FANNIE MAE

2010 ANNUAL HOUSING ACTIVITIES REPORT

and

ANNUAL MORTGAGE REPORT

SUBMITTED TO:

THE FEDERAL HOUSING FINANCE AGENCY (FHFA)

THE COMMITTEE ON FINANCIAL SERVICES
OF THE
UNITED STATES HOUSE OF REPRESENTATIVES

THE COMMITTEE ON BANKING, HOUSING AND URBAN AFFAIRS
OF THE
UNITED STATES SENATE

PURSUANT TO

The Federal National Mortgage Association
Charter Act

MARCH 16, 2011

INTRODUCTION

Fannie Mae is required under the Charter Act to submit a report on its annual mortgage purchases to the Director of the Federal Housing Finance Agency ("FHFA") and to its oversight committees in the House of Representatives and the Senate.

On September 6, 2008, the Director of FHFA appointed FHFA as our conservator "to help restore confidence in Fannie Mae and Freddie Mac, enhance their capacity to fulfill their mission, and mitigate the systemic risk that has contributed directly to the instability in the current market."[1] The conservatorship is a statutory process designed to preserve and conserve our assets and property, and put the company in a sound and solvent condition.

The housing market downturn that began in the third quarter of 2006 continued through 2010. Several factors dramatically reduced the share of loans qualifying for housing goals in the marketplace. These factors included high unemployment, the increasing role of FHA in today's market, the expiration of homebuyer tax credits and the decline in interest rates seen during the year.

Since 1993, Fannie Mae has been subject to housing goals. However, in 2010, the structure of our housing goals changed as a result of the Housing and Economic Recovery Act of 2008 ("HERA"). Specifically, HERA changed the structure of the housing goals to give FHFA the ability to target Fannie Mae's performance in particular segments of the housing market.

On September 14, 2010, FHFA published a final rule establishing the 2010 and 2011 housing goals. FHFA's final rule and subsequent notices dated October 29, 2010, and January 28, 2011, established the following single family home purchase and refinance housing goals benchmarks for 2010 and 2011. A home purchase mortgage may be counted toward more than one home purchase benchmark.

- Low-Income Families Home Purchase Benchmark: At least 27% of our acquisitions of single family owner occupied mortgage loans financing home purchases must be affordable to low-income families (defined as families with income no higher than 80% of area median income).
- Very Low-Income Families Home Purchase Benchmark: At least 8% of our acquisitions of single family owner occupied mortgage loans financing home purchases must be affordable to very low-income families (defined as families with income no higher than 50% of area median income).
- Low-Income Areas Home Purchase Benchmarks: At least 24% of our acquisitions of single family owner occupied mortgage loans financing home purchases must be for families in low-income census tracts, for moderate-income families (defined as families with income no higher than 100% of area median income) in designated disaster areas or for moderate-income families in minority census tracts. In addition, at least 13% of our acquisitions of single family owner occupied purchase money mortgage loans must be for families in low-income census tracts or for moderate-income families in minority census tracts.
- Low-Income Families Refinancing Benchmark: At least 21% of our acquisitions of single family owner occupied refinance mortgage loans must be affordable to low-income families. Qualifying permanent modifications under the Obama Administration's Making Home Affordable Program are treated as acquisitions of refinance mortgages for purposes of the housing goals.

[1] Statement of FHFA Director James B. Lockhart, September 7, 2008.

If Fannie Mae does not meet these benchmarks, it may still meet the goals. The final rule specifies that single family housing goals performance will be measured against the benchmarks and against goals-qualifying originations in the primary mortgage market. Fannie Mae will be in compliance with the housing goals if it meets the benchmarks or its business volumes were consistent with what the primary market generated. The amount of goals-qualifying originations in the market during 2010 will not be available until the release of data reported by primary market originators under the Home Mortgage Disclosure Act in the fall of 2011.

The final rule also established a new multifamily goal and subgoal. For 2010, our multifamily mortgage purchases must finance at least 177,750 units affordable to low-income families, and at least 42,750 units affordable to very low-income families. There is no market-based alternative for measuring the multifamily goals.

The following table sets forth Fannie Mae's housing goals performance against our 2010 single family housing benchmarks and multifamily housing goals, as calculated by Fannie Mae.[2] Final performance results will be calculated and published by FHFA.[3]

Goal Summary	2010 Benchmark	2010 Result
Single Family Purchase Money		
Low-Income	27%	25.13%
Very Low-Income	8%	7.24%
Low-Income Areas (with disaster areas)	24%	24.03%
Low-Income Areas (without disaster areas)	13%	12.36%
Single Family Refinance		
Low-Income	21%	20.90%
Goal Summary	**2010 Goal**	**2010 Result**
Multifamily		
Low-Income	177,750 Units	212,768 Units
Very Low-Income Subgoal	42,750 Units	53,184 Units

[2] Our single family results and benchmarks are expressed as a percentage of the total number of eligible mortgages acquired during the period.

[3] Our 2010 results have not been validated by FHFA, and after validation they may differ from the results reported above.

CHARTER ACT REQUIREMENTS

Fannie Mae's Charter Act specifies the information that must be included in the Annual Housing Activities Report. Each statutory requirement is set forth below, followed by Fannie Mae's response for 2010.

1. Include, in aggregate form and by appropriate category, statements of the dollar volume and number of mortgages on owner occupied and rental properties purchased which relate to each of the annual housing goals established under subpart B of part 2 of subtitle A of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992.

The dollar volume and number of mortgages on owner occupied properties which relate to each of the housing goals are set forth on Annual Mortgage Report ("AMR") Table 1A attached hereto.

The dollar volume and number of mortgages on rental properties which relate to each of the housing goals are set forth on AMR Table 1A (Single Family Owner Occupied 2-4 Unit Properties/Mortgages) and 1B (Multifamily) attached hereto. In 2010, Fannie Mae mortgage purchases financed 17,609 units affordable to families earning 80% or less of the area median income living in owner occupied 2-4 unit properties.[4]

2. Include, in aggregate form and by appropriate category, statements of the number of families served by the corporation, the income class, race, and gender of homebuyers served, the income class of tenants of rental housing (to the extent such information is available), the characteristics of the census tracts, and the geographic distribution of the housing financed.

In 2010, Fannie Mae's purchases of mortgages served 3,124,370 families, as measured by the number of units financed. Fannie Mae's purchases financed a total of 120,445 mortgages that met the low-income home purchase goal and 417,474 mortgages that met the low-income refinance goal. Fannie Mae's purchases financed a total of 115,040 mortgages that met the low-income areas home purchase goal and 59,184 mortgages that met the low-income areas home purchase subgoal. Fannie Mae's purchases financed a total of 34,680 mortgages that met the very low-income home purchase goal.

The income class, race, and gender of homebuyers served, the characteristics of the census tracts, and the geographic distribution of the housing financed are set forth on AMR Tables 2, 3, 4, 5A, 6, 7, 8, 9, 10A, and 10B attached hereto.

3. Include a statement of the extent to which the mortgages purchased by the corporation have been used in conjunction with public subsidy programs under Federal law.

Fannie Mae purchased 9,393 single family mortgages and 173 multifamily mortgages with an aggregate unpaid principal balance ("UPB") of approximately $1.56 billion and $830 million, respectively, that were originated in conjunction with public subsidy programs in 2010.[5]

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[4] In addition, Fannie Mae purchased 2,257 units where affordability data was not provided by the seller. We estimate that 56% of those units would be affordable to those earning 80% or less of the area median income.

[5] For purposes of this AHAR, Fannie Mae has included in public subsidy programs: certain single family and multifamily HUD-related and Rural Housing Service-related programs and other government insured and/or related programs; Fannie Mae's Multifamily Affordable Housing execution; mortgage purchases from housing finance agencies that benefit from Federal tax exemption; bond credit enhancements; and mortgages that benefit from low-income housing tax credits. Because some loans may have been made in conjunction with more than one public subsidy program, there may be a small amount of overlap.

4. Include statements of the proportion of mortgages on housing consisting of 1 to 4 dwelling units purchased by the corporation that have been made to first-time homebuyers, as soon as providing such data is practicable, and identifying any special programs (or revisions to conventional practices) facilitating homeownership opportunities for first-time homebuyers.

In 2010, 43.19% of single family owner occupied home purchase mortgages acquired by Fannie Mae financed mortgage loans to first-time homebuyers.[6] Fannie Mae utilizes tools and initiatives that are not exclusively for first-time homebuyers; but because they remove barriers to homeownership, such as a lack of affordability or funds for down payment, they increase a borrower's ability to purchase a first home.

Set forth in the following table are certain Fannie Mae products that assist first-time homebuyers and the proportion of first-time homebuyers that utilized the program in 2010 as compared to all homebuyers that utilized the program.

Products and Initiatives	**Percentage of Mortgages Made to First-Time Homebuyers**
HFA Affordable Advantage	95.83%
MyCommunityMortgage®	93.98%
Flexible Product Line	71.26%
HomePath®	57.40%

5. Include, in aggregate form and by appropriate category, the data provided to the Director under subsection (m)(1)(B); (the loan-to-value ratios of purchased mortgages at the time of origination).

AMR Table 11 provides the loan-to-value ("LTV") ratio of single family owner occupied mortgages purchased by Fannie Mae.

