



FORECLOSURE PREVENTION REPORT

FEDERAL PROPERTY MANAGER'S REPORT

FEBRUARY 2018 - Revised (May 22, 2018)



February 2018 Highlights

The Enterprises' Foreclosure Prevention Actions:

- The Enterprises completed 19,932 foreclosure prevention actions in February, bringing the total to 4,084,139 since the start of the conservatorships in September 2008. Over half of these actions have been permanent loan modifications.
- There were 10,606 permanent loan modifications in February, bringing the total to 2,173,383 since the conservatorships began in September 2008.
- Forty-six percent of modifications in February were modifications with principal forbearance. Modifications with extend term only accounted for 42 percent of all loan modifications during the month.
- There were 794 short sales and deeds-in-lieu of foreclosure completed in February, down 23 percent compared with January.

The Enterprises' Mortgage Performance:

- The serious delinquency rate decreased slightly from 1.17 percent at the end of January to 1.16 percent at the end of February.

The Enterprises' Foreclosures:

- Third-party and foreclosure sales decreased from 5,000 in January to 4,311 in February.
- Foreclosure starts decreased from 16,003 in January to 15,246 in February.

Foreclosure Prevention Activities

	Jan-18	Feb-18
<i>(Number of loans)</i>		
Loan Modifications *	11,831	10,606
Repayment Plans	2,347	2,558
Forbearance Plans	8,594	5,848
Charge-offs-in-lieu	151	126
Home Retention Actions	22,923	19,138
Short Sales	697	559
Deeds-in-lieu	329	235
Home Forfeiture Actions	1,026	794
TOTAL	23,949	19,932

* Includes HAMP permanent modifications.

Source: FHFA (Fannie Mae and Freddie Mac)

Mortgage Performance (at period end)

	Jan-18	Feb-18
<i>(Number of loans)</i>		
30-59 Days Delinquent	370,705	397,076
60-plus-days Delinquent	443,103	432,418
Foreclosure Starts	16,003	15,246
Third-party & Foreclosure Sales	5,000	4,311
<i>(Percent of total loans serviced)</i>		
30-59 Days Delinquent	1.33%	1.42%
60-plus-days Delinquent	1.59%	1.55%
Seriously Delinquent*	1.17%	1.16%

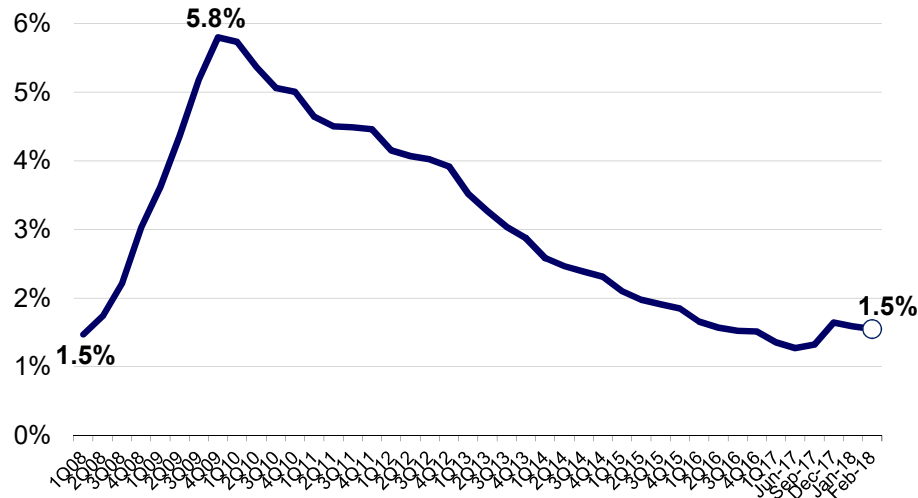
* 90 days or more delinquent, or in the process of foreclosure.

Source: FHFA (Fannie Mae and Freddie Mac)

FHFA produces monthly and quarterly versions of the Foreclosure Prevention Report. In addition to the data provided in the monthly reports, the quarterly reports include the following information: benchmarking of the Enterprises' delinquency rates, types and depth of loan modifications, performance of modified loans, and state level data.

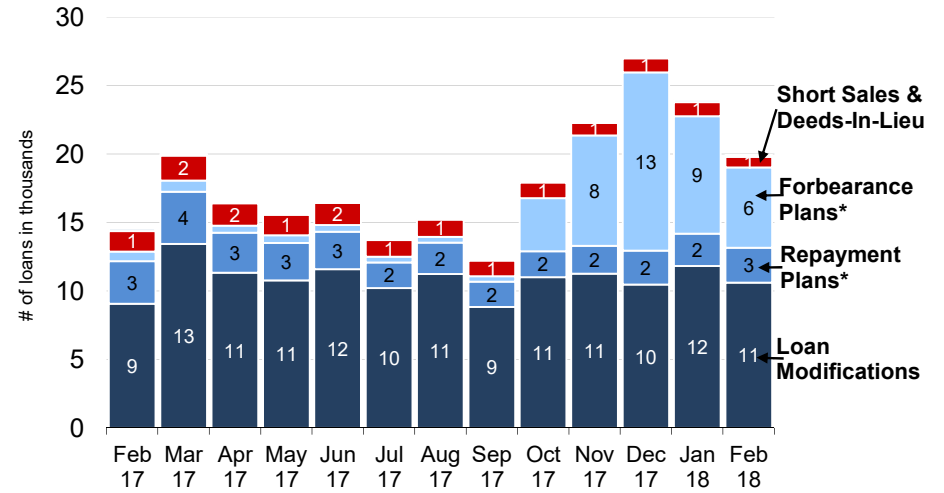


Enterprises' 60-plus-days Delinquency Rates
60-plus-days delinquency rate decreased in February.



