

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

FORM 8-K

CURRENT REPORT

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Pursuant to Section 13 or 15(d) of  
The Securities Exchange Act of 1934

Date of report  
(Date of earliest event reported): November 9, 2000

OCWEN FINANCIAL CORPORATION  
(Exact name of registrant as specified in its charter)

Florida  
(State or other  
jurisdiction  
of incorporation)

0-21341  
(Commission  
File Number)

65-0039856  
(I.R.S. Employer  
Identification No.)

The Forum, Suite 1000  
1675 Palm Beach Lakes Boulevard, West Palm Beach, Florida 33401  
(Address of principal executive office)(Zip Code)

Registrant's telephone number, including area code: (561) 682-8000

N/A  
(Former name or former address, if changed since last report)

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ITEM 5. OTHER EVENTS

The news release of the Registrant dated November 9, 2000, announcing its 2000 third quarter results and certain other information is attached hereto and filed herewith as Exhibit 99.1.

ITEM 7. FINANCIAL STATEMENTS, PRO FORMA FINANCIAL INFORMATION AND EXHIBITS

(a)-(b) Not applicable.

(c) Exhibits

The following exhibits are filed as part of this report:

99.1 Text of a press release by the Registrant dated November 9, 2000.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, as amended, the registrant has duly caused this report to be signed on its behalf by the undersigned, hereunto duly authorized.

OCWEN FINANCIAL CORPORATION  
(Registrant)

By: /s/ Mark S. Zeidman

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Mark S. Zeidman  
Senior Vice President and  
Chief Financial Officer

Date: November 9, 2000

INDEX TO EXHIBIT

EXHIBIT NO.	DESCRIPTION	PAGE
99.1	News release of Ocwen Financial Corporation dated November 9, 2000, announcing its 2000 third quarter results and certain other information.	5

## OCWEN FINANCIAL CORPORATION(R)

FOR IMMEDIATE RELEASE

FOR FURTHER INFORMATION, CONTACT:

ROBERT J. LEIST, JR.  
 VICE PRESIDENT &  
 CHIEF ACCOUNTING OFFICER  
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OCWEN FINANCIAL CORPORATION ANNOUNCES  
 THIRD QUARTER RESULTS

WEST PALM BEACH, FL - (November 9, 2000) Ocwen Financial Corporation (NYSE: OCN) today reported a net loss for its third quarter ended September 30, 2000 of \$(0.7) million, or \$(0.01) per share, compared to net income of \$12.8 million or \$0.21 per share for the 1999 third quarter. For the nine months ended September 30, 2000, the Company reported a net loss of \$(7.2) million or \$(0.11) per share compared to net income of \$18.6 million or \$0.31 per share in the same period of 1999.

Chairman and CEO William C. Erbey stated "While third quarter results are disappointing, our loan and servicing businesses continue to be profitable. Our ongoing investment in our technology business, OTX, reflects a consistent pace with the second quarter, and we have begun to see progress in the acceptance of our REALTrans(SM) platform. We are in the process of completing servicing acquisitions that would add approximately 45,000 loans or \$1.4 billion during the fourth quarter to our current base of 127,000 loans or \$10.7 billion, and we anticipate a gain from selling our investment in Kensington Group plc. Ocwen also continued to strengthen its balance sheet during the third quarter through debt repurchases and repayments and through the sale of our San Francisco properties. We remain focused on completing our transition plan and are confident that we have the human and financial resources needed to achieve our objectives."

The Company's loan and servicing businesses, in the aggregate, reflected improved results vs. comparable periods in 1999, recording net income of \$2.3 million in the 2000 third quarter vs. a net loss of \$(4.3) million in the third quarter of 1999. For the nine months ended September 30, 2000 aggregate results reflected net income of \$17.4 million as compared to \$6.7 million in the same period of 1999, despite the fact that no securitization gains were recorded in 2000. This reflects the Company's decision in the third quarter of 1999 to discontinue the practice of structuring securitizations as sale transactions, thus precluding the recognition of gain-on-sale accounting.

Continuing investments in OTX in the third quarter of 2000 resulted in a net loss of \$(5.8) million, compared to \$(2.5) million in the 1999 third quarter. OTX results reflected a loss of \$(15.5) million for the nine months ended September 30, 2000 vs. \$(6.5) million for the same period in 1999. These results reflect the ongoing effort in OTX to complete the development of its advanced technology products and to broaden its marketing campaigns, the costs of which are reflected in current earnings.