6. Compare the level of securitization versus portfolio activity.

In 2010, Fannie Mae securitized $629.7 billion in mortgages and purchased $357.6 billion for its portfolio. Included in our portfolio purchases is approximately $217 billion of delinquent loans purchased from our single family MBS trusts.

7. Assess underwriting standards, business practices, repurchase requirements, pricing, fees, and procedures, that affect the purchase of mortgages for low- and moderate-income families, or that may yield disparate results based on the race of the borrower, including revisions thereto to promote affordable housing or fair lending.

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[6] Fannie Mae relied on information provided by its customers to identify units occupied by first-time homebuyers. Fannie Mae's Single Family Selling Guide defines a first-time homebuyer as "an individual who: (1) is purchasing the security property; (2) will reside in the security property as a principle residence; and (3) had no ownership interest (sole or joint) in a residential property during the three-year period preceding the date of the purchase of the security property. In addition, an individual who is a displaced homemaker or single parent also will be considered a first-time homebuyer if he or she had no ownership interest in a principal residence (other than a joint ownership interest with a spouse) during the preceding three-year time period."

Fannie Mae has an ongoing comprehensive fair lending risk assessment program that is designed to ensure that its underwriting standards, business practices, repurchase requirements, pricing policies, fee structures, and procedures comply with the fair lending laws and promote fair and responsible lending.

Fannie Mae considers service to low- and moderate-income families to be an important part of its mission. Fannie Mae designs its underwriting standards, business practices, repurchase requirements, pricing, fees, and procedures to balance the company's multiple objectives of serving low- and moderate-income families, meeting its liquidity mission, and appropriately addressing credit risk.

2010 Changes

Fannie Mae implemented certain changes to its single family mortgage underwriting and business practices in 2010, including the following:

- Fannie Mae initiated eligibility, underwriting, and pricing changes with a specific focus on current market conditions. These changes included updates to qualification requirements for adjustable-rate mortgages ("ARM"), elimination of balloon mortgages and repositioning of mortgage loans with an interest only feature as a financial management tool rather than an affordability product. These changes, as well as adjustments to underwriting documentation requirements and simplification of high LTV transactions and borrower contribution guidelines, provided support for market liquidity while focusing on long term sustainability for borrowers.
- Fannie Mae updated Desktop Underwriter® (DU®) 8.0 to support various underwriting policy changes. Fannie Mae also implemented DU Versions 8.1 and 8.2 to align DU requirements with policies that apply to manually underwritten loans and to incorporate other changes to DU eligibility guidelines.
- Fannie Mae continued to provide refinance opportunities for existing Fannie Mae borrowers through the DU Refi Plus™ and Refi Plus™ initiatives (which includes the Home Affordable Refinance Program) implemented in 2009. These initiatives provide expanded eligibility and higher maximum LTV (up to 125%) while requiring the borrower to receive a benefit in the form of a reduced mortgage payment or movement to a more stable product (e.g., ARM to fixed-rate). Guidelines were expanded to permit the removal of borrowers through the refinance transaction in certain instances, and an update was made to the property risk assessment in DU to further increase the number of DU Refi Plus loans eligible for the property fieldwork waiver. The mortgage insurance flexibilities provided to Fannie Mae by FHFA were also extended through June 2011.
- Fannie Mae implemented various policy, process and technology enhancements aimed at improving a lender's ability to deliver mortgage loans that meet Fannie Mae's underwriting and eligibility guidelines, thereby mitigating repurchase risk of ineligible loans.

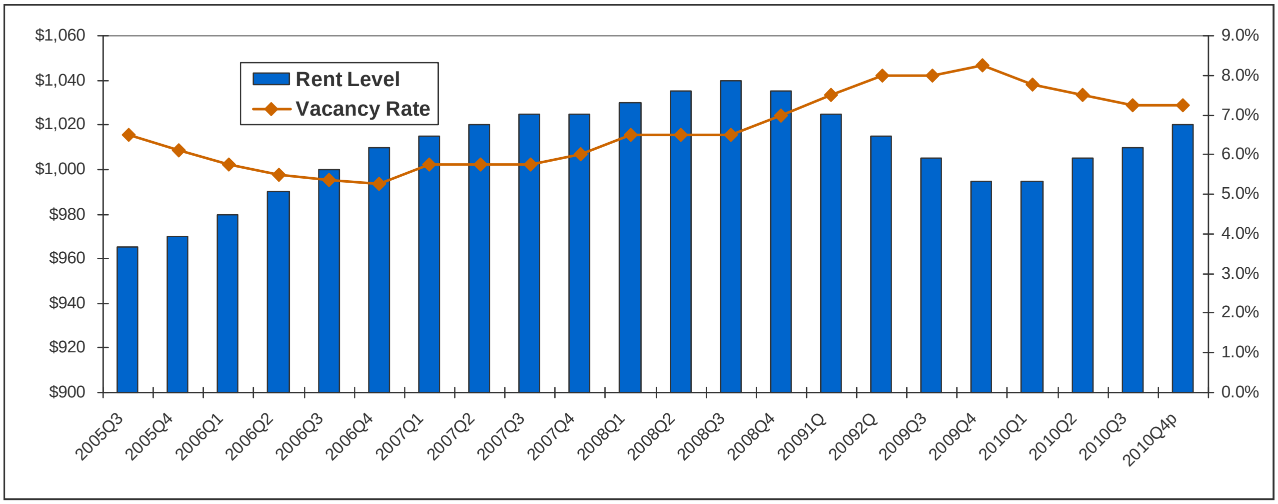
8. Describe trends in both the primary and secondary multifamily housing mortgage markets, including a description of the progress made, and any factors impeding progress toward standardization and securitization of mortgage products for multifamily housing.

Primary and Secondary Market Trends

The primary multifamily housing market is influenced by a variety of economic and demographic conditions. These conditions impact the demand for, and absorption of, additional units. Set forth below are charts illustrating trends that impact the market for multifamily mortgage originations.

The multifamily sector improved during 2010. Multifamily fundamentals strengthened, driven primarily by slight increases in non-farm payrolls, declining apartment rental concessions, and the uncertainty surrounding single family housing prices. Many tenants appear to be renting rather than purchasing homes due to uncertainty surrounding home values.

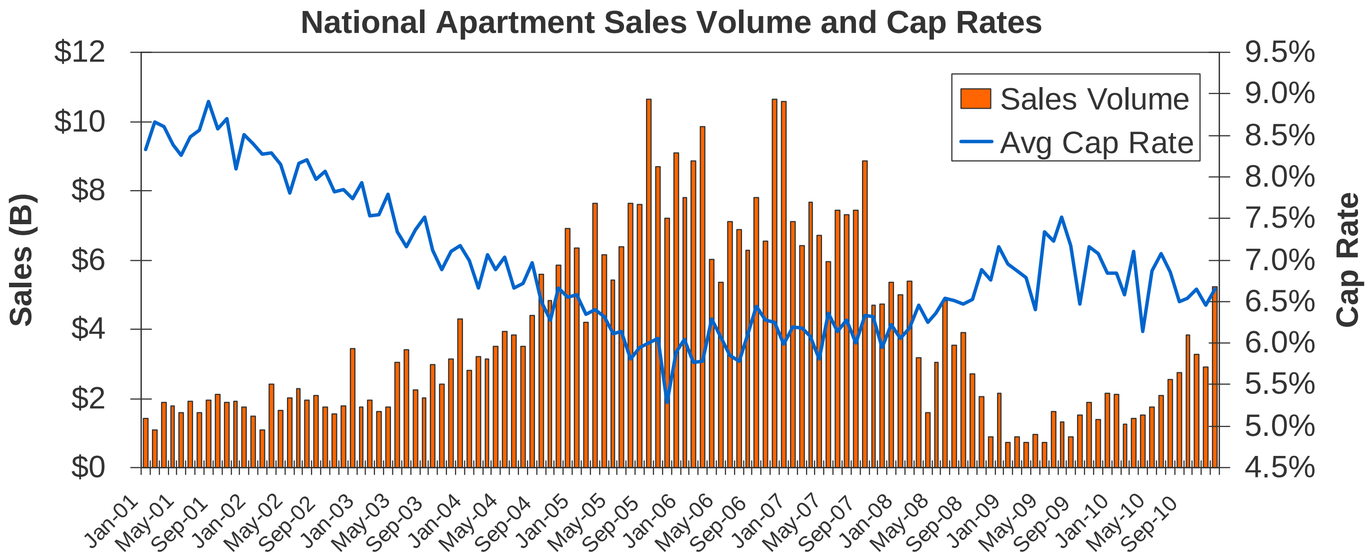
Estimated National Rent Level and Vacancy Rate



Source: Fannie Mae Economics and Multifamily Market Research
**4Q2010 preliminary*

As seen in the chart above, vacancy rates, which had climbed to record levels in 2009, have improved and asking rents increased on a national basis. Preliminary third-party data suggests that the rate of apartment vacancies held steady in the fourth quarter of 2010. Rents appear to have risen during most of 2010, with overall rent growth up by an estimated 3%. The improvement in asking rents is not surprising, since the vacancy rate dropped all year. In addition, according to the Census Bureau, as of fourth quarter 2010, rental household formations rose by over 1 million units, year-over-year.