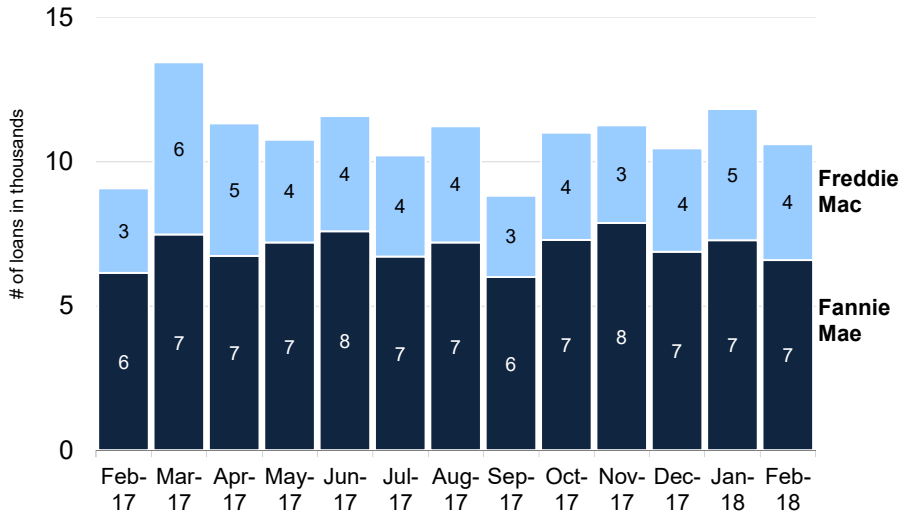
Source: FHFA (Fannie Mae and Freddie Mac)

Foreclosure Prevention Actions Completed
Foreclosure prevention actions decreased as 60-plus days delinquent loans declined in February.



Source: FHFA (Fannie Mae and Freddie Mac)

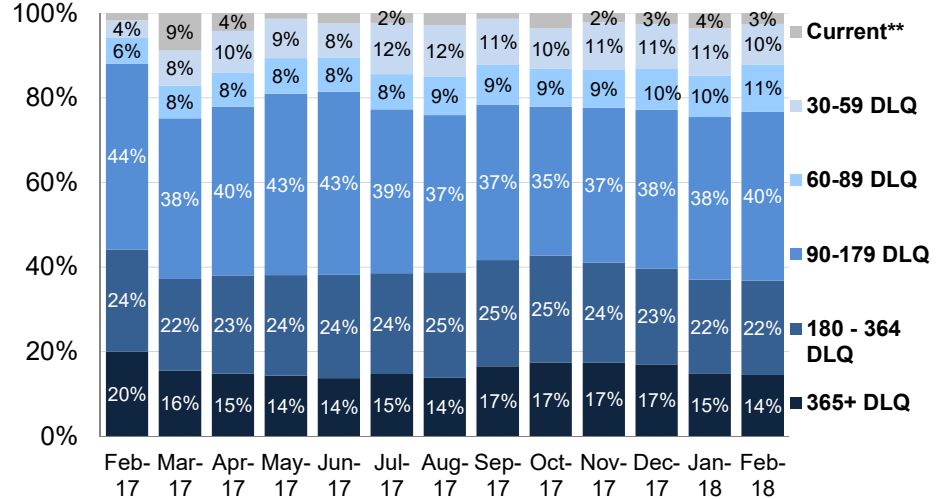
Completed loan modifications
Loan modifications decreased 10 percent in February.



Source: FHFA (Fannie Mae and Freddie Mac)

*Includes loans that were 30+ days delinquent at initiation of the plan.
**Includes loans with missing delinquency status.

Loan Modifications by Delinquency Status
Approximately 77 percent of borrowers who received modification in February were three or more months delinquent.



Source: FHFA (Fannie Mae and Freddie Mac)



Completed Foreclosure Prevention Actions

Since the first full quarter in conservatorship (4Q08), combined completed foreclosure prevention actions total 4,084,139. More than half of these actions are permanent loan modifications.

	2015	2016	2017	YTD Feb-18	Conservatorship to Date ¹
Home Retention Actions					
Repayment Plans	39,317	32,357	30,506	4,905	909,748
Forbearance Plans	8,170	7,228	29,897	14,442	231,270
Charge-offs-in-lieu	1,219	1,047	1,400	277	15,204
HomeSaver Advance (<i>Fannie</i>)	-	-	-	-	70,178
Loan Modifications ²	<u>148,109</u>	<u>123,495</u>	<u>128,625</u>	<u>22,437</u>	<u>2,173,383</u>
Total	196,815	164,127	190,428	42,061	3,399,783
Nonforeclosure - Home Forfeiture Actions					
Short Sales	25,081	17,760	11,684	1,256	591,782
Deeds-in-lieu	<u>10,170</u>	<u>8,024</u>	<u>4,786</u>	<u>564</u>	<u>92,574</u>
Total	35,251	25,784	16,470	1,820	684,356
Total Foreclosure Prevention Actions	232,066	189,911	206,898	43,881	4,084,139

¹ Since the first full quarter in conservatorship (4Q08).

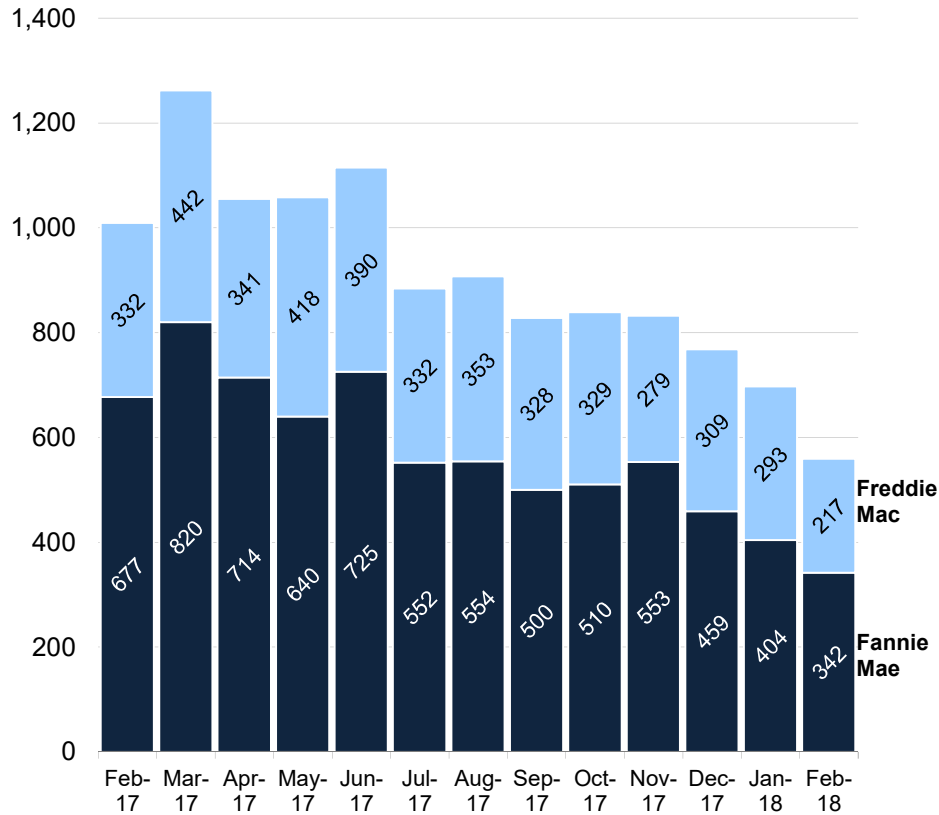
² Includes HAMP permanent modifications.