The third quarter of 2000 also included net income in the Commercial Real Estate business of \$9.5 million, primarily reflecting pre-tax gains of \$16.7 million on the sales of the Company's commercial properties at 10 United Nations Plaza and 450 Sansome Street in San Francisco.

UK Operations reflected a net loss of \$(0.8) million for the third quarter of 2000, and \$(3.7) million for the nine month period, compared to net income of \$30.0 million and \$39.5 million for the comparable periods in 1999. This change reflects the sale of the Company's wholly owned subsidiary, Ocwen UK plc for a pre-tax gain of \$50.4 million in the third quarter of 1999. In 2000, UK operations reflect the results of the Company's equity investment in Kensington Group plc.

The Company's net interest margin declined to 0.18% for the quarter ended September 30, 2000 from 3.61% for the quarter ended September 30, 1999, and to 0.67% for the nine months ended September 30, 2000 from 4.26% for the nine months ended September 30, 1999. A significant factor in this decline is the growth of the servicing business and the increase in real estate assets resulting from the acquisition of Ocwen Asset Investment Corp. and other transactions. These developments have increased the amount of non-interest earning assets on the balance sheet that are largely funded by interest bearing liabilities.

Ocwen Financial Corporation Third Quarter Results  
 November 9, 2000

Additionally, net interest margin was reduced due to the Company's decision to exit its subprime origination businesses in the U.S. and the U.K., both of which generated a high net interest spread during 1999.

Third quarter 2000 results included extraordinary gains of \$2.6 million (net of tax) related to the repurchase on the open market of \$15.1 million face value of the 11.5% senior notes and \$2.0 million face value of the 10 7/8% Capital Securities. For the nine months ended September 30, 2000, the Company reported

extraordinary gains of \$8.7 million. Extraordinary gains of \$0.3 million were reported in both the 1999 third quarter and the nine-month period. The Company continues to consider additional debt repurchases.

Notwithstanding the year to date net loss, the Company's financial position has strengthened during 2000 and remains strong. Total assets declined by \$466 million, or 14% from December 31, 1999 levels. Equity as a percent of assets increased from 15.4% at December 31, 1999 to 17.4% at September 30, 2000. During the period from December 31, 1999 to September 30, 2000, debt levels excluding deposits have been reduced by \$137.9 million, or 25% in the aggregate.

#### RECENT DEVELOPMENTS

On November 1, 2000, the Company sold its remaining San Francisco office building (225 Bush Street) for \$143.5 million realizing net proceeds of approximately \$60.3 million and a gain of \$0.1 million.

The Company intends to sell its entire minority interest in Kensington Group plc during the fourth quarter. This sale is subject to a number of uncertainties, but it is the Company's expectation that it will realize a gain upon its completion.

Ocwen Technology Xchange, Inc. is achieving growing acceptance of its REALTrans platform in the market place. The number of service requestors has grown to 16, with an additional 14 requestors already committed to begin use of the system shortly. Active service providers have grown from 1,200 as of June 30, 2000 to approximately 3,100.

Ocwen Financial Corporation is a financial services company headquartered in West Palm Beach, Florida. The Company's primary businesses are the servicing and resolution of subperforming and nonperforming residential and commercial mortgage loans, as well as the related development of loan servicing technology and business-to-business e-commerce solutions for the mortgage and real estate industries. Additional information about Ocwen Financial Corporation is available at [www.ocwen.com](http://www.ocwen.com).

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REAL-e(TM), REALSynergy(TM) and REALTrans(SM) are the property of Ocwen Financial Corporation. All other product names are the property of their respective owners.

