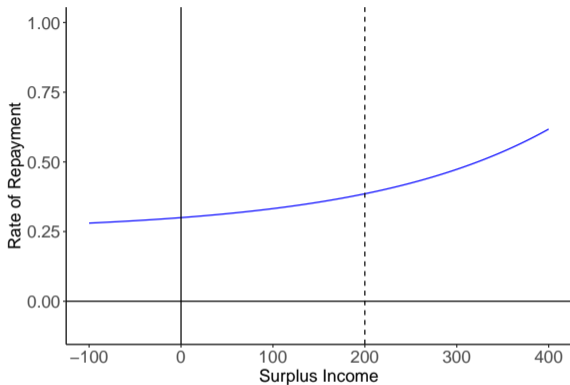
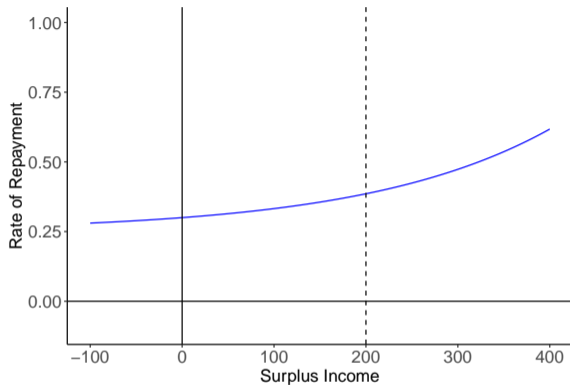
- Comment #2: Pre-policy income may fall during crisis **by a lot**

Anticipation Bias and Strategic Behavior



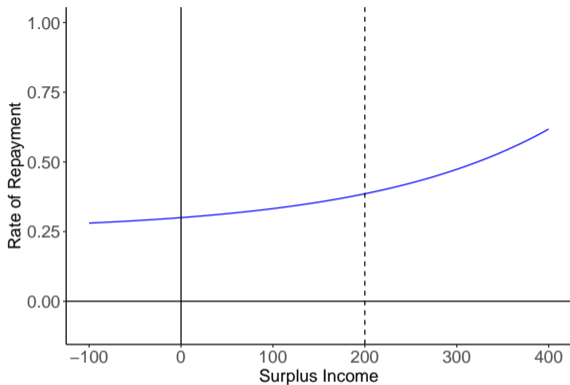
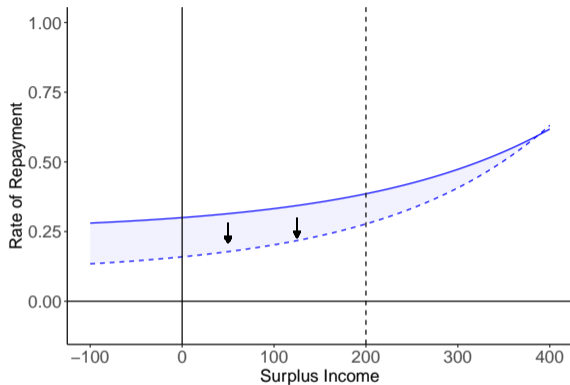
- Comment #2: Pre-policy income may fall during crisis **by a lot**
- Solution: Run tests on localities with limited changes to income

Heterogeneity and Income



- Comment #3: Heterogenous response to crisis may correlate with threshold

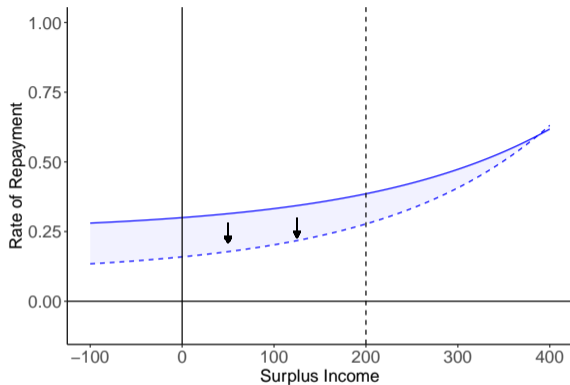
Heterogeneity and Income



Low income:

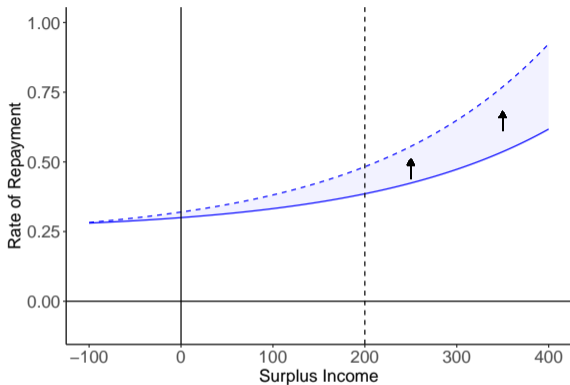
- More financial constraints
- Debt overhang