Vacancy rates and rents are important to loan performance because multifamily loans are generally repaid from the cash flows generated by the underlying property. Improvements in these fundamentals helped to stabilize property values during 2010 in a number of metropolitan areas. Rental concessions declined throughout most of 2010 starting the year with a concession rate of 7.4% and ending the year at 5.25% of estimated asking rents.



Source: Real Capital Analytics (www.rcanalytics.com); based on properties and portfolios $5 million and greater.

The chart above illustrates that apartment property sales rebounded in 2010 compared to 2009. According to Real Capital Analytics, apartment sales volume totaled $30.6 billion, which is an increase of 107% from 2009. The average reported capitalization rate[7] remained fairly steady all year in the 6% range, increasing slightly in December, ending the year at 6.6%.

Standardization and Securitization

Securitization of mortgages relies on standardization. Over the past two decades, standardization of multifamily mortgages has been advanced by a number of factors: the growth of the market for commercial mortgage-backed securities ("CMBS"), including those backed by multifamily mortgage loans; the introduction of Fannie Mae's risk-sharing Delegated Underwriting and Servicing ("DUS") program in 1988 and subsequent enhancements; efforts to standardize commercial securitization and offering documents, spearheaded by the Commercial Real Estate Finance Council; the issuance by the Securities and Exchange Commission ("SEC") of Regulation AB in 2005, which established uniform disclosure requirements for all publicly registered CMBS transactions and the most recent changes to Regulation AB proposed by the SEC that are anticipated to be finalized in 2011.

The Government Sponsored Enterprises ("GSEs") and the federal government have historically served as a "standard setter for underwriting and pooling loans, managing properties, and servicing and workout practices" in the multifamily mortgage business.[8] Fannie Mae began securitizing multifamily loans

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[7] A capitalization rate is generally defined as the rate of return on a real estate investment property based on the expected income that the property will generate.

[8] Joint Center For Housing Studies, "Harvard University, Meeting Multifamily Housing Finance Needs During And After The Credit Crisis: A Policy Brief" at iii (Jan. 2009).

through its DUS program in 1994. From 1999 to 2010, Fannie Mae has issued over $130 billion of multifamily MBS securities.[9]

While standardization remains, the erosion of credit underwriting prevalent in the CMBS market in recent years has shaken investor confidence and, as a result, caused a number of issuers to leave the securitization market in 2009 and 2010. During this period, Fannie Mae continuously maintained an active presence in the market. Fannie Mae revitalized its multifamily MBS program beginning in 2009, increasing issuance and using the company's portfolio to enhance liquidity for multifamily MBS products. In 2010, Fannie Mae continued to rely on its securitization activities for new production, using MBS as the primary execution in furtherance of its mission to provide liquidity and stability to the multifamily market. This occurred through three primary activities:

- Fannie Mae issued $16.4 billion in multifamily single-loan MBS securities, which accounted for 97% of its multifamily production. Fannie Mae purchased more than 40% of these multifamily single-loan MBS securities.
- In an effort to improve the market acceptance of multifamily MBS, Fannie Mae issued $4.8 billion of MBS structured securities backed by multifamily MBS previously purchased by Fannie Mae. In 2011, Fannie Mae will continue to market its MBS structured product offerings.
- In accordance with its portfolio reduction requirements, Fannie Mae began securitizing multifamily whole loans held in its portfolio issuing more than $8 billion of multifamily single-loan MBS securities in 2010. Fannie Mae expects to selectively sell these multifamily single-loan MBS securities in the future to promote liquidity and stability in the MBS market.

As the CMBS market began to revive late in 2010, proposals for new and enhanced disclosure were circulated by the SEC and by industry groups. In addition, the concept of risk retention in securitization structures has been introduced by the Dodd-Frank legislation.[10] Fannie Mae believes that all of these activities will lead to further standardization for securitization.

9. Describe trends in the delinquency and default rates of mortgages secured by housing for low- and moderate-income families that have been purchased by the corporation, including a comparison of such trends with delinquency and default information for mortgage products serving households with incomes above the median level that have been purchased by the corporation, and evaluate the impact of such trends on the standards and levels of risk of mortgage products serving low- and moderate-income families.

Delinquency and Default Trends Based on 2009 Performance Data[11]

An analysis of the performance of mortgage loans serving low- and moderate-income families shows that these loans consistently perform below the performance of loans serving households with incomes above the median level. The chart below compares 90-day delinquencies[12] and defaults[13] on loans made to low-

[9] Please note that this number excludes activity in connection with the HFA initiative discussed in item 11 and Fannie Mae portfolio securitization transactions.

[10] Fannie Mae has always maintained a degree of risk retention in its securitizations due to the guaranty fee structure used in such transactions.

[11] Serious delinquency performance information is based on acquisitions through September 2009. Default performance is based on acquisitions through December 2009. Performance is observed through September 2010.

[12] 90-day delinquencies within the first 12 months of acquisition.

[13] Default is defined as foreclosure sale, deed-in-lieu of foreclosure, pre-foreclosure sale, or third party sale, at any time during the life of the loan.

and moderate-income families as compared to loans made to families with incomes above the median level by acquisition year. For example, in 2009, loans made to low- and moderate-income families were 110% more likely to become 90-days delinquent and 94% more likely to default than for loans made to families with incomes above the median level. This analysis is based on income relative to area median income and does not control for other risk dimensions, such as LTV or credit history.

Relative 90-Day Delinquency and Default Rates between Single Family Loans Serving Low- and Moderate-Income Families and Loans Serving Households with Incomes above the Median Level by Year[14]

Acquisition Year	Increased Likelihood of 90-Day Delinquency	Increased Likelihood of Default
2000	72%	115%
2001	63%	125%
2002	101%	171%
2003	135%	174%
2004	140%	118%
2005	114%	37%
2006	89%	10%
2007	39%	18%
2008	48%	46%
2009	110%	94%

Sample: Unseasoned, conforming, conventional, first liens, non-reverse mortgages, excludes Growing-Equity Mortgages and Graduated Payment Mortgages

10. Describe in the aggregate the seller and servicer network of the corporation, including the volume of mortgages purchased from minority-owned, women-owned, and community-oriented lenders, and any efforts to facilitate relationships with such lenders.

Fannie Mae has selling and servicing relationships with 2,652 single family and 138 multifamily primary market lenders through which the company both purchases loans for its portfolio and issues MBS.

The following table sets forth the volume of mortgages purchased in 2010 from single family and multifamily lenders identified as minority- or women-owned lenders, women-owned lenders and community-oriented lenders.

Seller/Servicer Type	Volume of Mortgages
Minority- or women-owned	$2.6 billion
Women-owned[15]	$1.3 billion
Community-oriented lenders[16]	$47.6 billion

[14] During the period 2006 through and including 2008, acquisitions of mortgage loans to borrowers of all income categories had a higher risk of delinquency and default.

[15] Some of these women-owned lenders also identified as another minority group such as African-American, Hispanic, Asian-Pacific or Indian-Alaskan.

[16] For the purposes of this AHAR, a "community-oriented lender" is defined as a financial institution with total assets of less than $1.098 billion. This definition is consistent with the definition of "small bank" in the Community Reinvestment Act implementing regulations at 12 C.F.R. § 228.12, as in effect during 2010.

On the single family side, efforts to facilitate relationships with these lenders include formal business alliances or affinity agreements in which lenders receive benefits designed to reduce the cost of doing business with Fannie Mae.[17]

11. Describe the activities undertaken by the corporation with nonprofit and for-profit organizations and with State and local governments and housing finance agencies, including how the corporation's activities support the objectives of comprehensive housing affordability strategies under section 105 of the Cranston-Gonzalez National Affordable Housing Act.[18]

Among the activities undertaken by the corporation in 2010 with nonprofit and for-profit organizations, State and local governments, and housing finance agencies ("HFAs") are:

- The Department of the Treasury ("Treasury"), the Department of Housing and Urban Development ("HUD"), and FHFA announced an initiative on October 19, 2009 to provide $23.4 billion of liquidity for HFAs. This initiative was designed in collaboration with the GSEs, and consisted of two primary programs: a temporary credit and liquidity facilities ("TCLF") program and a new issue bond ("NIB") program.
    - To advance the initiative further in 2010, Fannie Mae helped formulate policy changes that were formally announced by Treasury. These changes included an extension of the NIB program through December 31, 2011, and the opportunity to reset the underlying interest rate to offer more competitive mortgages.
    - Pursuant to the NIB program, Treasury has purchased new securities issued by Fannie Mae and Freddie Mac backed by new housing bonds issued by the HFAs. The total amount originally established by Treasury for the NIB program was $15.2 billion, of which $12.4 billion related to single family bonds. As of December 31, 2010, $3.9 billion of these bonds converted and were utilized to finance single family mortgage loans, leaving $8.4 billion remaining in escrow to be converted by December 31, 2011, unless the program is extended.
    - Treasury purchased $2.82 billion in multifamily bonds from State and local HFAs in December of 2009 to finance multifamily housing. These funds are held in escrow until the agencies draw the funds to finance multifamily loans. As of December 31, 2010, $1.2 billion of these bonds converted and were utilized to finance long term multifamily mortgage loans; and $1.6 billion remained in escrow to be converted by December 31, 2011, unless the program is extended.
    - As part of the TCLF program, Treasury purchased participation interests in temporary credit and liquidity facilities provided by Fannie Mae and Freddie Mac. These facilities create a credit and liquidity backstop for the HFAs. The total amount originally established by Treasury for the TCLF program was $8.2 billion. The amount outstanding under the TCLF program has been reduced since the program was established and will

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[17] These agreements do not preclude members from doing business through other secondary market channels.

