

Table 1

**Summary of Fannie Mae's Mortgage Purchases  
For Calendar Year 2003**

	Total Mortgages Eligible To Qualify As Low- and Moder- ate-Income*	Low- And Moderate- Income Purchases*	Total Mortgages Eligible To Qualify As Geographically Targeted*	Geographically Targeted Purchases*	Total Mortgages Eligible To Qualify As Special Affordable*	Special Affordable Purchases*	All Mortgage Purchases	
							Adjusted*	Not Adjusted
<b>Purchases of Single-Family Mortgages</b>								
<b>Owner-Occupied 1 Unit Properties:</b>								
UPB (\$ million)	\$1,206,136	\$394,661	\$1,206,375	\$266,084	\$1,206,136	\$110,024	\$1,262,475	N/A
Number of Mortgages	7,821,401	N/A	7,824,747	N/A	7,821,401	N/A	N/A	8,328,650
Number of Units	7,821,401	3,213,385	7,824,747	1,933,498	7,821,401	1,082,604	8,283,094	8,328,650
<b>Owner-Occupied 2-4 Unit Properties:</b>								
UPB (\$ million)	\$31,887	\$15,570	\$31,937	\$18,405	\$31,887	\$7,208	\$32,477	N/A
Number of Mortgages	157,863	N/A	158,301	N/A	157,863	N/A	N/A	164,960
Number of Units	355,941	197,239	356,978	212,717	355,941	104,143	368,602	374,831
<b>Investor-Owned 1-4 Unit Properties:</b>								
UPB (\$ million)	\$57,120	\$32,668	\$57,136	\$24,161	\$57,120	\$14,886	\$57,156	N/A
Number of Mortgages	457,563	N/A	457,897	N/A	457,563	N/A	N/A	460,885
Number of Units	631,750	413,457	632,155	303,054	631,750	229,264	632,427	636,690
<b>Adjustments to Number of Units for:</b>								
Missing data	239,757	N/A	N/A	N/A	239,757	N/A	N/A	N/A
Bonuses	N/A	148,722	N/A	162,977	N/A	78,795	N/A	N/A
<b>Single-Family Totals:</b>								
UPB (\$ million)	\$1,295,144	\$442,899	\$1,295,448	\$308,650	\$1,295,144	\$132,118	\$1,352,107	N/A
Number of Mortgages	8,436,827	N/A	8,440,945	N/A	8,436,827	N/A	N/A	8,954,495
Number of Units (adjusted)	8,569,336	3,972,802	8,813,880	2,612,247	8,569,336	1,494,806	9,284,123	9,340,171
<b>Purchases of Multifamily Mortgages</b>								
<b>Multifamily 5-50 Unit Properties:</b>								
UPB (\$ million)	\$10,357	\$7,441	\$11,097	\$5,169	\$10,357	\$3,294	\$11,125	N/A
Number of Properties	13,614	N/A	14,682	N/A	13,614	N/A	N/A	14,717
Number of Units	214,619	175,334	230,405	114,822	214,619	89,223	231,458	231,458
<b>Multifamily &gt; 50 Unit Properties:</b>								
UPB (\$ million)	\$20,573	\$16,892	\$21,873	\$8,634	\$20,573	\$7,764	\$22,145	N/A
Number of Properties	3,464	N/A	3,665	N/A	3,464	N/A	N/A	3,746
Number of Units	540,730	487,188	567,742	238,743	540,730	260,627	578,245	578,245
<b>Adjustments to number of units for:</b>								
Missing data	40,485	32,208	N/A	N/A	40,485	17,015	N/A	N/A
Bonuses	N/A	187,900	N/A	114,822	N/A	97,068	N/A	N/A
<b>Multifamily Totals:</b>								
UPB (\$ million)	\$30,931	\$24,333	\$32,969	\$13,803	\$30,931	\$11,059	\$33,271	N/A
Number of Properties	17,078	N/A	18,347	N/A	17,078	N/A	N/A	18,463
Number of Units (adjusted)	795,834	882,630	798,147	468,387	795,834	463,933	809,703	809,703
<b>Total Purchases of Single-Family and Multifamily Mortgages</b>								
<b>Fannie Mae's</b>								
<b>Goal Performance Percentages</b>								
Base		48.25%		29.16%		19.04%		
Total including bonuses		51.85%		32.05%		20.92%		
Multifamily Special Affordable UPB**						\$11.62 billion		
Fannie Mae's Goals:		50.00%		31.00%		20.00%		
Multifamily Minimum Requirement:						\$2.85 billion		

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

\* Adjusted for REMIC weights and participations.

\*\* For this purpose, UPB is adjusted for missing data.