Source: FHFA (Fannie Mae and Freddie Mac)



Short Sales

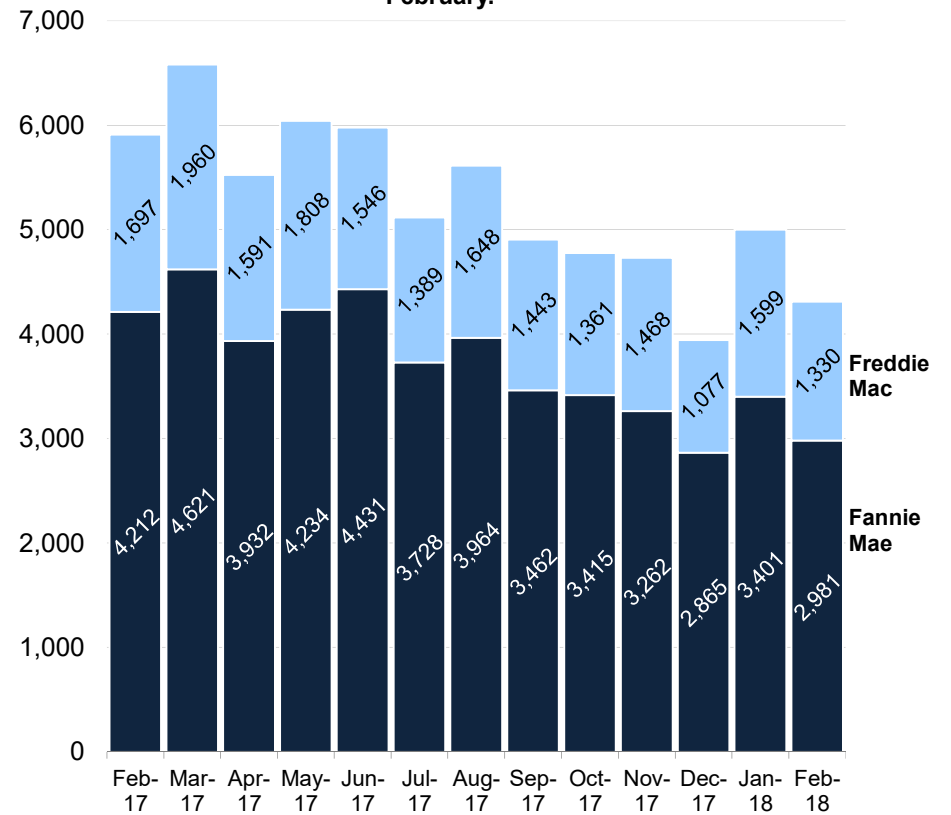
Completed short sales decreased 20 percent in February.



Source: FHFA (Fannie Mae and Freddie Mac)

Foreclosure Sales and Third-party Sales

Foreclosure and third-party sales decreased 14 percent in February.



Source: FHFA (Fannie Mae and Freddie Mac)



1(i) Enterprises Combined - Mortgage Performance (at period end)

(# of loans in thousands)	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18
Total Loans Serviced	27,885	27,872	27,865	27,826	27,821	27,813	27,807	27,827	27,822	27,849	27,874	27,891	27,900
Original Credit Score >= 660	25,246	25,246	25,253	25,231	25,237	25,245	25,254	25,287	25,297	25,333	25,374	25,398	25,415
Original Credit Score < 660	2,639	2,626	2,613	2,595	2,584	2,569	2,553	2,540	2,525	2,516	2,500	2,492	2,485
Total Delinquent Loans	814	695	775	710	706	719	714	809	840	871	897	814	829
Original Credit Score >= 660	490	414	464	422	421	429	423	488	517	540	554	497	514
Original Credit Score < 660	323	281	310	288	286	291	291	321	324	331	343	317	316
30 - 59 Days Delinquent	404	318	403	348	352	361	359	441	439	416	438	371	397
Original Credit Score >= 660	247	189	244	208	211	217	213	271	278	261	273	226	249
Original Credit Score < 660	157	129	159	141	141	144	145	169	161	155	165	144	148
60 - 89 Days Delinquent	105	90	95	96	94	100	100	108	140	166	135	121	114
Original Credit Score >= 660	60	52	54	54	53	56	56	61	82	105	81	71	67
Original Credit Score < 660	46	39	42	42	41	44	44	47	58	61	54	50	47
60-plus-days Delinquent	409	378	372	362	354	358	356	368	402	455	459	443	432
Original Credit Score >= 660		226	221	215	210	211	210	217	239	279	281	271	265
Original Credit Score < 660	166	152	151	148	145	147	146	152	163	176	178	172	167