[18] Under section 105, comprehensive housing affordability strategies include, among other things, efforts to address homelessness and meet the needs of homeless persons; the provision of housing for different categories of residents, such as very low-income, low-income, and moderate-income families, the elderly, single persons, large families, residents of non-metropolitan areas, families who are participating in an organized program to achieve economic independence and self-sufficiency, and other categories of persons; combined efforts with private industry, nonprofit organizations and public institutions to deliver safe and adequate housing; encouraging public housing residents to become homeowners; and efforts to provide affordable housing through the production of new units, rehabilitation, or acquisition of existing units.

continue to be reduced over time as liquidity facilities under the TCLF program are replaced by the HFAs. As of December 31, 2010, the total outstanding principal balance under the TCLF program was $6.9 billion.

- Fannie Mae purchased 3,769 loans from HFAs, with a UPB of $534.4 million.
- Fannie Mae supported the development of a plan for servicer interaction with various State HFA programs designed to aid unemployed borrowers in need of mortgage payment relief. Under the interaction plan, servicers have the authority to evaluate the borrower for additional payment relief in the form of a standard forbearance after the HFA forbearance ends, in accordance with the applicable forbearance guidelines in effect at that time.
- In 2010, Fannie Mae facilitated the sale of 7 foreclosed multifamily properties to nonprofit organizations or local government entities, comprising 483 units.
- Fannie Mae conducted 6 outreach events in 2010 in Las Vegas, Orlando, Tampa, Houston, Detroit, and Dallas. Approximately 350 individuals participated, including numerous representatives from approximately 50 nonprofits and public entities.
- In 2010, Fannie Mae provided a total of $25.7 million in grants to support neighborhood stabilization and foreclosure prevention, support efforts to help prevent and end homelessness, and strengthen communities in our hometown, Washington, DC.

One of the purposes of the Cranston-Gonzalez National Affordable Housing Act is to extend and strengthen partnerships among all levels of government and the private sector in the production and operation of housing that is affordable to low- and moderate-income families. Fannie Mae believes that the activities listed above support the objectives of the Cranston-Gonzalez National Affordable Housing Act.

Table 1A
Fannie Mae's Mortgage Purchases by Mortgage Type and Housing Goal Status
Summary Table on Single-Family Housing Goal Performance
For Calendar Year 2010

	Total Mortgages Eligible To Qualify as Low-Income Purchase Money	Qualifying Low-Income Purchase Money Mortgages	Total Mortgages Eligible To Qualify as Very Low-Income Purchase Money	Qualifying Very Low-Income Purchase Money Mortgages	Total Mortgages Eligible To Qualify as Low-Income Area Purchase Money	Qualifying Low-Income Area Purchase Money Mortgages	Qualifying Low-Income Area Purchase Money Subgoal Mortgages	Total Mortgages Eligible To Qualify as Low-Income Refinance[1]	Qualifying Low-Income Refinance Mortgages[1]	All Mortgage Purchases
Purchase of Single-Family Mortgages										
Owner-Occupied 1-Unit Properties/Mortgages:										
UPB ($ Millions)	$112,505	$15,469	$112,505	$3,283	$112,827	$18,735	$10,643	$432,690	$57,804	$602,643
Number of Mortgages	473,847	118,710	473,847	34,253	473,404	112,007	56,653	1,976,170	408,222	2,711,278
Owner-Occupied 2-4 Unit Properties/Mortgages:										
UPB ($ Millions)	$1,615	$262	$1,615	$41	$1,630	$816	$712	$5,818	$1,244	$8,718
Number of Mortgages	5,355	1,588	5,355	395	5,346	3,033	2,531	21,526	6,734	30,681
Missing Affordability Data Adjustments										
Owner-Occupied 1-4 Unit Properties:										
Number of Mortgages With Missing Data	1,257		1,257					14,488		
Mortgages Where Income Estimation is Possible										
Not subject to the Cap	0	0	0	0				1	0	
Subject to the Cap	1,104	147	754	32				14,325	2,518	
Market Determined Cap	13,966		13,966					17,123		
Missing Data Adjustment for Affordability Estimation		147		32					2,518	
Total Single Family Owner-Occupied Mortgages in 1-4 Unit Properties:										
UPB ($ Millions)	$114,120	$15,731	$114,120	$3,324	$114,457	$19,551	$11,355	$438,508	$59,048	$611,360
Number of Mortgages	479,202	120,298	479,202	34,648	478,750	115,040	59,184	1,997,696	414,956	2,741,959
Number of Mortgages (Adjusted)	479,202	120,445	479,202	34,680	478,750	115,040	59,184	1,997,696	417,474	2,741,959
Goals Performance										
Fannie Mae's Single-Family Goals		27%		8%		24%			21%	
Goals Performance Percentage		25.13%		7.24%		24.03%			20.90%	
Fannie Mae's Single-Family Subgoal							13%			
Subgoal Performance Percentage							12.36%			

Mortgages may count toward more than one goal. On certain tables, sum of entries may not equal totals due to rounding.

[1]MHA Modification loans are included in all Single-Family tables where applicable. An Enterprise's modification of a loan in accordance with the Make Home Affordable program announced on March 4, 2009, that is held in the Enterprise's portfolio or that is in a pool backing a security guaranteed by the Enterprise, shall be treated as a purchase of a refinance mortgage for the purposes of the housing goals.

Table 1B
Fannie Mae's Mortgage Purchases by Property Size and Housing Goal Status
Summary Table on Multifamily Housing Goal Performance
For Calendar Year 2010

	Qualifying Low-Income Purchases	Qualifying Very Low-Income Purchases	All Mortgage Purchases
Purchases of Multifamily Mortgages			
Multifamily 5-50 Unit Properties:			
UPB ($ Million)	$707	$161	$1,521
Number of Mortgages	429	100	796
Number of Properties	765	765	856
Number of Units	12,460	3,329	20,810
Multifamily > 50 Unit Properties:			
UPB ($ Million)	$8,962	$1,635	$15,121
Number of Mortgages	970	260	1,433
Number of Properties	1,284	1,284	1,440
Number of Units	187,129	44,761	265,694
Missing Affordability Data Adjustments			
Rental Unit Affordability Estimation			
Units in Multifamily Properties:			
Number of Units with Missing Data	0	0	N/A
Units Where Rent Estimation is Not Possible	0	0	N/A
Units Where Rent Estimation is Possible	13,179	5,094	N/A
Not Subject to Cap	12,902	4,999	N/A
Subject to Cap	276	94	N/A
10% Cap	28,650	28,650	N/A
Adjustments to Number of Units for:			
Missing Data	13,179	5,094	N/A
Total Multifamily:			
UPB ($ Million)	$9,669	$1,796	$16,642
Number of Mortgages	1,399	359	2,229
Number of Properties	2,049	2,049	2,296
Number of Units	199,589	48,090	286,504
Number of Units (Adjusted)	212,768	53,184	286,504
Goals Performance			
Fannie Mae's Multifamily Goals (units)	177,750	42,750	
Goal Performance (units)	212,768	53,184	

Units may count toward more than one goal. On certain tables, sum of entries may not equal totals, due to rounding.

Table 1C
Fannie Mae's Mortgage Purchases by Mortgage Type and Housing Goal Status
Mortgages from At-Risk Loans that were Modified
For Calendar Year 2010

	Total Mortgages Eligible To Qualify as Low-Income Refinance[1]	Qualifying Low-Income Refinance Mortgages[1]	All Mortgage Purchases
Purchase of Single-Family Mortgages			
Owner-Occupied 1-Unit Properties/Mortgages:			
UPB ($ Millions)	$12,805	$7,980	$38,847
Number of Mortgages	58,673	42,764	177,340
Owner-Occupied 2-4 Unit Properties/Mortgages:			
UPB ($ Millions)	$540	$234	$1,634
Number of Mortgages	1,657	897	5,058
Total Loan Modifications of At-Risk Mortgages:			
UPB ($ Millions)	$13,345	$8,215	$40,481
Number of Mortgages	60,330	43,661	182,398

[1] An Enterprise's modification of a loan in accordance with the Make Home Affordable program announced on March 4, 2009, that is held in the Enterprise's portfolio or that is in a pool backing a security guaranteed by the Enterprise, shall be treated as a mortgage purchase for the purposes of the housing goals.