Table 1A

**Distribution of Fannie Mae's Mortgage Purchases By Unit Type and Housing Goal Status  
For Calendar Year 2003**

	Total Mortgages Eligible To Qualify As Low- and Moder- ate-Income*	Low- And Moderate- Income Purchases*	Total Mortgages Eligible To Qualify As Geographically Targeted*	Geographically Targeted Purchases*	Total Mortgages Eligible To Qualify As Special Affordable*	Special Affordable Purchases*	All Mortgage Purchases	
							Adjusted*	Not Adjusted
<b>Purchases of Single-Family Mortgages</b>								
<b>Owner-Occupied 1 Unit Properties:</b>								
UPB (\$ Millions)	\$1,206,136	\$394,661	\$1,206,375	\$266,084	\$1,206,136	\$110,024	\$1,262,475	N/A
Number of Mortgages	7,821,401	N/A	7,824,747	N/A	7,821,401	N/A	N/A	8,328,650
Number of Units	7,821,401	3,213,385	7,824,747	1,933,498	7,821,401	1,082,604	8,283,094	8,328,650
<b>Owner-Occupied 2-4 Unit Properties:</b>								
UPB (\$ Millions)	\$31,887	\$15,570	\$31,937	\$18,405	\$31,887	\$7,208	\$32,477	N/A
Number of Mortgages	157,863	N/A	158,301	N/A	157,863	N/A	N/A	164,960
Number of Owner-Occupied Units	157,876	71,055	158,301	92,642	157,876	32,085	162,308	164,960
Number of Rental Units	198,065	126,184	198,677	120,075	198,065	72,058	206,295	209,871
<b>Investor-Owned 1-4 Unit Properties:</b>								
UPB (\$ Millions)	\$57,120	\$32,668	\$57,136	\$24,161	\$57,120	\$14,886	\$57,156	N/A
Number of Mortgages	457,563	N/A	457,897	N/A	457,563	N/A	N/A	460,885
Number of Units	631,750	413,457	632,155	303,054	631,750	229,264	632,427	636,690
<b>Total Single-Family:</b>								
UPB (\$ Millions)	\$1,295,144	\$442,899	\$1,295,448	\$308,650	\$1,295,144	\$132,118	\$1,352,107	N/A
Number of Mortgages	8,436,827	N/A	8,440,945	N/A	8,436,827	N/A	N/A	8,954,495
Number of Units	8,809,092	3,824,081	8,813,880	2,449,269	8,809,092	1,416,011	9,284,123	9,340,171
<b>Purchases of Multifamily Mortgages</b>								
<b>Properties of 5-50 Units</b>								
UPB (\$ Millions)	\$10,357	\$7,441	\$11,097	\$5,169	\$10,357	\$3,294	\$11,125	N/A
Number of Mortgages	13,607	N/A	14,675	N/A	13,607	N/A	N/A	14,710
Number of Properties	13,614	N/A	14,682	N/A	13,614	N/A	N/A	14,717
Number of Units	214,619	175,334	230,405	114,822	214,619	89,223	231,458	231,458
<b>Properties of 51 or More Units</b>								
UPB (\$ Millions)	\$20,573	\$16,892	\$21,873	\$8,634	\$20,573	\$7,764	\$22,145	N/A
Number of Mortgages	3,410	N/A	3,597	N/A	3,410	N/A	N/A	3,678
Number of Properties	3,464	N/A	3,665	N/A	3,464	N/A	N/A	3,746
Number of Units	540,730	487,188	567,742	238,743	540,730	260,627	578,245	578,245
<b>Total Purchases of Single-Family and Multifamily Mortgages</b>								
UPB (\$ Millions)	\$1,326,074	\$467,232	\$1,328,418	\$322,453	\$1,326,074	\$143,177	\$1,385,378	N/A
Number of Units	9,564,441	4,486,603	9,612,027	2,802,834	9,564,441	1,765,861	10,093,826	10,149,874

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

All figures in this table are unadjusted for missing data or bonus points.

\* Adjusted for REMIC weights and participations (consistent with 24 CFR 81.16(c)(4))

Table 1B

**Missing Data Adjustments Including Rent Estimation\*  
For Calendar Year 2003**

	Total Mortgages Eligible To Qualify As Low- and Moder- ate-Income	Low- And Moderate- Income Purchases	Total Mortgages Eligible To Qualify As Special Affordable	Special Affordable Purchases
<b>Purchases of Single-Family Mortgages</b>				
<u>Owner-Occupied Units in 1-4 Unit Properties:</u>				
Number of Eligible Missing-data Units**	51,296	N/A	51,296	N/A
1% Cap	79,793	N/A	79,793	N/A
Adjusted Number of Units	7,927,981	N/A	7,927,981	N/A
<u>Rental Units in Owner-Occ. 2-4 Unit Properties::</u>				
Number of Units with Missing Data	42,534	N/A	42,534	N/A
Adjusted Number of Units	155,531	N/A	155,531	N/A
<u>Units in Investor-Owned 1-4 Unit Properties:</u>				
Number of Units with Missing Data	145,926	N/A	145,926	N/A
Adjusted Number of Units	485,824	N/A	485,824	N/A
<u>Total Single-Family Units:</u>				
Adjusted Number of Units	8,569,336	N/A	8,569,336	N/A
<b>Purchases of Multifamily Mortgages</b>				
<u>Units in Multifamily Properties</u>				
Number of Units with Missing Data	42,762	N/A	42,762	N/A
Units Where Rent Estimation is Not Possible	0	N/A	0	N/A
Units Where Rent Estimation is Possible	42,762	34,019	42,762	17,971
Of which: Units in 5-50 unit properties	15,750	12,566	15,750	7,845
Units in 51+ unit properties	27,012	21,453	27,012	10,126
5% Cap	40,485	32,208	40,485	17,015
Missing data adjustment	--	32,208	--	17,015
<u>Apportionment of adjustment by property size</u>				
<u>Units in properties with 5-50 units:</u>				
Applicable portion of missing data adjustment	--	12,566	--	7,845
Adjusted Number of Units	--	187,900	--	97,068
Adjusted UPB	N/A	N/A	N/A	\$3,584
<u>Units in properties with more than 50 units:</u>				
Applicable portion of missing data adjustment	--	19,642	--	9,169
Adjusted Number of Units	--	506,830	--	269,796
Adjusted UPB	N/A	N/A	N/A	\$8,037
<u>Multifamily totals</u>				
Adjusted Number of Units	795,834	694,730	795,834	366,865
Adjusted UPB	N/A	N/A	N/A	\$11,621

\* All figures in this table are adjusted for REMIC weights and participations (consistent with 24 CFR 81.16(c)(4)).