Percent of Total Loans Serviced

Total Delinquent Loans	2.92%	2.49%	2.78%	2.55%	2.54%	2.59%	2.57%	2.91%	3.02%	3.13%	3.22%	2.92%	2.97%
Original Credit Score >= 660	1.94%	1.64%	1.84%	1.67%	1.67%	1.70%	1.68%	1.93%	2.04%	2.13%	2.18%	1.96%	2.02%
Original Credit Score < 660	12.26%	10.70%	11.88%	11.10%	11.07%	11.31%	11.40%	12.64%	12.82%	13.15%	13.74%	12.70%	12.70%
30 - 59 Days Delinquent	1.45%	1.14%	1.45%	1.25%	1.27%	1.30%	1.29%	1.58%	1.58%	1.49%	1.57%	1.33%	1.42%
Original Credit Score >= 660	0.98%	0.75%	0.96%	0.82%	0.84%	0.86%	0.85%	1.07%	1.10%	1.03%	1.08%	0.89%	0.98%
Original Credit Score < 660	5.97%	4.91%	6.10%	5.42%	5.47%	5.61%	5.68%	6.67%	6.36%	6.15%	6.62%	5.79%	5.97%
60 - 89 Days Delinquent	0.38%	0.32%	0.34%	0.34%	0.34%	0.36%	0.36%	0.39%	0.50%	0.60%	0.48%	0.43%	0.41%
Original Credit Score >= 660	0.24%	0.20%	0.21%	0.21%	0.21%	0.22%	0.22%	0.24%	0.32%	0.41%	0.32%	0.28%	0.26%
Original Credit Score < 660	1.73%	1.47%	1.60%	1.61%	1.59%	1.70%	1.71%	1.86%	2.30%	2.43%	2.18%	2.01%	1.88%
60-plus-days Delinquent	1.47%	1.35%	1.34%	1.30%	1.27%	1.29%	1.28%	1.32%	1.44%	1.63%	1.65%	1.59%	1.55%
Original Credit Score >= 660	0.00%	0.89%	0.88%	0.85%	0.83%	0.84%	0.83%	0.86%	0.94%	1.10%	1.11%	1.07%	1.04%
Original Credit Score < 660	6.29%	5.79%	5.79%	5.69%	5.60%	5.70%	5.72%	5.97%	6.47%	7.00%	7.12%	6.92%	6.73%
Serious Delinquency Rate	1.11%	1.04%	1.01%	0.98%	0.95%	0.94%	0.93%	0.95%	0.95%	1.05%	1.18%	1.17%	1.16%
In Bankruptcy	0.21%	0.22%	0.20%	0.20%	0.19%	0.19%	0.19%	0.19%	0.18%	0.18%	0.18%	0.17%	0.18%



1(ii) Fannie Mae - Mortgage Performance (at period end)

(# of loans in thousands)	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18
Total Loans Serviced	17,233	17,225	17,220	17,200	17,199	17,191	17,192	17,197	17,175	17,177	17,181	17,198	17,213
Original Credit Score >= 660	15,558	15,558	15,562	15,552	15,557	15,560	15,569	15,584	15,571	15,578	15,591	15,612	15,632
Original Credit Score < 660	1,674	1,667	1,658	1,648	1,641	1,631	1,623	1,613	1,604	1,599	1,590	1,585	1,581
Total Delinquent Loans	536	459	504	466	464	471	466	525	548	570	583	531	540
Original Credit Score >= 660	322	272	301	275	275	279	274	315	334	352	358	321	332
Original Credit Score < 660	214	187	203	191	189	192	192	211	213	218	225	209	208
30 - 59 Days Delinquent	263	207	259	225	228	234	231	282	283	271	282	239	255
Original Credit Score >= 660	160	122	156	133	136	140	136	172	178	169	175	145	159
Original Credit Score < 660	103	85	103	92	92	94	94	110	104	101	108	95	97
60 - 89 Days Delinquent	67	57	60	61	60	64	63	69	90	107	87	78	73
Original Credit Score >= 660	38	32	34	34	33	36	35	38	52	67	52	45	43
Original Credit Score < 660	29	25	27	27	26	28	28	30	38	40	35	33	30
60-plus-days Delinquent	273	252	245	241	235	237	235	243	265	300	301	291	285
Original Credit Score >= 660	162	150	145	142	139	139	138	142	156	183	183	177	173
Original Credit Score < 660	111	102	100	99	97	98	97	101	109	117	118	115	111

Percent of Total Loans Serviced

Total Delinquent Loans	3.11%	2.66%	2.93%	2.71%	2.70%	2.74%	2.71%	3.05%	3.19%	3.32%	3.39%	3.08%	3.14%
Original Credit Score >= 660	2.07%	1.75%	1.93%	1.77%	1.76%	1.79%	1.76%	2.02%	2.15%	2.26%	2.29%	2.06%	2.12%
Original Credit Score < 660	12.80%	11.21%	12.27%	11.57%	11.51%	11.78%	11.82%	13.05%	13.28%	13.65%	14.17%	13.19%	13.16%
30 - 59 Days Delinquent	1.53%	1.20%	1.50%	1.31%	1.33%	1.36%	1.34%	1.64%	1.65%	1.57%	1.64%	1.39%	1.48%
Original Credit Score >= 660	1.03%	0.78%	1.00%	0.86%	0.87%	0.90%	0.87%	1.11%	1.15%	1.09%	1.12%	0.93%	1.02%
Original Credit Score < 660	6.15%	5.09%	6.22%	5.57%	5.61%	5.78%	5.82%	6.79%	6.50%	6.33%	6.76%	5.97%	6.11%
60 - 89 Days Delinquent	0.39%	0.33%	0.35%	0.35%	0.35%	0.37%	0.37%	0.40%	0.52%	0.62%	0.51%	0.45%	0.43%
Original Credit Score >= 660	0.24%	0.21%	0.22%	0.22%	0.21%	0.23%	0.23%	0.25%	0.33%	0.43%	0.33%	0.29%	0.27%
Original Credit Score < 660	1.75%	1.48%	1.61%	1.63%	1.61%	1.72%	1.73%	1.89%	2.35%	2.47%	2.21%	2.06%	1.92%
60-plus-days Delinquent	1.58%	1.46%	1.42%	1.40%	1.37%	1.38%	1.37%	1.41%	1.54%	1.74%	1.75%	1.69%	1.65%
Original Credit Score >= 660	1.04%	0.96%	0.93%	0.91%	0.89%	0.89%	0.88%	0.91%	1.00%	1.17%	1.17%	1.13%	1.11%
Original Credit Score < 660	6.65%	6.12%	6.05%	6.00%	5.91%	6.00%	6.00%	6.26%	6.78%	7.33%	7.41%	7.22%	7.05%
Serious Delinquency Rate	1.19%	1.12%	1.07%	1.04%	1.01%	1.00%	0.99%	1.01%	1.01%	1.12%	1.24%	1.23%	1.22%
In Bankruptcy	0.22%	0.24%	0.21%	0.21%	0.20%	0.20%	0.20%	0.20%	0.19%	0.19%	0.19%	0.18%	0.18%