Certain statements contained herein may not be based on historical facts and are "forward-looking statements" within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. These forward-looking statements may be identified by reference to a future period(s) or by the use of forward-looking terminology such as "anticipate," "pending," "ongoing," "commitment," "continue," "expect," "intend," "plan," "will," future or conditional verb tenses, similar terms, variations on such terms or negatives of such terms. Actual results could differ materially from those indicated in such statements due to risks, uncertainties and changes with respect to a variety of factors, including changes in market conditions as they exist on the date hereof, applicable economic environments, government fiscal and monetary policies, prevailing interest or currency exchange rates, effectiveness of interest rate, currency and other hedging strategies, laws and regulations affecting financial institutions and real estate operations (including regulatory fees, capital requirements, income and property taxation and environmental compliance), uncertainty of foreign laws, competitive products, pricing and conditions, credit, prepayment, basis, default, subordination and asset/liability risks, loan servicing effectiveness, the ability to identify acquisitions and investment opportunities meeting OCN's investment strategy, satisfaction or fulfillment of agreed upon terms and conditions of closing or performance, timing of transaction closings, software integration, development and licensing, effectiveness, damage to the Company's computer equipment and the information stored in its data centers, financial and securities markets, availability of adequate and timely sources of liquidity, dependence on existing sources of funding, ability to repay or refinance indebtedness (at maturity or upon acceleration), availability of discount loans for purchase, size of, nature of and yields available with respect to the secondary market for mortgage loans, financial, securities and securitization markets in general, allowances for loan losses, geographic concentrations of assets, changes in real estate conditions (including valuation, revenues and competing properties), adequacy of insurance coverage in the event of a loss, integration of the business of OAC, the market prices of the common stock of OCN, other factors generally understood to affect the real estate acquisition, mortgage and leasing markets, securities investments and the software and technologies industries, and other risks detailed from time to time in OCN's reports and filings with the Securities and Exchange Commission, including its periodic reports on Forms 8-K, 10-Q and 10-K, including Exhibit 99.1 attached to OCN's Form 10-K for the year ended December 31, 1999.

NET (LOSS) INCOME BY BUSINESS SEGMENT

For the Periods Ended September 30, ----- (Dollars in thousands)	Three Months		Nine Months	
	2000	1999	2000	1999
Single family residential discount loans .....	\$ 4,157	\$ (4,154)	\$ 11,624	\$ (9,472)
Commercial loans .....	(3,887)	(2,185)	(2,437)	8,043
Domestic residential mortgage loan servicing .....	2,008	2,000	8,242	8,091
Investment in low-income housing tax credits .....	(2,500)	4,163	(1,308)	6,612
OTX .....	(5,756)	(2,535)	(15,502)	(6,479)
Commercial Real Estate .....	9,489	39	12,199	209
UK operations (1) .....	(798)	30,049	(3,730)	39,005
Domestic subprime single family residential lending ..	(4,832)	(10,217)	(12,740)	(11,454)
Unsecured collections .....	(2,235)	(1,027)	(6,598)	(2,492)
Ocwen Realty Advisors .....	(291)	--	(2)	--
Corporate items and other .....	3,965	(3,357)	3,075	(13,503)
	-----	-----	-----	-----
	\$ (680)	\$ 12,776	\$ (7,177)	\$ 18,560
	=====	=====	=====	=====

(1) 1999 includes Ocwen UK, which was sold in September 1999

ASSET ACQUISITION  
(Unpaid principal balances)

For the Periods Ended September 30, ----- (Dollars in thousands)	Three Months		Increase (Decrease)	Nine Months		Increase (Decrease)
	2000	1999		2000	1999	
Discount Loan Acquisitions:						
Single family residential ....	\$ 6,722	\$ 61,725	\$ (55,003)	\$ 155,881	\$ 335,808	\$ (179,927)
Multi-family residential .....	28	3,353	(3,325)	21,322	75,312	(53,990)
Commercial real estate .....	1,000	15,514	(14,514)	19,119	147,304	(128,185)
Other .....	--	4,274	(4,274)	10,030	12,900	(2,870)
	-----	-----	-----	-----	-----	-----
	\$ 7,750	\$ 84,866	\$ (77,116)	\$ 206,352	\$ 571,324	\$ (364,972)
	=====	=====	=====	=====	=====	=====
Subprime Loan Purchases and Originations:						
Domestic .....	\$ --	\$ 18,052	\$ (18,052)	\$ --	\$ 253,869	\$ (253,869)
Foreign (Ocwen UK) .....	--	223,390	(223,390)	--	516,396	(516,396)
	-----	-----	-----	-----	-----	-----
	\$ --	\$ 241,442	\$ (241,442)	\$ --	\$ 770,265	\$ (770,265)
	=====	=====	=====	=====	=====	=====
Investments in Real Estate (1) ..	\$ --	\$ --	\$ --	\$ 147,448	\$ --	\$ 147,448
	=====	=====	=====	=====	=====	=====

(1) Represents net book value of commercial loans and related assets classified as investments in real estate.