\*\* Units with missing data located in census tracts with median income less than or equal to area median income according to the most recent decennial census.

Table 1C

**Housing Goal Results  
Including Missing-Data Adjustments and Bonus Points  
For Calendar Year 2003\***

	Total Mortgages Eligible To Qualify As Low- and Moder- ate-Income	Low- And Moderate- Income Purchases	Total Mortgages Eligible To Qualify As Geographically Targeted	Geographically Targeted Purchases	Total Mortgages Eligible To Qualify As Special Affordable	Special Affordable Purchases
<b>Purchases of Single-Family Mortgages</b>						
<u>Owner-Occupied 1 Unit Properties:</u>						
Number of Units	--	3,213,385	--	1,933,498	--	1,082,604
<u>Owner-Occupied 2-4 Unit Properties:</u>						
Number of Units	--	197,239	--	212,717	--	104,143
60% of five-year average	--	48,517	--	49,740	--	25,348
Adjusted Number of Units	--	345,961	--	375,695	--	182,938
<u>Investor-Owned 1-4 Unit Properties:</u>						
Number of Units	--	413,457	--	303,054	--	229,264
<u>Total Single-Family:</u>						
Number of Units	8,569,336	3,972,802	8,813,880	2,612,247	8,569,336	1,494,806
<b>Purchases of Multifamily Mortgages</b>						
<u>5-50 Unit Properties</u>						
Number of Units	--	375,800	--	229,644	--	194,136
UPB (\$ Millions)	--	N/A	--	N/A	--	\$3,584
<u>Properties of 51 or More Units</u>						
Number of Units	--	506,830	--	238,743	--	269,796
UPB (\$ Millions)	--	N/A	--	N/A	--	\$8,037
<u>Total Multifamily:</u>						
Number of Units	795,834	882,630	798,147	468,387	795,834	463,933
<b>Total Purchases of Single-Family and Multifamily Mortgages</b>						
Number of Units	9,365,170	4,855,432	9,612,027	3,080,633	9,365,170	1,958,738
Fannie Mae's Mortgage Purchases Meeting Housing Goals:		51.85%		32.05%		20.92% \$11.62 billion
Fannie Mae's Goals: Multifamily Minimum Requirement:		50.00%		31.00%		20.00% \$2.85 billion

\* All figures in this table are adjusted for REMIC weights and participations (consistent with 24 CFR 81.16(c)(4)).

Table 2

**Distribution Of Owner-Occupied Units\***  
**Financed By Single-Family Mortgages Purchased By Fannie Mae**  
**By Income Class Of Mortgagor(s)**  
**For Calendar Year 2003**

Mortgagor's Income Relative To Area Median Income	Qualifying Low- and Moderate-Income Purchases	Qualifying Geographically Targeted Purchases	Qualifying Special Affordable Purchases	Total Mortgages Acquired
<b><u>Income No More Than 50% of Median Income</u></b>				
\$ UPB (Millions)	\$48,943	\$18,302	\$48,793	\$53,258
Number of Units	540,863	213,082	538,928	592,855
Portion of Goal:	16.47%	10.52%	48.35%	
Portion of Total Acquired:				6.98%
<b><u>Income More Than 50% But No More Than 60% of Median Income</u></b>				
\$ UPB (Millions)	\$47,539	\$15,834	\$47,390	\$48,005
Number of Units	440,153	152,186	438,598	448,386
Portion of Goal:	13.40%	7.51%	39.35%	
Portion of Total Acquired:				5.28%
<b><u>Income More Than 60% But No More Than 80% of Median Income</u></b>				
\$ UPB (Millions)	\$137,064	\$40,913	\$15,874	\$138,439
Number of Units	1,113,245	345,635	137,164	1,134,998
Portion of Goal:	33.89%	17.06%	12.31%	
Portion of Total Acquired:				13.36%
<b><u>Income More Than 80% But No More Than 100% of Median Income</u></b>				
\$ UPB (Millions)	\$166,313	\$43,249		\$168,141
Number of Units	1,190,180	324,346		1,215,115
Portion of Goal:	36.24%	16.01%		
Portion of Total Acquired:				14.31%
<b><u>Income More Than 100% But No More Than 120% of Median Income</u></b>				
\$ UPB (Millions)		\$38,301		\$165,952
Number of Units		265,162		1,094,404
Portion of Goal:		13.09%		
Portion of Total Acquired:				12.89%
<b><u>Income More Than 120% of Median Income</u></b>				
\$ UPB (Millions)		\$111,936		\$665,729
Number of Units		682,858		3,693,733
Portion of Goal:		33.70%		
Portion of Total Acquired:				43.49%
<b><u>Missing</u></b>				
\$ UPB (Millions)		\$5,771		\$37,668
Number of Units		42,871		314,119
Portion of Goal:		2.12%		
Portion of Total Acquired:				3.70%
<b><u>All Income Levels**</u></b>				
\$ UPB (Millions)	\$399,859	\$274,305	\$112,057	\$1,277,192
Number of Units	3,284,440	2,026,140	1,114,689	8,493,610
Portion of Goal:	100.00%	100.00%	100.00%	
Portion of Total Acquired:				100.00%

\* Includes owner-occupied units of single-family 2-4 units properties, but not the rental units in such properties.