1(iii) Freddie Mac - Mortgage Performance (at period end)

(# of loans in thousands)	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18
Total Loans Serviced	10,652	10,647	10,645	10,626	10,622	10,623	10,615	10,630	10,647	10,672	10,693	10,693	10,687
Original Credit Score >= 660	9,687	9,688	9,691	9,679	9,680	9,685	9,686	9,703	9,726	9,755	9,782	9,786	9,784
Original Credit Score < 660	964	959	955	947	942	938	930	926	921	917	910	907	904
Total Delinquent Loans	278	237	271	244	243	249	249	284	293	301	314	283	289
Original Credit Score >= 660	168	143	164	147	146	150	150	173	182	188	196	176	182
Original Credit Score < 660	109	94	107	97	97	99	99	110	111	113	118	108	108
30 - 59 Days Delinquent	141	111	144	123	124	127	128	158	156	145	156	131	142
Original Credit Score >= 660	87	67	88	74	75	78	77	99	100	92	98	82	90
Original Credit Score < 660	55	44	56	49	49	50	51	60	56	54	58	50	52
60 - 89 Days Delinquent	39	33	35	35	34	36	36	39	50	59	48	43	41
Original Credit Score >= 660	22	19	20	20	19	21	21	22	30	37	29	26	24
Original Credit Score < 660	16	14	15	15	15	16	16	17	20	22	19	17	16
60-plus-days Delinquent	136	126	127	121	119	121	121	125	137	156	158	152	148
Original Credit Score >= 660	82	76	76	73	71	72	72	75	82	97	98	94	92
Original Credit Score < 660	55	50	51	49	48	49	49	51	54	59	60	58	56

Percent of Total Loans Serviced

Total Delinquent Loans	2.61%	2.22%	2.54%	2.30%	2.29%	2.34%	2.34%	2.67%	2.75%	2.82%	2.94%	2.65%	2.71%
Original Credit Score >= 660	1.74%	1.47%	1.69%	1.52%	1.51%	1.55%	1.54%	1.78%	1.87%	1.93%	2.00%	1.80%	1.86%
Original Credit Score < 660	11.31%	9.81%	11.21%	10.28%	10.29%	10.50%	10.66%	11.92%	12.02%	12.28%	12.98%	11.86%	11.90%
30 - 59 Days Delinquent	1.33%	1.04%	1.35%	1.16%	1.17%	1.20%	1.21%	1.49%	1.46%	1.36%	1.46%	1.23%	1.33%
Original Credit Score >= 660	0.89%	0.69%	0.91%	0.77%	0.77%	0.80%	0.80%	1.02%	1.02%	0.94%	1.00%	0.84%	0.92%
Original Credit Score < 660	5.66%	4.61%	5.88%	5.14%	5.23%	5.31%	5.44%	6.46%	6.10%	5.84%	6.36%	5.47%	5.73%
60 - 89 Days Delinquent	0.36%	0.31%	0.33%	0.33%	0.32%	0.34%	0.34%	0.37%	0.47%	0.55%	0.45%	0.40%	0.38%
Original Credit Score >= 660	0.23%	0.20%	0.20%	0.21%	0.20%	0.21%	0.21%	0.23%	0.31%	0.38%	0.30%	0.26%	0.25%
Original Credit Score < 660	1.71%	1.47%	1.58%	1.59%	1.56%	1.66%	1.68%	1.82%	2.22%	2.35%	2.11%	1.93%	1.82%
60-plus-days Delinquent	1.28%	1.18%	1.19%	1.14%	1.12%	1.14%	1.14%	1.18%	1.29%	1.46%	1.48%	1.42%	1.38%
Original Credit Score >= 660	0.84%	0.78%	0.78%	0.75%	0.73%	0.75%	0.74%	0.77%	0.85%	0.99%	1.00%	0.96%	0.94%
Original Credit Score < 660	5.66%	5.20%	5.32%	5.14%	5.06%	5.20%	5.22%	5.46%	5.92%	6.43%	6.62%	6.38%	6.17%
Serious Delinquency Rate	0.98%	0.92%	0.92%	0.87%	0.85%	0.85%	0.84%	0.86%	0.86%	0.95%	1.08%	1.07%	1.06%
In Bankruptcy	0.19%	0.18%	0.19%	0.18%	0.18%	0.17%	0.17%	0.18%	0.17%	0.17%	0.17%	0.16%	0.16%



2 Enterprises Combined - Foreclosure Prevention Actions (# of loans)¹

	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	YTD 2018
Starts														
Repayment Plans	6,327	4,909	4,483	4,725	4,330	5,953	4,998	8,006	8,285	6,977	5,753	7,408	6,314	13,722
Forbearance Plans	1,679	1,514	1,348	1,675	1,396	1,294	2,015	31,297	60,103	36,663	11,723	10,011	4,999	15,010
Completed														
Repayment Plans ²	3,104	3,791	2,933	2,730	2,747	1,867	2,293	1,860	1,884	2,037	2,489	2,347	2,558	4,905
Forbearance Plans ²	701	824	504	566	474	411	421	380	3,881	8,050	13,004	8,594	5,848	14,442
Charge-offs-in-lieu	174	109	106	129	132	127	73	95	112	130	127	151	126	277
HomeSaver Advance (<i>Fannie</i>)														
Loan Modifications	9,076	13,446	11,328	10,769	11,585	10,217	11,234	8,829	11,010	11,264	10,462	11,831	10,606	22,437
Home Retention Actions	13,055	18,170	14,871	14,194	14,938	12,622	14,021	11,164	16,887	21,481	26,082	22,923	19,138	42,061
Short Sales	1,009	1,262	1,055	1,058	1,115	884	907	828	839	832	768	697	559	1,256
Deeds-in-lieu	485	565	595	431	503	339	370	330	308	98	274	329	235	564
Nonforeclosure - Home Forfeiture Actions	1,494	1,827	1,650	1,489	1,618	1,223	1,277	1,158	1,147	930	1,042	1,026	794	1,820
Total Foreclosure Prevention Actions	14,549	19,997	16,521	15,683	16,556	13,845	15,298	12,322	18,034	22,411	27,124	23,949	19,932	43,881

