



# **FORECLOSURE PREVENTION & REFINANCE REPORT**

**FEDERAL PROPERTY MANAGER'S REPORT**

**FIRST QUARTER 2026**



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**7.377 million** troubled homeowners helped during conservatorships

**72.6%** of loan modifications in 1Q26 reduced borrowers' monthly payments by over 20%

Serious delinquency rate increased to **0.59%** at the end of 1Q26

REO inventory increased **1.47%** in 1Q26

## 1Q26 Highlights -- Foreclosure Prevention

### The Enterprises' Foreclosure Prevention Actions:

- The Enterprises completed 58,317 foreclosure prevention actions in the first quarter of 2026, bringing the total to 7,377,245 since the start of conservatorships in September 2008. Of these actions, 6,670,417 have helped troubled homeowners stay in their homes, including 2,850,221 permanent loan modifications.
- Initiated forbearance plans decreased to 27,477 in the first quarter of 2026, down from 44,688 in the fourth quarter of 2025. At quarter-end, 37,196 loans remained in forbearance, representing approximately 0.12 percent of total loans serviced and 7.06 percent of total delinquent loans.
- Sixty three percent of modifications in the first quarter of 2026 were modifications with principal forbearance. Modifications that include extend-term only, accounted for 36.1 percent of all loan modifications during the quarter.
- There were 313 completed short sales and deeds-in-lieu during the quarter, bringing the total to 706,828 since the conservatorships began in September 2008.

### The Enterprises' Mortgage Performance:

- The 60+ days delinquency rate decreased from 0.84 percent at the end of the fourth quarter of 2025 to 0.81 percent at the end of the first quarter of 2026.
- The Enterprises' serious (90 days or more) delinquency rate increased to 0.59 percent at the end of the first quarter of 2026. This compared with 6.10 percent for Federal Housing Administration (FHA) loans, 2.61 percent for Veterans Affairs (VA) loans, and 2.03 percent for all loans (industry average).

### The Enterprises' Foreclosures:

- Foreclosure starts decreased 2.8 percent to 25,413 while third-party and foreclosure sales increased 6.6 percent to 3,739 in the first quarter of 2026.

For an interactive online map that provides state data, click on the following link: [Fannie Mae and Freddie Mac State Borrower Assistance Map](#)

## 1Q26 Highlights -- Refinance Activities

- Total refinance volume increased during the first quarter of 2026, driven by the decline in mortgage rates. Mortgage rates eased during the quarter, with the average 30-year fixed mortgage rate declining to 6.11 percent, down from 6.23 percent in the fourth quarter of 2025.
- The share of cash-out refinance transactions declined to 35.2 percent of total refinance activity in the first quarter of 2026, down from a peak level of 82.4 percent recorded in September 2022.

## Foreclosure Prevention Activities

(Number of loans)	4Q25	1Q26
<b>Completed Actions</b>		
Loan Modifications*	20,563	20,019
Repayment Plans	4,574	4,935
Forbearance Plans	11,392	11,949
Charge-offs-in-lieu	96	137
Payment Deferral	18,125	20,964
<b>Home Retention Actions</b>	<b>54,750</b>	<b>58,004</b>
Short Sales	179	209
Deeds-in-lieu	99	104
<b>Home Forfeiture Actions</b>	<b>278</b>	<b>313</b>
<b>TOTAL</b>	<b>55,028</b>	<b>58,317</b>

### Inventory (Number of loans at period end)

Repayment Plans	9,514	8,871
Forbearance Plans	46,680	37,196

\* Includes HAMP permanent modifications

Source: FHFA (Fannie Mae and Freddie Mac)

## Mortgage Performance (at period end)

(Number of loans)	4Q25	1Q26
30-59 Days Delinquent	313,581	281,098
60-plus-days Delinquent	257,952	246,081
Seriously Delinquent*	179,438	180,953
Foreclosure Starts	26,148	25,413
Third-party & Foreclosure Sales	3,508	3,739
REO Inventory	6,861	6,962

(Percent of total loans serviced)

30-59 Days Delinquent	1.02%	0.92%
60-plus-days Delinquent	0.84%	0.81%
Seriously Delinquent*	0.58%	0.59%

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

Source: FHFA (Fannie Mae and Freddie Mac)

## Refinance Activities

(Number of loans)	4Q25	1Q26
Total Refinances	220,665	237,039

Source: FHFA (Fannie Mae and Freddie Mac)