\*\* Includes missing.

Table 3

**Distribution Of Rental Units\***  
**Financed By Single-Family Mortgages Purchased By Fannie Mae**  
**By Affordability of Rent**  
**For Calendar Year 2003**

	<u>Qualifying Low- and Moderate-Income Purchases</u>	<u>Qualifying Geographically Targeted Purchases</u>	<u>Qualifying Special Affordable Purchases</u>	<u>Total Mortgages Acquired</u>
<b><u>Affordable At No More Than 50% of Median Income</u></b>				
\$ UPB (Millions)	\$8,130	\$4,299	\$8,113	\$8,158
Number of Units	134,462	78,806	134,147	134,887
Portion of Goal:	24.92%	18.62%	44.52%	
Portion of Total Acquired:				15.93%
<b><u>Affordable At More Than 50% But No More Than 60% of Median Income</u></b>				
\$ UPB (Millions)	\$7,614	\$3,927	\$7,595	\$7,621
Number of Units	113,003	60,112	112,674	113,151
Portion of Goal:	20.94%	14.21%	37.39%	
Portion of Total Acquired:				13.37%
<b><u>Affordable At More Than 60% But No More Than 80% of Median Income</u></b>				
\$ UPB (Millions)	\$16,080	\$7,680	\$4,354	\$16,087
Number of Units	188,468	93,247	54,500	188,611
Portion of Goal:	34.92%	22.04%	18.09%	
Portion of Total Acquired:				22.28%
<b><u>Affordable At More Than 80% But No More Than 100% of Median Income</u></b>				
\$ UPB (Millions)	\$11,216	\$4,797		\$11,220
Number of Units	103,707	47,064		103,773
Portion of Goal:	19.22%	11.12%		
Portion of Total Acquired:				12.26%
<b><u>Affordable At More Than 100% But No More Than 120% of Median Income</u></b>				
\$ UPB (Millions)		\$2,412		\$6,002
Number of Units		20,874		47,852
Portion of Goal:		4.93%		
Portion of Total Acquired:				5.65%
<b><u>Affordable At More Than 120% Of Median Income</u></b>				
\$ UPB (Millions)		\$2,640		\$7,307
Number of Units		22,462		53,919
Portion of Goal:		5.31%		
Portion of Total Acquired:				6.37%
<b><u>Missing</u></b>				
\$ UPB (Millions)		\$8,591		\$18,521
Number of Units		100,564		204,368
Portion of Goal:		23.77%		
Portion of Total Acquired:				24.14%
<b><u>All Income Levels**</u></b>				
\$ UPB (Millions)	\$43,040	\$34,346	\$20,062	\$74,915
Number of Units	539,641	423,129	301,321	846,561
Portion of Goal:	100.00%	100.00%	100.00%	
Portion of Total Acquired:				100.00%

\* Includes rental units in single-family properties where 1 or more units are owner occupied.

\*\* Includes missing.

Table 4

**Distribution Of Rental Units  
Financed By Multifamily Mortgages Purchased By Fannie Mae  
By Affordability Of Rent  
For Calendar Year 2003**

	<u>Qualifying Low- and Moderate-Income Purchases</u>	<u>Qualifying Geographically Targeted Purchases</u>	<u>Qualifying Special Affordable Purchases</u>	<u>Total Mortgages Acquired</u>
<b><u>Affordable At No More Than 50% of Median Income</u></b>				
\$ UPB (Millions)	\$2,744	\$1,599	\$2,744	\$2,745
Number of Units	106,297	61,075	106,297	106,357
Portion of Goal:	16.04%	17.27%	30.38%	
Portion of Total Acquired:				13.14%
<b><u>Affordable At More Than 50% But No More Than 60% of Median Income</u></b>				
\$ UPB (Millions)	\$5,149	\$2,322	\$5,149	\$5,149
Number of Units	161,213	72,537	161,213	161,224
Portion of Goal:	24.33%	20.52%	46.08%	
Portion of Total Acquired:				19.91%
<b><u>Affordable At More Than 60% But No More Than 80% of Median Income</u></b>				
\$ UPB (Millions)	\$10,607	\$4,506	\$3,165	\$10,607
Number of Units	270,532	116,928	82,340	270,550
Portion of Goal:	40.83%	33.07%	23.54%	
Portion of Total Acquired:				33.41%
<b><u>Affordable At More Than 80% But No More Than 100% of Median Income</u></b>				
\$ UPB (Millions)	\$5,833	\$2,614		\$5,833
Number of Units	124,480	56,272		124,480
Portion of Goal:	18.79%	15.92%		
Portion of Total Acquired:				15.37%
<b><u>Affordable At More Than 100% But No More Than 120% Of Median Income</u></b>				
\$ UPB (Millions)		\$760		\$2,365
Number of Units		12,258		39,859
Portion of Goal:		3.47%		
Portion of Total Acquired:				4.92%
<b><u>Affordable At More Than 120% Of Median Income</u></b>				
\$ UPB (Millions)		\$1,159		\$4,233
Number of Units		13,508		52,968
Portion of Goal:		3.82%		
Portion of Total Acquired:				6.54%
<b><u>Missing</u></b>				
\$ UPB (Millions)		\$844		\$2,339
Number of Units		20,987		54,265
Portion of Goal:		5.94%		
Portion of Total Acquired:				6.70%
<b><u>All Income Levels*</u></b>				
\$ UPB (Millions)	\$24,333	\$13,803	\$11,059	\$33,271
Number of Units	662,522	353,565	349,850	809,703
Portion of Goal:	100%	100%	100%	
Portion of Total Acquired:				100.00%

\* Includes missing.