OCWEN FINANCIAL CORPORATION AND SUBSIDIARIES  
CONSOLIDATED STATEMENTS OF OPERATIONS  
(DOLLARS IN THOUSANDS, EXCEPT SHARE DATA)

For the periods ended September 30,	Three Months		Nine Months	
	2000	1999	2000	1999
<b>INTEREST INCOME:</b>				
Federal funds sold and repurchase agreements .....	\$ 2,544	\$ 958	\$ 5,118	\$ 6,412
Securities available for sale .....	12,831	15,350	42,508	48,199
Loans available for sale .....	450	6,233	2,174	25,376
Investment securities and other .....	352	502	1,181	1,537
Loan portfolio .....	4,651	3,941	13,956	18,985
Match funded loans and securities .....	2,611	--	8,874	--
Discount loan portfolio .....	21,848	29,035	70,021	84,591
	45,287	56,019	143,832	185,100
<b>INTEREST EXPENSE:</b>				
Deposits .....	25,852	24,779	75,330	75,166
Securities sold under agreements to repurchase .....	2,761	2,120	10,685	5,891
Bonds-match funded agreements .....	2,948	--	9,095	--
Obligations outstanding under lines of credit .....	4,371	3,101	11,783	12,219
Notes, debentures and other interest bearing obligations .....	8,501	6,787	26,598	20,147
	44,433	36,787	133,491	113,423
Net interest income before provision for loan losses .....	854	19,232	10,341	71,677
Provision for loan losses .....	6,861	826	12,604	5,188
Net interest (loss) income after provision for loan losses .....	(6,007)	18,406	(2,263)	66,489
<b>NON-INTEREST INCOME:</b>				
Servicing fees and other charges .....	22,517	19,584	63,647	56,764
Gain on interest earning assets, net .....	1,453	442	17,717	43,585
Unrealized loss on trading securities .....	(2,406)	--	(2,406)	--
Impairment charges on securities available for sale .....	--	(19,211)	(11,597)	(48,080)
(Loss) gain on real estate owned, net .....	(4,621)	(1,508)	(14,634)	1,798
Net operating gains (losses) on investments in real estate .....	9,153	(2,169)	22,769	(1,927)
Amortization of excess of net assets acquired over purchase price .....	2,995	--	8,788	--
Other income .....	20,445	65,105	33,431	80,731
	49,536	62,243	117,715	132,871
<b>NON-INTEREST EXPENSE:</b>				
Compensation and employee benefits .....	22,134	29,451	61,114	80,991
Occupancy and equipment .....	3,141	4,331	9,356	15,053
Technology and communication costs .....	6,003	4,275	16,698	14,818
Loan expenses .....	3,583	3,992	10,500	10,773
Net operating losses on investments in certain low-income housing tax credit interests .....	3,691	1,094	6,030	4,558
Amortization of excess of purchase price over net assets acquired .....	778	284	2,346	771
Other operating expenses .....	5,370	8,701	18,574	25,312
	44,700	52,128	124,618	152,276
Distributions on Company-obligated, mandatory redeemable securities of subsidiary trust holding solely junior subordinated debentures ...	2,730	3,400	8,842	10,196
Equity in losses of investments in unconsolidated entities ..	893	4,768	4,965	9,483
(Loss) income before income taxes and extraordinary gain ...	(4,794)	20,353	(22,973)	27,405
Income tax benefit (expense) .....	1,486	(8,199)	7,122	(9,595)
Minority interest in net loss of consolidated subsidiary ...	--	369	--	497
(Loss) income before extraordinary gain .....	(3,308)	12,523	(15,851)	18,307
Extraordinary gain on repurchase of debt, net of taxes .....	2,628	253	8,674	253
Net (loss) income .....	\$ (680)	\$ 12,776	\$ (7,177)	\$ 18,560
<b>(LOSS) EARNINGS PER SHARE:</b>				
Basic:				
Net (loss) income before extraordinary gain .....	\$ (0.05)	\$ 0.21	\$ (0.24)	\$ 0.30
Extraordinary gain .....	0.04	--	0.13	0.01