Percent of Total Foreclosure Prevention Actions

Repayment Plans	21%	19%	18%	17%	17%	13%	15%	15%	10%	9%	9%	10%	13%	11%
Forbearance Plans	5%	4%	3%	4%	3%	3%	3%	3%	22%	36%	48%	36%	29%	33%
Charge-offs-in-lieu	1%	1%	1%	1%	1%	1%	0%	1%	1%	1%	0%	1%	1%	1%
HomeSaver Advance (<i>Fannie</i>)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Loan Modifications	62%	67%	69%	69%	70%	74%	73%	72%	61%	50%	39%	49%	53%	51%
Home Retention Actions	90%	91%	90%	91%	90%	91%	92%	91%	94%	96%	96%	96%	96%	96%
Short Sales	7%	6%	6%	7%	7%	6%	6%	7%	5%	4%	3%	3%	3%	3%
Deeds-in-lieu	3%	3%	4%	3%	3%	2%	2%	3%	2%	0%	1%	1%	1%	1%
Nonforeclosure - Home Forfeiture Actions	10%	9%	10%	9%	10%	9%	8%	9%	6%	4%	4%	4%	4%	4%

¹ The number of foreclosure prevention actions reported in this table may not tie to the Enterprises' financial statements due to timing differences in reporting systems.
² Includes loans that were 30+ days delinquent at initiation of the plan.



3(i) Enterprises Combined - Loan Modifications

	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	YTD 2018
Loan Modifications (# of loans)	9,076	13,446	11,328	10,769	11,585	10,217	11,234	8,829	11,010	11,264	10,462	11,831	10,606	22,437
Delinquency Status at Modification (% of loan mods)														
Current ¹	2%	9%	4%	1%	2%	2%	3%	1%	4%	2%	3%	4%	3%	3%
30 - 59 days delinquent	4%	8%	10%	9%	8%	12%	12%	11%	10%	11%	11%	11%	10%	10%
60 - 89 days delinquent	6%	8%	8%	8%	8%	8%	9%	9%	9%	9%	10%	10%	11%	10%
90 - 179 days delinquent	44%	38%	40%	43%	43%	39%	37%	37%	35%	37%	38%	38%	40%	39%
180 - 364 days delinquent	24%	22%	23%	24%	24%	24%	25%	25%	25%	24%	23%	22%	22%	22%
365+ days delinquent	20%	16%	15%	14%	14%	15%	14%	17%	17%	17%	17%	15%	14%	15%
MTMLTV at Modification (% of loan mods)														
MTMLTV <= 80% ²	62%	65%	67%	69%	70%	70%	71%	71%	69%	67%	69%	69%	70%	69%
80% < MTMLTV <= 100%	23%	23%	22%	20%	20%	20%	19%	19%	21%	21%	20%	21%	20%	20%
MTMLTV > 100%	15%	13%	12%	11%	11%	10%	10%	10%	11%	12%	11%	11%	11%	11%
Year of Origination (% of loan mods)														
2004 & Prior	21%	21%	21%	21%	20%	21%	21%	21%	22%	20%	20%	20%	20%	20%
2005-2008	49%	50%	49%	47%	48%	47%	46%	47%	49%	50%	47%	48%	46%	47%
2009 & later	29%	28%	30%	31%	32%	32%	33%	31%	29%	30%	32%	33%	35%	34%
Modification History (% of loan mods)														
First time modification	65%	70%	68%	66%	67%	68%	68%	67%	65%	62%	64%	65%	66%	66%
Second time modification	26%	22%	24%	24%	23%	23%	23%	24%	25%	26%	24%	24%	23%	24%
Three plus time modification	9%	8%	9%	9%	9%	9%	8%	10%	10%	12%	12%	10%	10%	10%
Property type (% of loan mods)														
Primary residency	95%	94%	94%	95%	94%	94%	94%	94%	94%	94%	94%	94%	95%	95%
Second home	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Investment	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%
Types of Modification (% of loan mods)⁴														
Extend Term Only	44%	35%	38%	45%	47%	47%	46%	47%	44%	41%	42%	40%	42%	41%
Reduce Rate Only	2%	1%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	35%	30%	29%	29%	25%	23%	19%	18%	17%	15%	13%	12%	12%	12%
Reduce Rate, Extend Term and Forbear Principal ³	19%	34%	32%	25%	27%	30%	34%	35%	39%	43%	45%	47%	46%	46%

¹ Includes loans with missing delinquency status.² Includes loans with missing MTMLTV data.³ May include principal forgiveness and deferred payment modifications.⁴ Section updated to correct an error.