Table 2
Distribution of Single-Family Owner-Occupied Mortgages
Purchased by Fannie Mae
By Income Class of Mortgagor(s)[1]
For Calendar Year 2010

	Qualifying Low-Income Purchase Money Mortgages	Qualifying Very Low-Income Purchase Money Mortgages	Qualifying Low-Income Area Purchase Money Mortgages	Qualifying Low-Income Refinance Mortgages	Total Purchase Money Mortgages Acquired	Total Refinance Mortgages Acquired	All Mortgage Purchases
Income No More Than 50% of Median Income							
$UPB(Millions)	$3,324	$3,324	$1,874	$12,955	$3,424	$18,052	$21,476
Number of Mortgages	34,648	34,648	19,448	110,929	35,886	148,314	184,200
Portion of Qualifying or Total Mortgages Acquired	28.77%	99.91%	16.91%	26.57%	6.62%	6.74%	6.72%
Income More Than 50% But No More Than 60% of Median Income							
$UPB(Millions)	$3,271	$0	$1,793	$11,939	$3,379	$15,515	$18,893
Number of Mortgages	25,902	0	14,145	86,461	27,025	105,823	132,848
Portion of Qualifying or Total Mortgages Acquired	21.51%	0.00%	12.30%	20.71%	4.99%	4.81%	4.85%
Income More Than 60% But No More Than 80% of Median Income							
$UPB(Millions)	$9,135	$0	$5,078	$34,154	$9,480	$41,686	$51,166
Number of Mortgages	59,748	0	32,767	217,566	62,781	252,025	314,806
Portion of Qualifying or Total Mortgages Acquired	49.61%	0.00%	28.48%	52.11%	11.58%	11.46%	11.48%
Income More Than 80% But No More Than 100% of Median Income							
$UPB(Millions)	$0	$0	$5,766	$0	$11,224	$48,912	$60,136
Number of Mortgages	0	0	30,511	0	61,452	264,418	325,870
Portion of Qualifying or Total Mortgages Acquired	0.00%	0.00%	26.52%	0.00%	11.34%	12.02%	11.88%
Income More Than 100% But No More Than 120% of Median Income							
$UPB(Millions)	$0	$0	$1,101	$0	$12,281	$51,442	$63,723
Number of Mortgages	0	0	4,858	0	58,129	254,582	312,711
Portion of Qualifying or Total Mortgages Acquired	0.00%	0.00%	4.22%	0.00%	10.72%	11.57%	11.40%
Income More Than 120% of Median Income							
$UPB(Millions)	$0	$0	$3,917	$0	$86,165	$305,635	$391,800
Number of Mortgages	0	0	13,242	0	295,309	1,159,171	1,454,480
Portion of Qualifying or Total Mortgages Acquired	0.00%	0.00%	11.51%	0.00%	54.48%	52.69%	53.05%
Missing							
$UPB(Millions)	$0	$0	$21	$0	$532	$3,635	$4,167
Number of Mortgages	147	32	69	2,518	1,434	15,610	17,044
Portion of Qualifying or Total Mortgages Acquired	0.12%	0.09%	0.06%	0.60%	0.26%	0.71%	0.62%
All Income Levels[2]							
$UPB(Millions)	$15,731	$3,324	$19,551	$59,048	$126,484	$484,876	$611,360
Number of Mortgages	120,445	34,680	115,040	417,474	542,016	2,199,943	2,741,959
Portion of Qualifying or Total Mortgages Acquired	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

[1]Based on actual Borrower Incomes before affordability estimation. Mortgage where affordability was estimated are included in "Missing"

[2]Includes Missing

Table 3
Distribution of Rental Units
Financed by Multifamily Mortgages Purchased by Fannie Mae
By Affordability of Rent[1]
For Calendar Year 2010

	Qualifying Low-Income Purchases	Qualifying Very Low-Income Purchases	Total Units Financed
Affordable At No More Than 30% Of Median Income			
$UPB(MILLIONS)	$532	$532	$537
Number of Units	10,146	10,146	10,220
Portion of Qualifying or Total Units Financed	5.08%	21.10%	3.57%
Affordable At More Than 30% but No More than 50% Of Median Income			
$UPB(MILLIONS)	$1,264	$1,264	$1,265
Number of Units	37,944	37,944	37,959
Portion of Qualifying or Total Units Financed	19.01%	78.90%	13.25%
Affordable At More Than 50% but No More than 60% Of Median Income			
$UPB(MILLIONS)	$2,397		$2,399
Number of Units	58,819		58,830
Portion of Qualifying or Total Units Financed	29.47%		20.53%
Affordable At More Than 60% but No More than 80% Of Median Income			
$UPB(MILLIONS)	$5,476		$5,476
Number of Units	92,680		92,680
Portion of Qualifying or Total Units Financed	46.44%		32.35%
Affordable At More Than 80% but No More than 100% Of Median Income			
$UPB(MILLIONS)			$2,938
Number of Units			39,914
Portion of Qualifying or Total Units Financed			13.93%
Affordable At More Than 100% but No More than 120% Of Median Income			
$UPB(MILLIONS)			$1,323
Number of Units			13,957
Portion of Qualifying or Total Units Financed			4.87%
Affordable At More Than 120% Of Median Income			
$UPB(MILLIONS)			$1,443
Number of Units			10,266
Portion of Qualifying or Total Units Financed			3.58%
Tenant Rent Missing			
$UPB(MILLIONS)			$1,263
Number of Units			22,678
Portion of Qualifying or Total Units Financed			7.92%
All Income Levels[2]			
$UPB(MILLIONS)	$9,669	$1,796	$16,642
Number of Units	199,589	48,090	286,504
Portion of Qualifying or Total Units Financed	100.00%	100.00%	100.00%

[1]Based on actual rents before affordability estimation. Units where affordability was estimated, including all units in senior housing facilities and cooperatives,

[2]Includes Missing.

Table 4
Fannie Mae Single-Family Owner-Occupied Mortgage Purchases
Qualifying for the Low-Income Area Purchase Goal by Method of Qualification
For Calendar Year 2010

	Tract is in a Designated Disaster Area		Tract is not in a Designated Disaster			
	Family Income <= 100% of Area Median[1]	Family Income > 100% of Area Median[1]	Family Income <= 100% of Area Median[1]	Family Income > 100% of Area Median[1]	Qualifying Low-Income Area Purchase Money Mortgages[1]	Total Mortgages Eligible To Qualify As Low-Income Area Purchase Money
Tract Income <= 80% of Area Median						
$UPB(Millions)	$1,830	$2,646	$2,056	$2,372	$8,905	$8,905
Number of Mortgages	11,886	9,332	14,486	8,768	44,472	44,472
Percentage of Eligible	26.73%	20.98%	32.57%	19.72%	100.00%	100.00%
80% < Tract Income < 100% of Area Median and Tract >= 30% Minority						
$UPB(Millions)	$2,424	$0	$1,299	$0	$3,723	$15,203
Number of Mortgages	17,838	0	7,707	0	25,545	83,481
Percentage of Eligible	21.37%	0.00%	9.23%	0.00%	30.60%	100.00%
80% < Tract Income < 100% of Area Median and Tract < 30% Minority						
$UPB(Millions)	$0	$0	$0	$0	$0	$0
Number of Mortgages	4	0	0	0	4	5
Percentage of Eligible	80.00%	0.00%	0.00%	0.00%	80.00%	100.00%
Tract Income >= 100% of Area Median[2]						
$UPB(Millions)	$6,923	$0	$0	$0	$6,923	$90,349
Number of Mortgages	45,019	0	0	0	45,019	350,792
Percentage of Eligible	12.83%	0.00%	0.00%	0.00%	12.83%	100.00%
Total						
$UPB(Millions)	$11,177	$2,646	$3,355	$2,372	$19,551	$114,457
Number of Mortgages	74,747	9,332	22,193	8,768	115,040	478,750
Percentage of Eligible	15.61%	1.95%	4.64%	1.83%	24.03%	100.00%

[1]Includes mortgages where affordability was estimated.
[2]Includes tracts with missing median incomes or missing percent minority.

Table 5A
Distribution of Single-Family Owner-Occupied Mortgage Purchases
Purchased by Fannie Mae
By Race of Borrower(s) on Loan Application[1]
For Calendar Year 2010