Table 7

**Distribution of Fannie Mae Qualifying Single-Family Mortgage Purchases  
By Race of Borrower(s) On Loan Application  
For Calendar Year 2003**

	Low- and Moderate-Income	Geographically Targeted	Special Affordable	Total Mortgages Acquired
<b>All American Indian or Alaskan Native:</b>				
\$ UPB (Millions)	\$1,354	\$948	\$459	\$3,360
Number of Units	12,167	8,025	4,990	24,408
Portion of Goal:	0.32%	0.33%	0.35%	
Portion of Total Acquired:				0.26%
<b>All Asian or Pacific Islander:</b>				
\$ UPB (Millions)	\$24,250	\$25,721	\$6,425	\$73,807
Number of Units	160,371	151,324	53,228	402,374
Portion of Goal:	4.19%	6.18%	3.76%	
Portion of Total Acquired:				4.31%
<b>All African American:</b>				
\$ UPB (Millions)	\$18,291	\$17,995	\$7,604	\$39,439
Number of Units	175,406	167,315	88,947	318,046
Portion of Goal:	4.59%	6.83%	6.28%	
Portion of Total Acquired:				3.41%
<b>All Hispanic:</b>				
\$ UPB (Millions)	\$32,165	\$38,705	\$12,288	\$73,580
Number of Units	276,645	308,339	124,424	547,210
Portion of Goal:	7.23%	12.59%	8.79%	
Portion of Total Acquired:				5.86%
<b>All White Non-Hispanic:</b>				
\$ UPB (Millions)	\$292,930	\$165,975	\$84,609	\$893,842
Number of Units	2,596,794	1,366,316	933,676	6,196,566
Portion of Goal:	67.91%	55.78%	65.94%	
Portion of Total Acquired:				66.34%
<b>All Other:</b>				
\$ UPB (Millions)	\$5,200	\$4,124	\$1,601	\$14,906
Number of Units	42,543	31,416	16,350	98,829
Portion of Goal:	1.11%	1.28%	1.15%	
Portion of Total Acquired:				1.06%
<b>Borrower, Co-Borrower Are Of Different Races:</b>				
\$ UPB (Millions)	\$7,576	\$8,734	\$1,653	\$34,351
Number of Units	57,602	57,371	16,130	204,187
Portion of Goal:	1.51%	2.34%	1.14%	
Portion of Total Acquired:				2.19%
<b>Data Not Provided by Borrower(s)</b>				
\$ UPB (Millions)	\$59,429	\$44,556	\$16,994	\$198,060
Number of Units	486,937	342,318	172,757	1,344,530
Portion of Goal:	12.73%	13.98%	12.20%	
Portion of Total Acquired:				14.40%
<b>Not Applicable:</b>				
\$ UPB (Millions)	\$1,482	\$1,362	\$415	\$6,954
Number of Units	12,563	10,203	4,404	49,262
Portion of Goal:	0.33%	0.42%	0.31%	
Portion of Total Acquired:				0.53%
<b>Data Not Provided by Loan Seller:</b>				
\$ UPB (Millions)	\$223	\$531	\$71	\$13,808
Number of Units	3,053	6,642	1,104	154,759
Portion of Goal:	0.08%	0.27%	0.08%	
Portion of Total Acquired:				1.66%
<b>Total:</b>				
\$ UPB (Millions)	\$442,899	\$308,650	\$132,118	\$1,352,107
Number of Units	3,824,081	2,449,269	1,416,011	9,340,171
Portion of Goal:	100.00%	100.00%	100.00%	
Portion of Total Acquired:				100.00%



Table 8

**Fannie Mae's Special Affordable Housing Goal  
For Calendar Year 2003**

<b>Property Type</b>	<b>Units Affordable To Low-Income Families (But Not Very Low-Income) In Low-Income Areas</b>	<b>Units Affordable To Very Low-Income Families Which Are In Low-Income Areas</b>	<b>Units Affordable To Very Low-Income Families Which Are Not In Low-Income Areas</b>	<b>Low-Income Units in Mixed-Income / Low-Income Housing Tax Credit Projects*</b>
<b>Single-Family Owner-Occupied</b>				
<b>1-Unit Property:</b>				
\$ UPB (Millions)	\$15,103	\$14,439	\$80,482	
Number of Units	126,747	156,981	798,876	
<b>Single-Family Owner-Occupied Units in 2-4 Unit Property:</b>				
\$ UPB (Millions)	\$770	\$603	\$659	
Number of Units	10,416	10,554	11,115	
<b>Single-Family Rental Units in 2-4 Owner Occupied Property:</b>				
\$ UPB (Millions)	\$1,436	\$1,549	\$2,190	
Number of Units	16,857	23,942	31,259	
<b>Single-Family Rental Investor- Owned 1-4 Unit Property:</b>				
\$ UPB (Millions)	\$2,918	\$3,539	\$8,429	
Number of Units	37,643	66,788	124,833	
<b>Multifamily Rental:</b>				
\$ UPB (Millions)	\$2,472	\$2,449	\$5,445	\$875
Number of Units	61,928	85,049	182,461	26,257
<b>Total:</b>				
\$ UPB (Millions)	\$22,700	\$22,579	\$97,205	\$875
Number of Units	253,592	343,314	1,148,543	26,257

\* Only units that score under the special affordable goal because the property qualifies under section 81.14(d) of the GSE rule.