3(ii) Fannie Mae - Loan Modifications

	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	YTD 2018
Loan Modifications (# of loans)	6,151	7,477	6,740	7,210	7,589	6,714	7,210	6,003	7,293	7,887	6,887	7,285	6,599	13,884
Delinquency Status at Modification (% of loan mods)														
Current ¹	1%	1%	1%	1%	1%	1%	2%	0%	1%	1%	1%	1%	1%	1%
30 - 59 days delinquent	3%	4%	8%	8%	7%	13%	11%	10%	10%	12%	10%	11%	9%	10%
60 - 89 days delinquent	6%	7%	8%	9%	8%	9%	9%	10%	10%	9%	8%	10%	12%	11%
90 - 179 days delinquent	45%	46%	42%	44%	46%	40%	39%	38%	36%	37%	40%	42%	42%	42%
180 - 364 days delinquent	25%	25%	24%	23%	24%	23%	25%	25%	25%	23%	23%	22%	22%	22%
365+ days delinquent	20%	17%	16%	13%	14%	13%	13%	17%	17%	18%	17%	14%	13%	14%
MTMLTV at Modification (% of loan mods)														
MTMLTV <= 80% ²	60%	62%	66%	69%	69%	71%	70%	70%	67%	65%	67%	66%	68%	67%
80% < MTMLTV <= 100%	23%	24%	21%	21%	20%	19%	20%	19%	22%	22%	21%	22%	21%	22%
MTMLTV > 100%	16%	14%	12%	11%	11%	10%	10%	10%	12%	13%	12%	12%	11%	12%
Year of Origination (% of loan mods)														
2004 & Prior	21%	21%	21%	21%	20%	21%	21%	21%	21%	19%	19%	20%	19%	19%
2005-2008	50%	48%	49%	48%	48%	48%	47%	49%	50%	50%	49%	50%	46%	48%
2009 & later	29%	30%	30%	31%	32%	31%	32%	30%	29%	30%	32%	31%	34%	32%
Modification History (% of loan mods)														
First time modification	52%	53%	53%	55%	55%	57%	56%	55%	53%	51%	51%	51%	53%	52%
Second time modification	34%	34%	33%	32%	31%	31%	32%	31%	32%	33%	32%	33%	31%	32%
Three plus time modification	13%	13%	14%	13%	14%	13%	13%	14%	15%	16%	17%	16%	16%	16%
Property type (% of loan mods)														
Primary residency	95%	95%	94%	94%	94%	94%	95%	94%	93%	94%	94%	94%	95%	94%
Second home	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	1%	2%
Investment	4%	4%	4%	4%	4%	4%	4%	4%	5%	4%	4%	4%	4%	4%
Types of Modification (% of loan mods)														
Extend Term Only	45%	45%	44%	49%	52%	50%	52%	51%	47%	43%	45%	45%	46%	45%
Reduce Rate Only	2%	1%	1%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	34%	36%	32%	27%	22%	18%	16%	14%	13%	11%	11%	11%	10%	10%
Reduce Rate, Extend Term and Forbear Principal ³	19%	18%	23%	23%	25%	32%	32%	34%	40%	46%	44%	44%	44%	44%

¹ Includes loans with missing delinquency status.

² Includes loans with missing MTMLTV data.

³ May include principal forgiveness.



3(iii) Freddie Mac - Loan Modifications

	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	YTD 2018
Loan Modifications (# of loans)	2,925	5,969	4,588	3,559	3,996	3,503	4,024	2,826	3,717	3,377	3,575	4,546	4,007	8,553
Delinquency Status at Modification (% of loan mods)														
Current	2%	18%	8%	2%	4%	4%	4%	4%	8%	5%	5%	7%	5%	6%
30 - 59 days delinquent	6%	13%	13%	11%	10%	10%	14%	13%	8%	9%	11%	12%	10%	11%
60 - 89 days delinquent	6%	9%	8%	7%	8%	6%	9%	8%	7%	9%	13%	10%	9%	9%
90 - 179 days delinquent	42%	28%	36%	40%	38%	36%	33%	35%	33%	36%	33%	33%	36%	35%
180 - 364 days delinquent	23%	17%	22%	24%	26%	26%	25%	24%	26%	24%	22%	22%	23%	22%
365+ days delinquent	20%	14%	13%	16%	14%	17%	15%	16%	18%	17%	17%	16%	17%	16%
MTMLTV at Modification (% of loan mods)														
MTMLTV <= 80%	66%	68%	67%	70%	72%	68%	73%	74%	73%	72%	74%	72%	73%	72%
80% < MTMLTV <= 100%	21%	21%	22%	20%	19%	20%	19%	18%	18%	20%	17%	19%	18%	19%
MTMLTV > 100%	13%	11%	11%	11%	9%	12%	8%	8%	9%	8%	8%	9%	9%	9%
Year of Origination (% of loan mods)														
2004 & Prior	23%	21%	21%	22%	20%	21%	21%	21%	24%	23%	21%	19%	21%	20%
2005-2008	47%	53%	50%	47%	47%	46%	45%	44%	47%	47%	44%	45%	44%	44%
2009 & later	30%	26%	29%	32%	33%	33%	33%	34%	29%	30%	34%	36%	35%	35%
Modification History (% of loan mods)														
First time modification	91%	91%	89%	91%	90%	88%	90%	91%	88%	88%	90%	88%	88%	88%
Second time modification	8%	8%	10%	8%	9%	10%	9%	8%	11%	11%	9%	11%	11%	11%
Three plus time modification	1%	1%	1%	1%	1%	2%	1%	1%	1%	1%	1%	1%	2%	1%
Property type (% of loan mods)														
Primary residency	95%	94%	94%	96%	94%	94%	94%	95%	95%	95%	93%	95%	95%	95%
Second home	1%	2%	2%	1%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Investment	4%	4%	4%	3%	4%	4%	4%	3%	3%	3%	5%	4%	3%	3%
Types of Modification (% of loan mods)²														
Extend Term Only	42%	22%	28%	38%	38%	40%	37%	38%	39%	37%	35%	33%	37%	35%
Reduce Rate Only	2%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	38%	22%	26%	32%	30%	33%	25%	25%	25%	26%	18%	15%	15%	15%
Reduce Rate, Extend Term and Forbear Principal ¹	19%	55%	45%	28%	32%	26%	38%	37%	36%	37%	47%	51%	48%	50%

¹ May include principal forgiveness and deferred payment modifications.

² Section updated to correct an error.