	Qualifying Low-Income Purchase Money Mortgages	Qualifying Very Low-Income Purchase Money Mortgages	Qualifying Low-Income Area Purchase Money Mortgages	Qualifying Low-Income Refinance Mortgages	Total Purchase Money Mortgages Acquired	Total Refinance Mortgages Acquired	All Mortgage Purchases
American Indian or Alaskan Native[2]							
$UPB(Millions)	$54	$12	$69	$261	$277	$1,204	$1,481
Number of Mortgages	454	135	460	1,778	1,390	5,921	7,311
Portion of Qualifying or Total Mortgages Acquired	0.38%	0.39%	0.40%	0.43%	0.26%	0.27%	0.27%
Asian[2]							
$UPB(Millions)	$2,353	$473	$3,623	$3,717	$15,940	$41,139	$57,079
Number of Mortgages	13,598	3,821	16,806	18,959	53,929	133,916	187,845
Portion of Qualifying or Total Mortgages Acquired	11.29%	11.02%	14.61%	4.54%	9.95%	6.09%	6.85%
Black or African American[2]							
$UPB(Millions)	$335	$84	$458	$2,567	$1,859	$11,640	$13,498
Number of Mortgages	2,843	939	3,181	17,255	9,726	59,373	69,099
Portion of Qualifying or Total Mortgages Acquired	2.36%	2.71%	2.77%	4.13%	1.79%	2.70%	2.52%
Native Hawaiian or Other Pacific Islander[2]							
$UPB(Millions)	$59	$14	$80	$242	$345	$1,488	$1,833
Number of Mortgages	409	137	446	1,329	1,449	5,766	7,215
Portion of Qualifying or Total Mortgages Acquired	0.34%	0.40%	0.39%	0.32%	0.27%	0.26%	0.26%
White - Hispanic or Latino[3]							
$UPB(Millions)	$1,001	$249	$1,405	$4,172	$5,415	$23,445	$28,859
Number of Mortgages	7,989	2,690	9,275	25,490	26,774	107,744	134,518
Portion of Qualifying or Total Mortgages Acquired	6.63%	7.76%	8.06%	6.11%	4.94%	4.90%	4.91%
White - Non Hispanic or Latino							
$UPB(Millions)	$9,871	$2,099	$11,011	$38,937	$81,652	$326,899	$408,551
Number of Mortgages	80,362	23,079	69,228	291,784	366,822	1,543,347	1,910,169
Portion of Qualifying or Total Mortgages Acquired	66.72%	66.55%	60.18%	69.89%	67.68%	70.15%	69.66%
Two or More Minority Races[4]							
$UPB(Millions)	$9	$2	$14	$35	$52	$214	$266
Number of Mortgages	57	17	69	210	209	890	1,099
Portion of Qualifying or Total Mortgages Acquired	0.05%	0.05%	0.06%	0.05%	0.04%	0.04%	0.04%
Joint - either Borrower or Co-Borrower are of a Minority Group[5]							
$UPB(Millions)	$95	$13	$248	$496	$2,508	$8,606	$11,115
Number of Mortgages	634	117	1,085	3,042	8,262	32,063	40,325
Portion of Qualifying or Total Mortgages Acquired	0.53%	0.34%	0.94%	0.73%	1.52%	1.46%	1.47%
Information not Provided by Borrower or Co-Borrower[6]							
$UPB(Millions)	$1,949	$377	$2,633	$7,905	$18,209	$66,500	$84,710
Number of Mortgages	14,031	3,726	14,438	51,825	72,543	281,520	354,063
Portion of Qualifying or Total Mortgages Acquired	11.65%	10.74%	12.55%	12.41%	13.38%	12.80%	12.91%
Not Applicable							
$UPB(Millions)	$2	$0	$6	$43	$67	$396	$463
Number of Mortgages	42	9	29	281	246	1,655	1,901
Portion of Qualifying or Total Mortgages Acquired	0.03%	0.03%	0.03%	0.07%	0.05%	0.08%	0.07%
Data not Provided by Loan Seller							
$UPB(Millions)	$2	$0	$4	$672	$160	$3,346	$3,506
Number of Mortgages	25	9	23	5,520	666	27,748	28,414
Portion of Qualifying or Total Mortgages Acquired	0.02%	0.03%	0.02%	1.32%	0.12%	1.26%	1.04%
Total							
$UPB(Millions)	$15,731	$3,324	$19,551	$59,048	$126,484	$484,876	$611,360
Number of Mortgages	120,445	34,680	115,040	417,474	542,016	2,199,943	2,741,959
Portion of Qualifying or Total Mortgages Acquired	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

[1] Borrowers are asked to report both Race and Ethnicity. Race associated with the loan is based on data for the borrower and, if any, co-borrower. Borrower and co-borrower may be identified with any combination of, and up to, 5 race categories: (1) American Indian or Alaska Native, (2) Asian, (3) Black or African American, (4) Native Hawaiian or Other Pacific Islander; and (5) White. A borrower or co-borrower identified as both White and one minority race is classified as the minority race. If race is known for one borrower but not the other borrower, the loan is classified according to the known race. A loan where one borrower is identified as White and the race of the other borrower is missing, or where both the borrower and co-borrower are identified as White, is categorized in one of the two White categories. Separately, ethnicity associated with a loan also is based on data for the borrower and, if any, co-borrower. Borrower and co-borrower may choose either (1) Hispanic or Latino or (2) Not Hispanic or Latino. In this table, the White race category is further categorized as either “Hispanic or Latino,” or “Not Hispanic or Latino.” Table 5B shows the ethnicity distribution of all loans acquired.

[2] If the borrower and co-borrower are both identified as the same minority race or different minority races, the loan is classified as the race of the borrower.

[3] If the loan is classified as White (see footnote 1) and if either borrower or co-borrower is identified as Hispanic or Latino, the loan is classified as “White – Hispanic or Latino.” The category “White – Non-Hispanic or Latino” includes loans where borrower and co-borrower are both identified as “Not Hispanic or Latino” or when the ethnicity is missing for both borrowers.

[4] The loan is classified as “Two or More Minority Races” where: the borrower is identified as two or more minority races and either there is no co-borrower or the co-borrower is identified as one or more minority races; or one borrower's race is missing and the other borrower is identified as two or more minority races.

[5] If either the borrower or co-borrower is identified as one or more minority race(s) and the other borrower is identified as White, the loan is classified as “Joint.”

[6] This category consists of mortgages where borrower and co-borrower race information is not provided in mail, internet, or telephone application, even if ethnicity data are reported.

Table 5B
Distribution of Single-Family Owner-Occupied Mortgage Purchases
Purchased by Fannie Mae
By Ethnicity of Borrower(s) on Loan Application[1]
For Calendar Year 2010

	Qualifying Low-Income Purchase Money Mortgages	Qualifying Very Low-Income Purchase Money Mortgages	Qualifying Low-Income Area Purchase Money Mortgages	Qualifying Low-Income Refinance Mortgages	Total Purchase Money Mortgages Acquired	Total Refinance Mortgages Acquired	All Mortgage Purchases
Borrower and Co-Borrower are Hispanic or Latino:							
$UPB(Millions)	$1,024	$266	$1,394	$4,510	$4,307	$20,245	$24,552
Number of Mortgages	8,262	2,883	9,436	27,368	23,083	95,961	119,044
Portion of Qualifying or Total Mortgages Acquired	6.86%	8.31%	8.20%	6.56%	4.26%	4.36%	4.34%
Borrower and Co-Borrower are not Hispanic or Latino:							
$UPB(Millions)	$12,643	$2,667	$15,298	$45,832	$101,399	$386,911	$488,310
Number of Mortgages	97,274	27,921	90,117	331,293	436,863	1,759,546	2,196,409
Portion of Qualifying or Total Mortgages Acquired	80.76%	80.51%	78.34%	79.36%	80.60%	79.98%	80.10%
Joint - Either Borrower or Co-Borrower are Hispanic or Latino:[2]							
$UPB(Millions)	$92	$10	$187	$475	$1,820	$7,377	$9,197
Number of Mortgages	618	95	918	2,953	6,907	30,389	37,296
Portion of Qualifying or Total Mortgages Acquired	0.51%	0.27%	0.80%	0.71%	1.27%	1.38%	1.36%
Information not Provided by Borrower of Co-Borrower:[3]							
$UPB(Millions)	$1,959	$379	$2,628	$7,469	$18,242	$65,870	$84,112
Number of Mortgages	14,097	3,742	14,394	49,622	73,001	285,356	358,357
Portion of Qualifying or Total Mortgages Acquired	11.70%	10.79%	12.51%	11.89%	13.47%	12.97%	13.07%
Not Applicable:							
$UPB(Millions)	$6	$1	$6	$66	$31	$394	$425
Number of Mortgages	40	8	40	443	160	2,276	2,436
Portion of Qualifying or Total Mortgages Acquired	0.03%	0.02%	0.03%	0.11%	0.03%	0.10%	0.09%
Data Not Provided by Loan Seller:							
$UPB(Millions)	$7	$1	$37	$695	$686	$4,078	$4,764
Number of Mortgages	153	30	135	5,796	2,002	26,415	28,417
Portion of Qualifying or Total Mortgages Acquired	0.13%	0.09%	0.12%	1.39%	0.37%	1.20%	1.04%
Total:							
$UPB(Millions)	$15,731	$3,324	$19,551	$59,048	$126,484	$484,876	$611,360
Number of Mortgages	120,445	34,680	115,040	417,474	542,016	2,199,943	2,741,959
Portion of Qualifying or Total Mortgages Acquired	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

[1] If ethnicity is known for one borrower but not the other, loan is classified according to the known ethnicity.
[2] Joint means one Borrower is of Hispanic or Latino ethnicity and the other is not, in any order.
[3] This category consists of mortgages where borrower and co-borrower ethnicity (as Hispanic/Latino or not) information is not provided in mail, internet, or telephone application, even if race data are reported.