Table 9

**Proportion Of Fannie Mae's Single-Family Mortgage Purchases  
For First-Time Homebuyers\* Relative To Total Mortgages Acquired  
For Calendar Year 2003**

	<u>Number of Mortgages</u>	<u>\$ UPB (Millions)</u>	<u>Percentage of Owner-Occupied Purchase Mortgages</u>	
			<u>All</u>	<u>Excluding Missing Data</u>
<b>CONVENTIONAL MORTGAGE:</b>				
Owner-Occupied Purchase Mortgage**				
First-Time Homebuyers Under Standard Program	256,095	\$38,921	15.36%	15.98%
First-Time Homebuyers Under Special Program(s)	<u>151,390</u>	<u>\$21,179</u>	9.08%	9.44%
First-Time Homebuyers Subtotal	407,485	\$60,100	24.44%	25.42%
Repeat Home Buyer	1,195,562	\$195,322	71.70%	74.58%
Home Buyer Information Missing	<u>64,456</u>	<u>\$8,881</u>	3.87%	
<b>Owner-Occupied Purchase Mortgage Subtotal:</b>	1,667,503	\$264,303	<u>100%</u>	<u>100%</u>
Non-Owner-Occupied Purchases Mortgage**	460,620	\$57,135		
Refinance Mortgages (Excluding Second Homes)	6,324,393	\$970,152		
Second Homes (Purchase and Refinance)	258,992	\$37,875		
Second Mortgages (Not FHA Title 1)	<u>8,667</u>	<u>\$315</u>		
<b>Total Conventional</b>	<u>8,720,175</u>	<u>\$1,329,779</u>		
<b>NONCONVENTIONAL MORTGAGE:</b>				
FHA Title 1 -Second Mortgages	17	\$0		
FHA -HECMs	27,644	\$3,454		
Other FHA-Insured or VA Guaranteed	205,594	\$18,785		
RHS / FmHA	<u>1,065</u>	<u>\$89</u>		
<b>Total Nonconventional</b>	<u>234,320</u>	<u>\$22,328</u>		
<b>Total Single-Family Mortgages</b>	<u>8,954,495</u>	<u>\$1,352,107</u>		

\* Fannie Mae's Selling and Servicing Guide defines a first-time homebuyer as "an individual who (1) is purchasing the security property, (2) will reside in the security property, 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 will also 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 period."

\*\*Excluding second homes.

**Table 10**

**Distribution Of Fannie Mae's Qualifying Single-Family  
Mortgage Purchases By Gender Of Borrower(s)  
For Calendar Year 2003**

	<u>Low- and Moderate-Income</u>	<u>Geographically Targeted</u>	<u>Special Affordable</u>	<u>Total Mortgages Acquired</u>
<b>All Male:</b>				
\$ UPB (Millions)	\$115,668	\$74,295	\$37,361	\$265,868
Number of Units	1,030,026	623,306	410,666	1,935,973
<b>All Female:</b>				
\$ UPB (Millions)	\$116,068	\$58,376	\$44,782	\$209,266
Number of Units	1,051,749	502,393	483,442	1,633,274
<b>Male And Female:</b>				
\$ UPB (Millions)	\$178,255	\$150,212	\$40,247	\$749,885
Number of Units	1,464,270	1,114,521	420,527	4,799,804
<b>Not Applicable:</b>				
\$ UPB (Millions)	\$1,280	\$1,005	\$363	\$5,336
Number of Units	10,833	7,867	3,872	34,831
<b>Not Provided:</b>				
\$ UPB (Millions)	\$31,101	\$23,877	\$9,207	\$107,107
Number of Units	261,801	191,504	95,591	772,553
<b>Missing:</b>				
\$ UPB (Millions)	\$527	\$886	\$158	\$14,646
Number of Units	5,402	9,678	1,912	163,736
<b>Total:</b>				
\$ UPB (Millions)	\$442,899	\$308,650	\$132,118	\$1,352,107
Number of Units	3,824,081	2,449,269	1,416,011	9,340,171

**Summary of Mortgage Purchases  
(Percent of Units)**

<b>All Male</b>	26.94%	25.45%	29.00%	20.73%
<b>All Female</b>	27.50%	20.51%	34.14%	17.49%
<b>Male And Female</b>	38.29%	45.50%	29.70%	51.39%
<b>Not Applicable</b>	0.28%	0.32%	0.27%	0.37%
<b>Not Provided</b>	6.85%	7.82%	6.75%	8.27%
<b>Missing</b>	0.14%	0.40%	0.14%	1.75%
<b>Total</b>	100%	100%	100%	100%

**Table 11**

**Distribution Of Fannie Mae's Qualifying  
Single-Family Owner-Occupied Mortgage Purchases\*  
By Minority Concentration of the Census Tract  
For Calendar Year 2003  
(Dwelling Units)**