Heterogeneity and Income



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High income:

- Favorable treatment by creditors
- Concern over credit access

Heterogeneity and Income

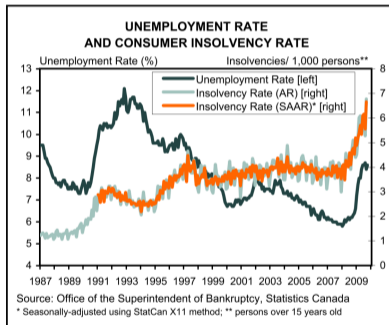
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Heterogeneity and Income

- Comment #3: Heterogenous response to crisis may correlate with threshold
- Solution:
 - Present changes in repayment across each income decile
 - Run placebo tests across different income thresholds

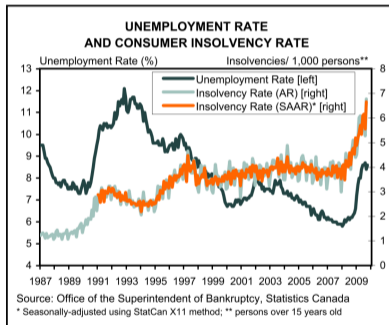
Model Specification

- Motivation: Insolvency and unemployment correlated



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- While rising unemployment is the spark, high household debt relative to personal disposable income appears the kindling for the heightened pace of insolvency.

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- Illustration:

$$Y_{i,t,z,v} = \sum_{\tau=2}^{12} \beta_{\tau} \times \mathbb{I}_{\tau=t} \times \text{subprime}_i + \sum_{j=1}^5 \text{age}^j + \alpha_i$$

- $Y_{i,t,z,v}$ indicates when a non-delinquent loan enters delinquency
- *subprime* indicates a loan has a FICO credit score below 620
- t indicates the month relative to January 2009
- 1 million loans across California, Arizona, Florida, and Nevada
- 10 million observations across 12 months

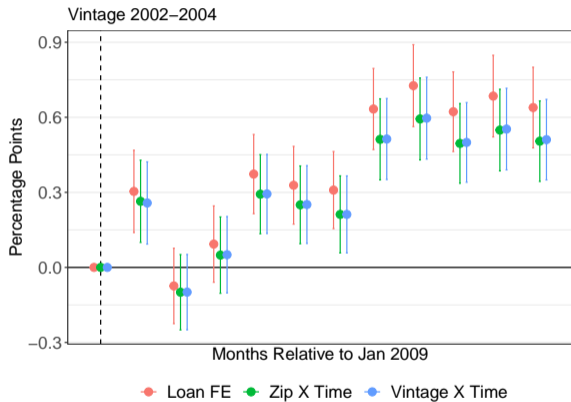
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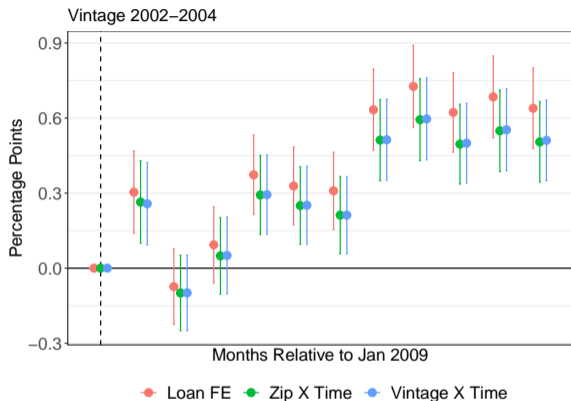
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- $\alpha_{t,z}$ and $\alpha_{t,v}$ are time-varying fixed effects for zip and vintage