Table 6
Distribution of Single-Family Owner-Occupied Mortgage Purchases
Purchased by Fannie Mae
By Gender of Borrower(s)[1]
For Calendar Year 2010

	Qualifying Low-Income Purchase Money Mortgages	Qualifying Very Low-Income Purchase Money Mortgages	Qualifying Low-Income Area Purchase Money Mortgages	Qualifying Low-Income Refinance Mortgages	Total Purchase Money Mortgages Acquired	Total Refinance Mortgages Acquired	All Mortgage Purchases
All Male:							
$UPB(Millions)	$5,408	$1,166	$6,650	$16,314	$32,762	$101,963	$134,725
Number of Mortgages	41,662	12,229	39,633	113,709	147,462	462,271	609,733
Portion of Qualifying or Total Mortgages Acquired	34.59%	35.26%	34.45%	27.24%	27.21%	21.01%	22.24%
All Female:							
$UPB(Millions)	$5,775	$1,460	$5,792	$19,164	$19,879	$68,777	$88,655
Number of Mortgages	45,753	15,561	37,239	141,678	106,434	367,866	474,300
Portion of Qualifying or Total Mortgages Acquired	37.99%	44.87%	32.37%	33.94%	19.64%	16.72%	17.30%
Male and Female:							
$UPB(Millions)	$3,204	$440	$5,410	$19,144	$61,924	$273,925	$335,849
Number of Mortgages	23,264	4,320	28,607	131,384	239,267	1,186,930	1,426,197
Portion of Qualifying or Total Mortgages Acquired	19.32%	12.46%	24.87%	31.47%	44.14%	53.95%	52.01%
Not Applicable:							
$UPB(Millions)	$3	$1	$6	$42	$29	$361	$390
Number of Mortgages	16	5	27	240	90	1,477	1,567
Portion of Qualifying or Total Mortgages Acquired	0.01%	0.01%	0.02%	0.06%	0.02%	0.07%	0.06%
Not Provided:							
$UPB(Millions)	$1,341	$259	$1,686	$4,371	$11,688	$38,950	$50,638
Number of Mortgages	9,679	2,548	9,493	30,318	47,838	170,410	218,248
Portion of Qualifying or Total Mortgages Acquired	8.04%	7.35%	8.25%	7.26%	8.83%	7.75%	7.96%
Missing:							
$UPB(Millions)	$1	$0	$7	$12	$203	$900	$1,102
Number of Mortgages	71	17	41	145	925	10,989	11,914
Portion of Qualifying or Total Mortgages Acquired	0.06%	0.05%	0.04%	0.03%	0.17%	0.50%	0.43%
Total:							
$UPB(Millions)	$15,731	$3,324	$19,551	$59,048	$126,484	$484,876	$611,360
Number of Mortgages	120,445	34,680	115,040	417,474	542,016	2,199,943	2,741,959
Portion of Qualifying or Total Mortgages Acquired	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

[1]Borrower and Co-Borrower with a Not Provided or Not Applicable are placed in the specific gender of the Borrower or Co-Borrower.

Table 7
Distribution of Single-Family Owner-Occupied Mortgage Purchases
By Minority Concentration of Census Tract
For Calendar Year 2010

	Qualifying Low-Income Purchase Money Mortgages	Qualifying Very Low-Income Purchase Money Mortgages	Qualifying Low-Income Area Purchase Money Mortgages	Qualifying Low-Income Refinance Mortgages	Total Purchase Money Mortgages Acquired	Total Refinance Mortgages Acquired	All Mortgage Purchases
Minority < 10%	41,822	12,104	25,158	171,320	199,446	908,769	1,108,215
10% <= Minority < 20%	26,571	7,546	18,863	92,829	134,929	536,237	671,166
20% <= Minority < 30%	15,745	4,313	13,527	49,646	76,361	282,884	359,245
30% <= Minority < 50%	16,256	4,771	21,069	47,179	67,201	240,726	307,927
50% <= Minority < 80%	12,681	3,749	22,867	34,487	44,568	154,079	198,647
80% <= Minority <= 100%	7,368	2,196	13,556	22,005	19,421	76,999	96,420
Tract Missing / Unable to Classify	1	1	0	7	90	249	339
Total:	120,445	34,680	115,040	417,474	542,016	2,199,943	2,741,959

Table 8

Distribution of Fannie Mae's Multifamily Mortgage Purchases

By Minority Concentration of Census Tract

For Calendar Year 2010

	Qualifying Low-Income Units	Qualifying Very Low-Income Units	Total Units Financed
Minority < 10%	20,981	4,154	25,398
10% <= Minority < 20%	45,977	8,113	63,690
20% <= Minority < 30%	32,439	7,142	46,232
30% <= Minority < 50%	43,346	11,868	63,993
50% <= Minority < 80%	38,065	9,427	61,537
80% <= Minority <= 100%	18,781	7,386	25,468
Tract Missing / Unable to Classify	0	0	186
Total:	199,589	48,090	286,504

Table 9
Distribution of Single-Family Owner-Occupied Mortgage Purchases
Minority Percentage of Census Tract by Income of Borrower
For Calendar Year 2010

	Qualifying Low-Income Purchase Money	Qualifying Very Low-Income Purchase	Qualifying Low-Income Area Purchase Money	Qualifying Low-Income Refinance Mortgages	Total Purchase Money Mortgages	Total Refinance Mortgages Acquired	Total Mortgages Acquired
Income <=50% of Median Income							
Minority < 10%	12,093	12,093	4,800	42,624	12,597	52,989	65,586
10% <= Minority < 30%	11,848	11,848	5,527	36,982	12,261	48,509	60,770
30% <= Minority < 50%	4,765	4,765	3,594	13,626	4,945	19,239	24,184
50% <= Minority < 80%	3,747	3,747	3,401	10,523	3,851	16,013	19,864
80% <= Minority <= 100%	2,194	2,194	2,126	7,174	2,231	11,564	13,795
Tract Missing / Unable to Classify	1	1	0	0	1	0	1
Subtotal	34,648	34,648	19,448	110,929	35,886	148,314	184,200
50% < Income <=60% of MSA Median Income							
Minority < 10%	9,027	0	3,538	35,365	9,493	40,550	50,043
10% <= Minority < 30%	9,214	0	4,216	29,519	9,608	35,815	45,423
30% <= Minority < 50%	3,408	0	2,531	9,747	3,544	12,791	16,335
50% <= Minority < 80%	2,671	0	2,366	7,194	2,753	9,954	12,707
80% <= Minority <= 100%	1,582	0	1,494	4,636	1,627	6,712	8,339
Tract Missing / Unable to Classify	0	0	0	0	0	1	1
Subtotal	25,902	0	14,145	86,461	27,025	105,823	132,848
60% < Income <=80% of MSA Median Income							
Minority < 10%	20,655	0	8,017	92,234	21,843	101,298	123,141
10% <= Minority < 30%	21,198	0	9,981	75,143	22,315	86,788	109,103
30% <= Minority < 50%	8,060	0	5,902	23,535	8,448	28,832	37,280
50% <= Minority < 80%	6,251	0	5,513	16,579	6,503	21,221	27,724
80% <= Minority <= 100%	3,584	0	3,354	10,068	3,672	13,879	17,551
Tract Missing / Unable to Classify	0	0	0	7	0	7	7
Subtotal	59,748	0	32,767	217,566	62,781	252,025	314,806
80% < Income <=100% of MSA Median Income							
Minority < 10%	0	0	7,565	0	21,776	110,345	132,121
10% <= Minority < 30%	0	0	9,730	0	22,482	92,962	115,444
30% <= Minority < 50%	0	0	5,412	0	8,008	28,841	36,849
50% <= Minority < 80%	0	0	5,165	0	6,207	20,576	26,783
80% <= Minority <= 100%	0	0	2,639	0	2,975	11,685	14,660
Tract Missing / Unable to Classify	0	0	0	0	4	9	13
Subtotal	0	0	30,511	0	61,452	264,418	325,870
100% < Income <=120% of MSA Median Income							
Minority < 10%	0	0	367	0	21,153	108,234	129,387
10% <= Minority < 30%	0	0	839	0	21,954	91,907	113,861
30% <= Minority < 50%	0	0	884	0	7,366	27,511	34,877
50% <= Minority < 80%	0	0	1,571	0	5,384	18,211	23,595
80% <= Minority <= 100%	0	0	1,197	0	2,267	8,712	10,979
Tract Missing / Unable to Classify	0	0	0	0	5	7	12
Subtotal	0	0	4,858	0	58,129	254,582	312,711
120% MSA Median Income < Income							
Minority < 10%	0	0	868	0	112,162	489,379	601,541
10% <= Minority < 30%	0	0	2,083	0	122,006	457,147	579,153
30% <= Minority < 50%	0	0	2,728	0	34,692	121,779	156,471
50% <= Minority < 80%	0	0	4,834	0	19,772	66,893	86,665
80% <= Minority <= 100%	0	0	2,729	0	6,605	23,799	30,404
Tract Missing / Unable to Classify	0	0	0	0	72	174	246
Subtotal	0	0	13,242	0	295,309	1,159,171	1,454,480
Borrower Income Missing							
Minority < 10%	47	11	3	1,097	422	5,974	6,396
10% <= Minority < 30%	56	11	14	831	664	5,993	6,657
30% <= Minority < 50%	23	6	18	271	198	1,733	1,931
50% <= Minority < 80%	12	2	17	191	98	1,211	1,309
80% <= Minority <= 100%	8	2	17	127	44	648	692
Tract Missing / Unable to Classify	0	0	0	0	8	51	59
Subtotal	147	32	69	2,518	1,434	15,610	17,044
Total:	120,445	34,680	115,040	417,474	542,016	2,199,943	2,741,959

Table 10A
Distribution of Fannie Mae's
Single-Family Owner-Occupied Mortgage Purchases
By State and Territory
For Calendar Year 2010