<u>Minority Percentages Of Census Tract</u>	<u>Low- and Moderate-Income</u>	<u>Geographically Targeted</u>	<u>Special Affordable</u>	<u>Total Units Acquired</u>
<b>Minority &lt; 10%</b>	1,204,069	416,100	366,968	3,119,385
<b>10% &lt;= Minority &lt; 20%</b>	729,155	257,427	228,532	1,967,226
<b>20% &lt;= Minority &lt; 30%</b>	418,450	207,841	135,373	1,128,446
<b>30% &lt;= Minority &lt; 50%</b>	420,306	333,378	150,587	1,069,285
<b>50% &lt;= Minority &lt; 80%</b>	313,125	475,788	132,497	755,829
<b>80% &lt;= Minority &lt; 100%</b>	187,846	326,043	96,684	422,320
<b>Tract Missing / Unable to Classify</b>	11,488	9,562	4,048	31,119
<b>Total</b>	<b>3,284,440</b>	<b>2,026,140</b>	<b>1,114,689</b>	<b>8,493,610</b>

\* Includes owner-occupied units of single-family 2-4 unit properties, but not the rental units in such properties.

Table 12

**Distribution Of Fannie Mae's Qualifying  
Rental Mortgage Purchases  
By Minority Concentration of the Census Tract  
For Calendar Year 2003  
(Dwelling Units)**

<b>Single-Family Rental*</b>				
	<u>Low- and Moderate-Income</u>	<u>Geographically Targeted</u>	<u>Special Affordable</u>	<u>Total Units Acquired</u>
Minority < 10%	117,500	35,670	64,212	165,020
10% <= Minority < 20%	106,155	44,660	52,588	162,469
20% <= Minority < 30%	69,655	37,889	35,223	110,214
30% <= Minority < 50%	88,701	74,914	48,017	141,701
50% <= Minority < 80%	83,244	112,133	51,158	136,795
80% <= Minority < 100%	71,842	115,027	48,681	125,876
Tract Missing / Unable to Classify	2,543	2,836	1,443	4,486
<b>Total:</b>	<b>539,641</b>	<b>423,129</b>	<b>301,321</b>	<b>846,561</b>
<b>Multifamily Rental</b>				
	<u>Low- and Moderate-Income</u>	<u>Geographically Targeted</u>	<u>Special Affordable</u>	<u>Total Units Acquired</u>
Minority < 10%	46,853	6,119	27,244	55,322
10% <= Minority < 20%	120,976	16,397	62,898	150,481
20% <= Minority < 30%	102,852	27,128	43,893	132,850
30% <= Minority < 50%	164,245	75,193	78,163	199,914
50% <= Minority < 80%	135,193	126,114	75,890	160,268
80% <= Minority < 100%	90,041	101,099	60,413	107,980
Tract Missing / Unable to Classify	2,362	1,515	1,349	2,888
<b>Total:</b>	<b>662,522</b>	<b>353,565</b>	<b>349,850</b>	<b>809,703</b>

\* Includes rental units in single-family properties where 1 or more units are owner-occupied.

Table 13

**Distribution Of Fannie Mae's Single-Family Owner Occupied Mortgage Purchases\***  
**Minority Percentages Of Census Tract By Income of Borrower**  
**For Calendar Year 2003**  
**(Dwelling Units)**

	Low- and Moderate-Income	Geographically Targeted	Special Affordable	Total Mortgages Acquired
<b><u>Income &lt;= 50% of MSA Median Income:</u></b>				
Minority < 10%	188,870	43,773	188,452	199,115
10% <= Minority < 30%	182,589	51,553	181,958	197,677
30% <= Minority < 50%	71,246	33,339	70,955	80,254
50% <= Minority < 80%	56,463	45,749	56,151	66,127
80% <= Minority < 100%	39,708	37,720	39,433	47,498
Tract Missing / Unable to Classify	1,987	949	1,979	2,184
<b>Subtotal:</b>	<b>540,863</b>	<b>213,082</b>	<b>538,928</b>	<b>592,855</b>
<b><u>50% &lt; Income &lt;= 60% of MSA Median Income:</u></b>				
Minority < 10%	158,042	31,351	157,691	160,479
10% <= Minority < 30%	152,411	36,862	151,863	155,011
30% <= Minority < 50%	57,644	24,282	57,437	58,829
50% <= Minority < 80%	43,978	34,396	43,727	45,047
80% <= Minority < 100%	26,536	24,669	26,346	27,444
Tract Missing / Unable to Classify	1,543	626	1,535	1,576
<b>Subtotal:</b>	<b>440,153</b>	<b>152,186</b>	<b>438,598</b>	<b>448,386</b>
<b><u>60% &lt; Income &lt;= 80% of MSA Median Income:</u></b>				
Minority < 10%	408,969	72,334	20,825	415,871
10% <= Minority < 30%	390,344	80,827	30,085	397,283
30% <= Minority < 50%	142,435	54,495	22,195	145,460
50% <= Minority < 80%	105,854	80,459	32,619	108,638
80% <= Minority < 100%	61,796	56,086	30,905	63,817
Tract Missing / Unable to Classify	3,846	1,434	535	3,929
<b>Subtotal:</b>	<b>1,113,245</b>	<b>345,635</b>	<b>137,164</b>	<b>1,134,998</b>
<b><u>80% &lt; Income &lt;= 100% of MSA Median Income:</u></b>				
Minority < 10%	448,189	68,235		456,628
10% <= Minority < 30%	422,261	73,597		430,490
30% <= Minority < 50%	148,981	51,261		152,229
50% <= Minority < 80%	106,830	77,184		109,748
80% <= Minority < 100%	59,806	52,672		61,829
Tract Missing / Unable to Classify	4,113	1,398		4,191
<b>Subtotal:</b>	<b>1,190,180</b>	<b>324,346</b>		<b>1,215,115</b>
<b><u>100% &lt; Income &lt;= 120% of MSA Median Income:</u></b>				
Minority < 10%		56,045		413,776
10% <= Minority < 30%		58,932		395,116
30% <= Minority < 50%		42,572		134,883
50% <= Minority < 80%		64,067		95,480
80% <= Minority < 100%		42,293		51,422
Tract Missing / Unable to Classify		1,252		3,727
<b>Subtotal:</b>		<b>265,162</b>		<b>1,094,404</b>
<b><u>120% of MSA Median Income &lt; Income:</u></b>				
Minority < 10%		138,164		1,390,932
10% <= Minority < 30%		154,548		1,414,453
30% <= Minority < 50%		120,668		450,061
50% <= Minority < 80%		162,881		287,653
80% <= Minority < 100%		102,895		137,838
Tract Missing / Unable to Classify		3,701		12,796
<b>Subtotal:</b>		<b>682,858</b>		<b>3,693,733</b>
<b>Borrower Income Missing</b>		<b>42,871</b>		<b>314,119</b>
<b>Total:</b>	<b>3,284,440</b>	<b>2,026,140</b>	<b>1,114,689</b>	<b>8,493,610</b>