4 Enterprises Combined - Home Forfeiture Actions (# of loans)

	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	YTD 2018
Short Sales	1,009	1,262	1,055	1,058	1,115	884	907	828	839	832	768	697	559	1,256
Deeds-in-lieu	485	565	595	431	503	339	370	330	308	98	274	329	235	564
Nonforeclosure - Home Forfeiture Actions ¹	1,494	1,827	1,650	1,489	1,618	1,223	1,277	1,158	1,147	930	1,042	1,026	794	1,820
Third-party Sales	1,914	2,257	1,838	2,181	2,076	1,882	2,078	1,732	1,786	1,720	1,439	1,838	1,733	3,571
Foreclosure Sales	3,995	4,324	3,685	3,861	3,901	3,235	3,534	3,173	2,990	3,010	2,503	3,162	2,578	5,740
Third-party & Foreclosure Sales	5,909	6,581	5,523	6,042	5,977	5,117	5,612	4,905	4,776	4,730	3,942	5,000	4,311	9,311
Foreclosure Starts	18,447	15,478	17,056	14,905	13,028	12,255	17,652	12,830	13,601	18,605	12,997	16,003	15,246	31,249

Top Five Reasons for Delinquency

Curtailment of Income	23%	24%	24%	25%	25%	25%	25%	25%	23%	23%	22%	22%	22%
Excessive obligations	17%	17%	18%	18%	19%	18%	19%	19%	17%	19%	17%	19%	19%
Unemployment	7%	7%	7%	7%	7%	7%	7%	7%	6%	6%	5%	6%	6%
Illness of principal mortgagor or family member	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	6%	6%	6%
Marital Difficulties	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	2%	2%	2%

¹ Short sales and deeds-in-lieu of foreclosure completed.



Glossary

Section 1: Mortgage Performance

Total Loans Serviced - Total conventional active book of business, excluding loans that were liquidated during the month.

Current and Performing - Loans that are making timely payments and are 0 months delinquent as of the reporting month.

Total Delinquent Loans - Loans that are at least one payment past due, i.e., total servicing *minus* current and performing.

30-59 Days Delinquent - Includes loans that are only one payment delinquent.

60-89 Days Delinquent - Includes loans that are only two payments delinquent.

60-plus-days Delinquent - Loans that are two or more payments delinquent, including loans in relief, in the process of foreclosure, or in the process of bankruptcy, i.e., total servicing *minus* current and performing, and 30 to 59 days delinquent loans. Our calculation may exclude loans in bankruptcy process that are less than 60 days delinquent.

Serious Delinquency - All loans in the process of foreclosure *plus* loans that are three or more payments delinquent (including loans in the process of bankruptcy).

In Bankruptcy - Loans in the process of bankruptcy; includes all delinquency status.

Section 2: Completed Foreclosure Prevention Actions

Home Retention Actions - Repayment plans, forbearance plans, charge-offs in lieu of foreclosure, Home Saver Advances, and loan modifications. Home retention actions allow borrowers to retain ownership/occupancy of their homes while attempting to return loans to current and performing status.

Repayment Plans - An agreement between the servicer and a borrower that gives the borrower a defined period of time to reinstate the mortgage by paying normal regular payments plus an additional agreed upon amount in repayment of the delinquency.

Forbearance Plans - An agreement between the servicer and the borrower (or estate) to reduce or suspend monthly payments for a defined period of time after which borrower resumes regular monthly payments and pays additional money toward the delinquency to bring the account current or works with the servicer to identify a permanent solution, such as loan modification or short sale, to address the delinquency.

Charge-offs-in-lieu of Foreclosure - A delinquent loan for which collection efforts or legal actions against the borrower are agreed to be not in the Enterprises' best interests (because of reduced property value, a low outstanding mortgage balance, or presence of certain environmental hazards). The servicer charges off the mortgage debt rather than completing foreclosure and taking the property title. The borrower retains the property. The unpaid mortgage balance becomes a lien on the borrower's property, which must be satisfied when the borrower transfers ownership.

HomeSaver Advance (Fannie Mae) - An unsecured personal loan to a qualified borrower to cure his or her payment defaults under a mortgage loan the Enterprises own or guarantee. The borrower must be able to resume regular monthly payments on his or her mortgage. The program ended in 2010.

Loan Modifications - Number of modified, renegotiated, or restructured loans, regardless of performance-to-date under the plan during the month. Terms of the contract between the borrower and the lender are altered with the aim of curing the delinquency (30 days or more past due).

Nonforeclosure-Home Forfeiture Actions - Short sales and deeds-in-lieu of foreclosure. These actions require borrowers to give up their homes. Although homes are forfeited, foreclosure alternatives generally have less adverse impact on borrowers and their credit reports than foreclosure.

Short Sales - A short sale (also called a preforeclosure sale) is the sale of a mortgaged property at a price that nets less than the total amount due on the mortgage (e.g., the sum of the unpaid principal balance, accrued interest, advanced escrows, late fees, and delinquency charges.) The servicer and borrower negotiate payment of the difference between the net sales price and the total amount due on the mortgage.

Deed(s)-in-lieu of Foreclosure - A loan for which the borrower voluntarily conveys the property to the lender to avoid a foreclosure proceeding.

Section 3: Loan Modifications

Increase - Principal and interest after modification is higher than before the modification.

No Increase - Original principal and interest is unchanged after the modifications.

Decrease <=20% - Original principal and interest is decreased by 20 percent or less after modification.

Decrease >20% - Original principal and interest is decreased by more than 20 percent after modification.

Extend Term Only - Remaining term of the loan is longer after modification.

Reduce Rate Only - Loan's rate is lower after modification.

Reduce Rate and Extend Term - Loan's rate reduced and term extended.

Reduce Rate, Extend Term, and Forbear Principal - Modification includes term extension, rate reduction, and forbearance of principal.

Other - A modification that does not fit in any of the above categories. The majority of these loans are capitalized modifications.

Section 4: Third-party Sales and Foreclosures

Third-party Sales - A third party entity purchases the property at the foreclosure sale/auction above the initial bid set forth by Fannie Mae or Freddie Mac.

Foreclosure Starts - The total number of loans referred to an attorney to initiate the legal process of foreclosure during the month. These are loans measured as not being in foreclosure in the previous month but referred to foreclosure in the current month.

Foreclosure Sales - The number of loans that went to foreclosure (sheriff's) sale during the month.