	Qualifying Low-Income Purchase Money Mortgages	Qualifying Very Low-Income Purchase Money Mortgages	Qualifying Low-Income Area Purchase Money Mortgages	Qualifying Low-Income Refinance Mortgages	Total Purchase Money Mortgages Acquired	Total Refinance Mortgages Acquired	All Mortgage Purchases
Alabama	1,067	308	735	4,613	5,694	25,413	31,107
Alaska	170	40	93	902	935	4,493	5,428
Arizona	3,578	1,327	1,574	9,807	15,842	43,776	59,618
Arkansas	572	150	805	2,492	3,347	14,270	17,617
California	19,027	4,826	26,502	50,354	90,138	347,054	437,192
Colorado	2,999	933	1,792	12,729	12,900	58,008	70,908
Connecticut	1,873	496	2,712	7,003	6,414	30,840	37,254
Delaware	470	137	123	1,652	2,190	7,823	10,013
District of Columbia	525	133	1,085	1,158	2,139	5,546	7,685
Florida	6,016	1,847	5,802	15,296	32,910	82,817	115,727
Georgia	2,841	938	3,300	10,587	12,812	52,615	65,427
Hawaii	528	114	848	2,394	2,221	10,132	12,353
Idaho	968	381	227	2,464	3,337	10,982	14,319
Illinois	6,012	1,754	7,345	25,226	21,253	134,671	155,924
Indiana	2,296	790	3,132	9,572	8,116	38,333	46,449
Iowa	1,991	672	2,594	5,805	5,876	24,598	30,474
Kansas	810	225	403	2,948	3,363	15,866	19,229
Kentucky	953	298	907	4,278	3,941	19,106	23,047
Louisiana	880	215	1,398	3,356	5,580	22,285	27,865
Maine	238	74	333	1,659	1,400	8,061	9,461
Maryland	2,506	778	1,189	13,384	9,712	56,315	66,027
Massachusetts	4,205	1,055	1,949	14,742	15,374	78,201	93,575
Michigan	3,341	1,267	449	14,220	12,596	61,394	73,990
Minnesota	3,058	1,196	1,117	12,143	9,238	47,366	56,604
Mississippi	492	133	298	1,917	2,461	12,352	14,813
Missouri	2,248	711	3,165	10,426	8,696	50,406	59,102
Montana	489	150	135	2,078	1,955	9,501	11,456
Nebraska	810	273	970	3,120	2,975	14,440	17,415
Nevada	1,570	621	318	3,389	6,001	13,654	19,655
New Hampshire	593	184	828	3,131	2,260	13,257	15,517
New Jersey	2,849	547	4,045	10,199	18,379	75,846	94,225
New Mexico	566	172	433	2,110	3,030	11,418	14,448
New York	5,709	972	8,968	12,435	31,473	89,151	120,624
North Carolina	2,469	748	823	11,175	13,739	59,456	73,195
North Dakota	209	51	397	619	1,076	3,492	4,568
Ohio	3,964	1,269	1,042	14,624	14,620	65,936	80,556
Oklahoma	1,055	293	1,234	2,617	4,911	15,093	20,004
Oregon	1,840	527	1,421	7,392	7,860	35,641	43,501
Pennsylvania	4,532	1,249	1,550	14,960	18,877	75,761	94,638
Rhode Island	335	92	72	1,757	1,359	7,895	9,254
South Carolina	1,370	405	496	4,833	8,131	24,889	33,020
South Dakota	336	101	86	1,298	1,417	6,556	7,973
Tennessee	1,818	540	1,014	6,976	8,486	33,912	42,398
Texas	6,501	1,515	9,203	12,579	44,366	107,481	151,847
Utah	1,324	358	319	6,719	4,777	26,335	31,112
Vermont	222	54	52	1,144	1,033	5,347	6,380
Virginia	3,856	1,205	1,938	15,211	15,656	70,776	86,432
Washington	3,516	1,046	4,897	16,647	15,108	75,425	90,533
West Virginia	268	82	164	1,027	1,327	5,544	6,871
Wisconsin	4,221	1,322	4,511	18,617	12,052	79,615	91,667
Wyoming	293	89	75	1,176	1,284	4,976	6,260
Guam	3	0	0	14	38	113	151
Puerto Rico	63	11	172	494	1,251	5,463	6,714
Virgin Islands	1	1	0	7	82	198	280
Unable to Geocode	0	0	0	0	8	49	57
Total	120,445	34,680	115,040	417,474	542,016	2,199,943	2,741,959

Table 10B
Distribution of Fannie Mae's
Multifamily Mortgage Purchases
By State And Territory
For Calendar Year 2010

	Qualifying Low-Income Units	Qualifying Very Low-Income Units	Total Units Financed
Alabama	3,253	425	3,646
Alaska	242	46	245
Arizona	5,747	1,110	6,573
Arkansas	3,496	1,636	3,578
California	25,013	3,238	56,154
Colorado	6,346	2,003	7,950
Connecticut	1,731	441	1,778
Delaware	532	52	532
District of Columbia	773	163	1,953
Florida	6,659	823	12,567
Georgia	5,565	1,071	7,002
Hawaii	8 .		10
Idaho	512	105	512
Illinois	5,538	789	7,538
Indiana	1,122	104	1,697
Iowa	1,458	788	1,461
Kansas	2,013	935	2,419
Kentucky	976	318	1,120
Louisiana	2,271	169	3,475
Maryland	10,906	2,844	12,240
Massachusetts	2,160	128	3,293
Michigan	2,027	825	2,837
Minnesota	3,511	2,001	3,762
Mississippi	2,075	371	2,207
Missouri	1,593	194	2,097
Montana	536	25	536
Nebraska	776	335	776
Nevada	5,559	1,563	5,876
New Hampshire	544	8	544
New Jersey	3,300	1,290	5,219
New Mexico	1,537	366	1,559
New York	7,284	2,119	26,592
North Carolina	7,449	2,406	7,933
North Dakota	256	139	268
Ohio	1,928	693	2,158
Oklahoma	4,557	1,259	4,624
Oregon	4,361	1,309	4,952
Pennsylvania	8,312	777	10,184
Rhode Island	402	234	441
South Carolina	2,306	306	2,415
South Dakota	312	198	312
Tennessee	4,261	904	6,081
Texas	26,664	7,279	32,525
Utah	1,391	289	1,801
Virginia	8,917	1,473	9,806
Washington	10,886	3,457	12,681
West Virginia	164	1	168
Wisconsin	2,360	1,081	2,407
Total	199,589	48,090	286,504

Table 11
Distribution of Fannie Mae's Single-Family Owner-Occupied Mortgage Purchases [1]
By LTV Category
For Calendar Year 2010

	Qualifying Low-Income Purchase Money Mortgages	Qualifying Very Low-Income Purchase Money Mortgages	Qualifying Low-Income Area Purchase Money Mortgages	Qualifying Low-Income Refinance Mortgages	Total Purchase Money Mortgages Acquired	Total Refinance Mortgages Acquired	All Mortgage Purchases
0% < LTV <= 60%							
$UPB(Millions)	$2,271	$648	$2,356	$20,007	$17,333	$164,406	$181,739
Number of Mortgages	20,952	7,674	16,822	166,158	80,061	818,545	898,606
Portion of Total	17.40%	22.13%	14.62%	39.80%	14.77%	37.21%	32.77%
60% < LTV <= 80%							
$UPB(Millions)	$10,743	$2,266	$13,645	$27,613	$87,198	$244,107	$331,306
Number of Mortgages	78,136	22,407	76,192	186,047	359,187	1,055,630	1,414,817
Portion of Total	64.87%	64.61%	66.23%	44.56%	66.27%	47.98%	51.60%
80% < LTV <= 90%							
$UPB(Millions)	$1,383	$195	$1,989	$6,068	$13,031	$41,866	$54,898
Number of Mortgages	10,104	2,049	11,119	35,474	55,877	179,619	235,496
Portion of Total	8.39%	5.91%	9.67%	8.50%	10.31%	8.16%	8.59%
90% < LTV <= 95%							
$UPB(Millions)	$1,034	$158	$1,274	$2,716	$7,613	$18,168	$25,781
Number of Mortgages	8,709	1,903	8,822	15,326	38,009	77,681	115,690
Portion of Total	7.23%	5.49%	7.67%	3.67%	7.01%	3.53%	4.22%
95% < LTV <= 100%							
$UPB(Millions)	$299	$57	$286	$1,243	$895	$7,050	$7,945
Number of Mortgages	2,543	647	2,084	6,942	5,576	29,996	35,572
Portion of Total	2.11%	1.87%	1.81%	1.66%	1.03%	1.36%	1.30%
100% < LTV							
$UPB(Millions)	$0	$0	$0	$1,400	$0	$8,959	$8,959
Number of Mortgages	2	0	1	7,527	2	36,573	36,575
Portion of Total	0.00%	0.00%	0.00%	1.80%	0.00%	1.66%	1.33%
Missing LTV							
$UPB(Millions)	$0	$0	$0	$0	$413	$319	$732
Number of Mortgages	0	0	0	0	3,304	1,899	5,203
Portion of Total	0.00%	0.00%	0.00%	0.00%	0.61%	0.09%	0.19%
Total							
$UPB(Millions)	$15,731	$3,324	$19,551	$59,048	$126,484	$484,876	$611,360
Number of Mortgages	120,445	34,680	115,040	417,474	542,016	2,199,943	2,741,959
Portion of Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

[1] Does not include second mortgages and non-applicable categories.