Net (loss) income .....	\$ (0.01)	\$ 0.21	\$ (0.11)	\$ 0.31
	=====	=====	=====	=====
Diluted:				
Net (loss) income before extraordinary gain .....	\$ (0.05)	\$ 0.21	\$ (0.24)	\$ 0.30
Extraordinary gain .....	0.04	--	0.13	0.01
	-----	-----	-----	-----
Net (loss) income .....	\$ (0.01)	\$ 0.21	\$ (0.11)	\$ 0.31
	=====	=====	=====	=====
Weighted average common shares outstanding:				
Basic .....	67,152,363	60,427,623	67,519,428	60,652,865
	=====	=====	=====	=====
Diluted .....	67,152,363	60,460,314	67,519,428	60,691,416
	=====	=====	=====	=====



Ocwen Financial Corporation Third Quarter Results  
November 9, 2000

OCWEN FINANCIAL CORPORATION AND SUBSIDIARIES  
CONSOLIDATED STATEMENTS OF FINANCIAL CONDITION  
(Dollars in thousands, except share data)

	September 30, 2000	December 31, 1999
	-----	-----
<b>ASSETS:</b>		
Cash and amounts due from depository institutions .....	\$ 31,055	\$ 153,459
Interest earning deposits .....	16,422	116,399
Federal funds sold .....	179,000	112,000
Securities available for sale, at fair value:		
Collateralized mortgage obligations (AAA-rated) .....	--	392,387
Subordinates, residuals and other securities .....	--	195,131
Trading securities, at fair value:		
Collateralized mortgage obligations (AAA-rated) .....	372,541	--
Subordinates, residuals and other securities .....	123,754	--
Loans available for sale, at lower of cost or market .....	12,323	45,213
Real estate held for sale .....	160,589	--
Low-income housing tax credit interests held for sale .....	75,478	--
Investment securities .....	13,257	10,965
Loan portfolio, net .....	115,103	157,408
Discount loan portfolio, net .....	701,941	913,229
Match funded loans and securities, net .....	123,900	157,794
Investments in low-income housing tax credit interests .....	68,271	150,989
Investments in unconsolidated entities .....	29,803	37,118
Real estate owned, net .....	169,200	167,506
Investment in real estate .....	151,242	268,241
Premises and equipment, net .....	44,922	49,038
Income taxes receivable .....	22,827	--
Deferred tax asset, net .....	131,306	136,920
Excess of purchase price over net assets acquired .....	10,861	13,207
Principal, interest and dividends receivable .....	9,528	10,024
Escrow advances on loans and loans serviced for others .....	211,253	162,548
Other assets .....	68,607	59,737
	-----	-----
	\$ 2,843,183	\$ 3,309,313
	=====	=====
<b>LIABILITIES AND STOCKHOLDERS' EQUITY LIABILITIES:</b>		
Deposits .....	\$ 1,604,640	\$ 1,842,286
Securities sold under agreements to repurchase .....	5,692	47,365
Bonds-match funded agreements .....	114,687	141,515
Obligations outstanding under lines of credit .....	135,644	187,866
Notes, debentures and other interest bearing obligations .....	273,562	317,573
Accrued interest payable .....	37,692	32,569
Excess of net assets acquired over purchase price .....	47,923	56,841
Income taxes payable .....	--	6,369
Accrued expenses, payables and other liabilities .....	30,193	57,487
	-----	-----
Total liabilities .....	2,250,033	2,689,871
	-----	-----
Company obligated, mandatorily redeemable securities of subsidiary trust holding solely junior subordinated debentures of the Company .....	99,390	110,000
<b>STOCKHOLDERS' EQUITY:</b>		
Preferred stock, \$.01 par value; 20,000,000 shares authorized; 0 shares issued and outstanding .....	--	--
Common stock, \$.01 par value; 200,000,000 shares authorized; 67,152,363 and 68,571,575 shares issued and outstanding at September 30, 2000, and December 31, 1999, respectively .....	672	686
Additional paid-in capital .....	223,148	232,340
Retained earnings .....	269,825	277,002
Accumulated other comprehensive income, net of taxes:		
Net unrealized gain on securities available for sale ....	--	163
Net unrealized foreign currency translation gain (loss) ..	115	(749)
	-----	-----
Total stockholders' equity .....	493,760	509,442
	-----	-----
	\$ 2,843,183	\$ 3,309,313
	=====	=====