\* Includes owner-occupied units of single-family 2-4 unit properties, but not the rental units in such properties.

Table 14

**Distribution Of Fannie Mae's  
Single-Family And Multifamily Mortgage Housing Goal Purchases  
By State And Territory  
For Calendar Year 2003  
(Dwelling Units)**

	<u>Low- and Moderate-Income</u>	<u>Geographically Targeted</u>	<u>Special Affordable</u>	<u>Total Units Acquired</u>
Alabama	36,425	23,585	14,880	90,479
Alaska	7,086	4,357	3,331	14,582
Arizona	100,644	71,861	41,865	248,483
Arkansas	19,488	18,316	7,267	53,276
California	774,079	766,734	255,065	1,923,050
Colorado	121,559	64,461	51,954	259,309
Connecticut	69,153	30,739	30,522	131,639
Delaware	13,494	4,327	5,812	29,510
Florida	256,396	147,041	86,777	625,032
Georgia	127,491	74,810	55,040	269,643
Hawaii	16,006	29,663	4,611	45,247
Idaho	17,434	10,614	6,583	42,374
Illinois	235,316	113,218	93,928	498,980
Indiana	79,114	26,175	35,165	159,679
Iowa	33,163	12,950	13,611	67,355
Kansas	28,869	9,172	11,360	65,305
Kentucky	35,599	19,229	15,695	78,843
Louisiana	39,782	33,662	15,150	105,218
Maine	14,058	5,850	4,252	36,823
Maryland	125,462	67,470	57,819	249,088
Massachusetts	180,954	89,070	71,629	362,381
Michigan	216,520	88,262	88,227	436,371
Minnesota	114,867	56,035	52,914	195,986
Mississippi	16,457	20,130	4,933	47,013
Missouri	96,327	48,173	39,861	207,114
Montana	10,328	7,322	3,428	28,371
Nebraska	21,079	6,953	8,446	44,155
Nevada	48,069	13,222	13,500	113,370
New Hampshire	32,034	9,669	10,678	65,804
New Jersey	154,098	90,504	62,701	337,215
New Mexico	19,649	27,969	8,498	51,338
New York	178,383	146,247	56,017	463,060
North Carolina	93,452	52,088	37,576	225,383
North Dakota	4,543	1,969	1,800	10,448
Ohio	147,206	58,008	67,379	299,620
Oklahoma	28,090	18,003	12,585	70,353
Oregon	78,090	41,068	37,563	157,798
Pennsylvania	123,964	47,878	51,352	272,222
Rhode Island	24,574	10,997	9,481	53,620
South Carolina	42,008	24,319	18,246	99,780
South Dakota	6,876	3,478	2,546	15,946
Tennessee	62,077	30,164	24,755	145,618
Texas	172,553	109,765	79,990	453,539
Utah	46,015	21,274	18,365	95,539
Vermont	7,521	2,578	2,564	17,865
Virginia	122,035	63,654	47,275	272,787
Washington	154,775	82,017	66,267	309,250
West Virginia	6,234	10,731	2,559	20,075
Wisconsin	105,322	43,786	41,612	221,274
Wyoming	5,904	5,524	2,346	14,226
District of Columbia	14,585	15,681	9,952	23,426
Guam	40	120	5	148
Puerto Rico	1,301	21,178	113	22,375
Virgin Islands	55	764	10	857
Other Territories	0	0	0	0
<b>Total:</b>	<b>4,486,603</b>	<b>2,802,834</b>	<b>1,765,861</b>	<b>10,148,242 *</b>

\* The geocoding of 1,632 units did not generate a FIPST\_90 code and thus have been omitted from the table.