Model Specification

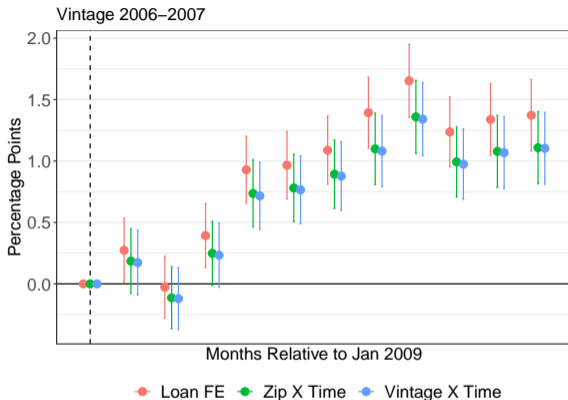
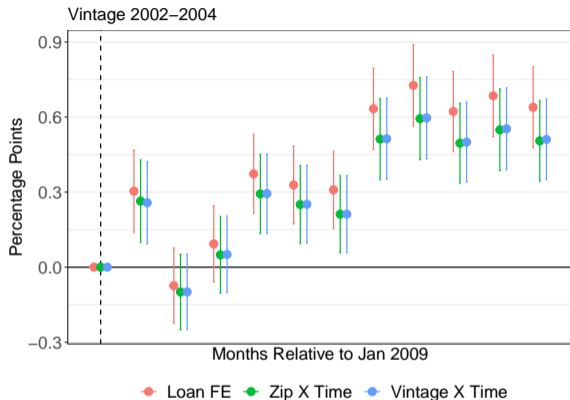


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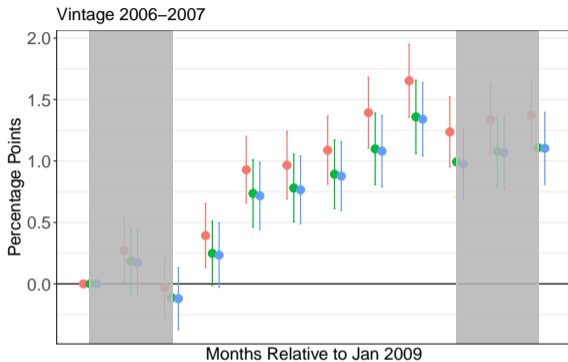
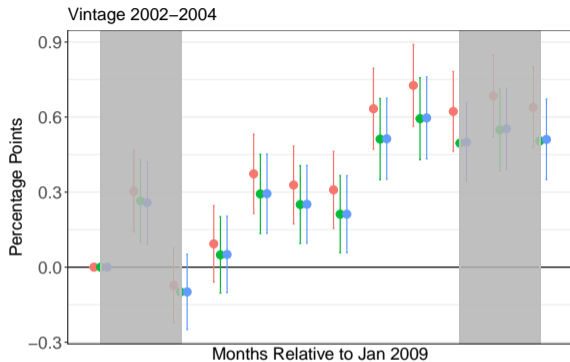
- Estimates drop 20% drop with FE

Model Specification



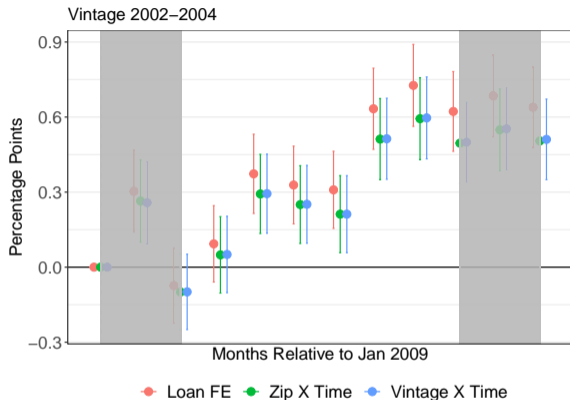
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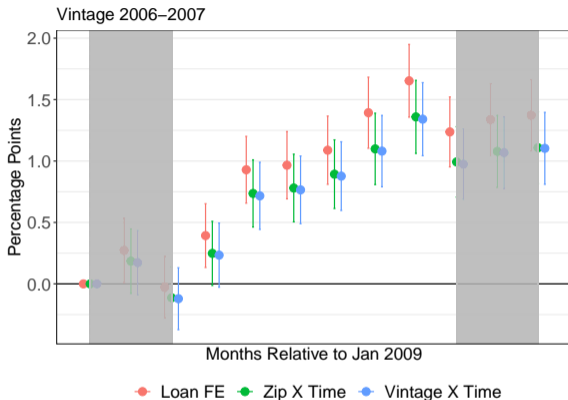


- Estimates drop 20% drop with FE
- Pronounced for late vintages
- Stronger drop prior to Sept '09

Model Specification



- Estimates drop 20% drop with FE
- Pronounced for late vintages
- Stronger drop prior to Sept '09



Takeaway: Time-variation is important

Contribution

- Literature on foreclosure moratorium \sim decrease in default cost
Collins and Urban (2018), Gabriel et al. (2021), O'Malley (2021), Artavanis and Spyridopoulos (2022)

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- Side comment #1: Emphasize novelty of adverse life events
- Side comment #2: Explore role of creditors

Conclusion

- Paper uses a convincing design to study strategic default
- Additional tests can add confidence to estimates
- Alternative modelling can address some endogeneity issues