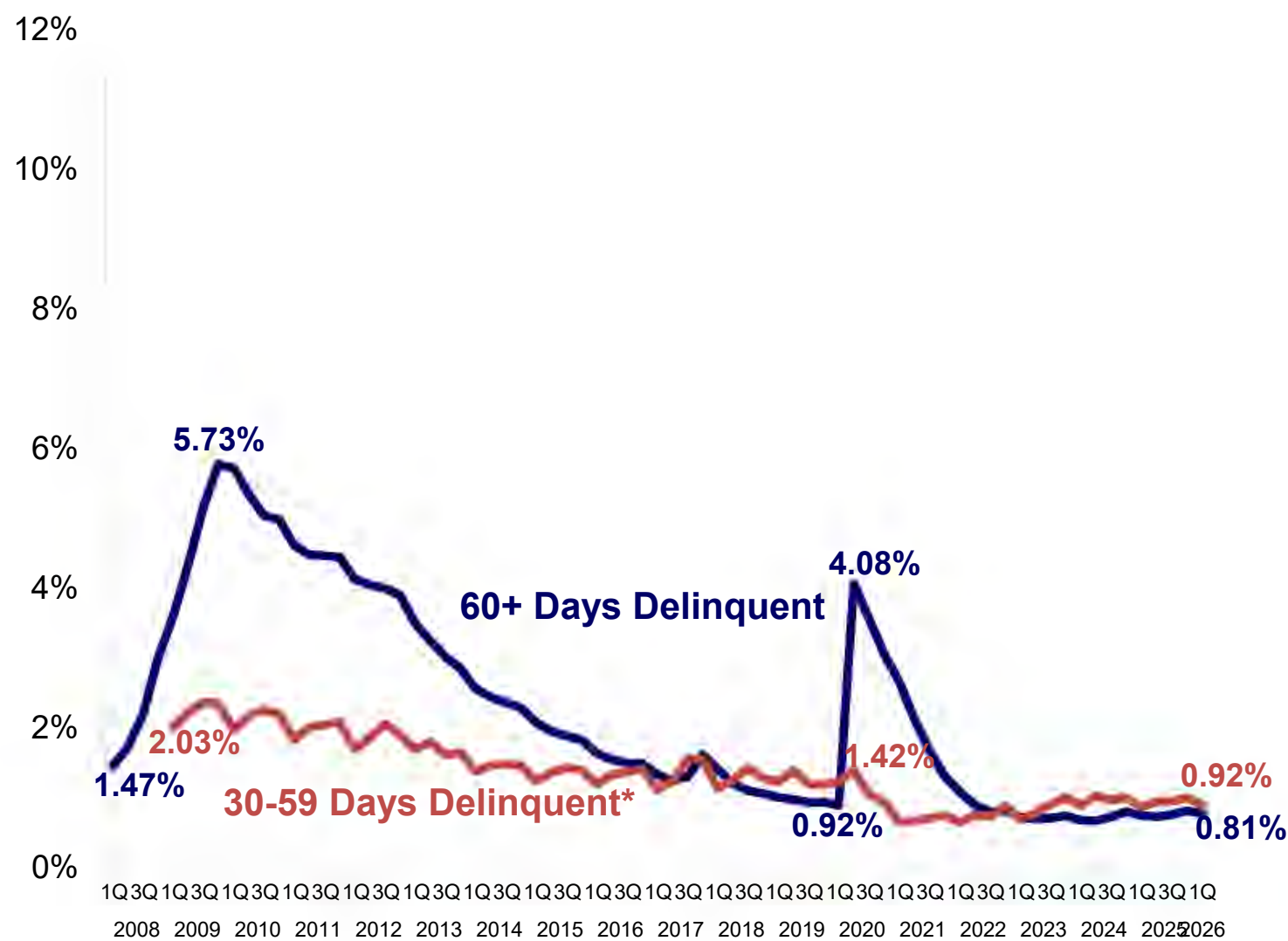
This is the quarterly version of the Foreclosure Prevention and Refinance Report. FHFA produces monthly and quarterly versions of the Foreclosure Prevention and Refinance Report. In addition to the data provided in the monthly reports, the quarterly reports include the following information: benchmarking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



## Mortgage Performance

The percentage of the Enterprises' loans that were 30–59 days delinquent decreased to 0.92 percent, while the 60-plus-day delinquency rate declined to 0.81 percent at the end of the first quarter of 2026. However, the Enterprises' serious delinquency rate increased to 0.59 percent at the end of the quarter. This compared with 6.10 percent for Federal Housing Administration (FHA) loans, 2.61 percent for Veterans Affairs (VA) loans, and 2.03 percent for all loans (industry average).

Enterprises' Delinquency Rates

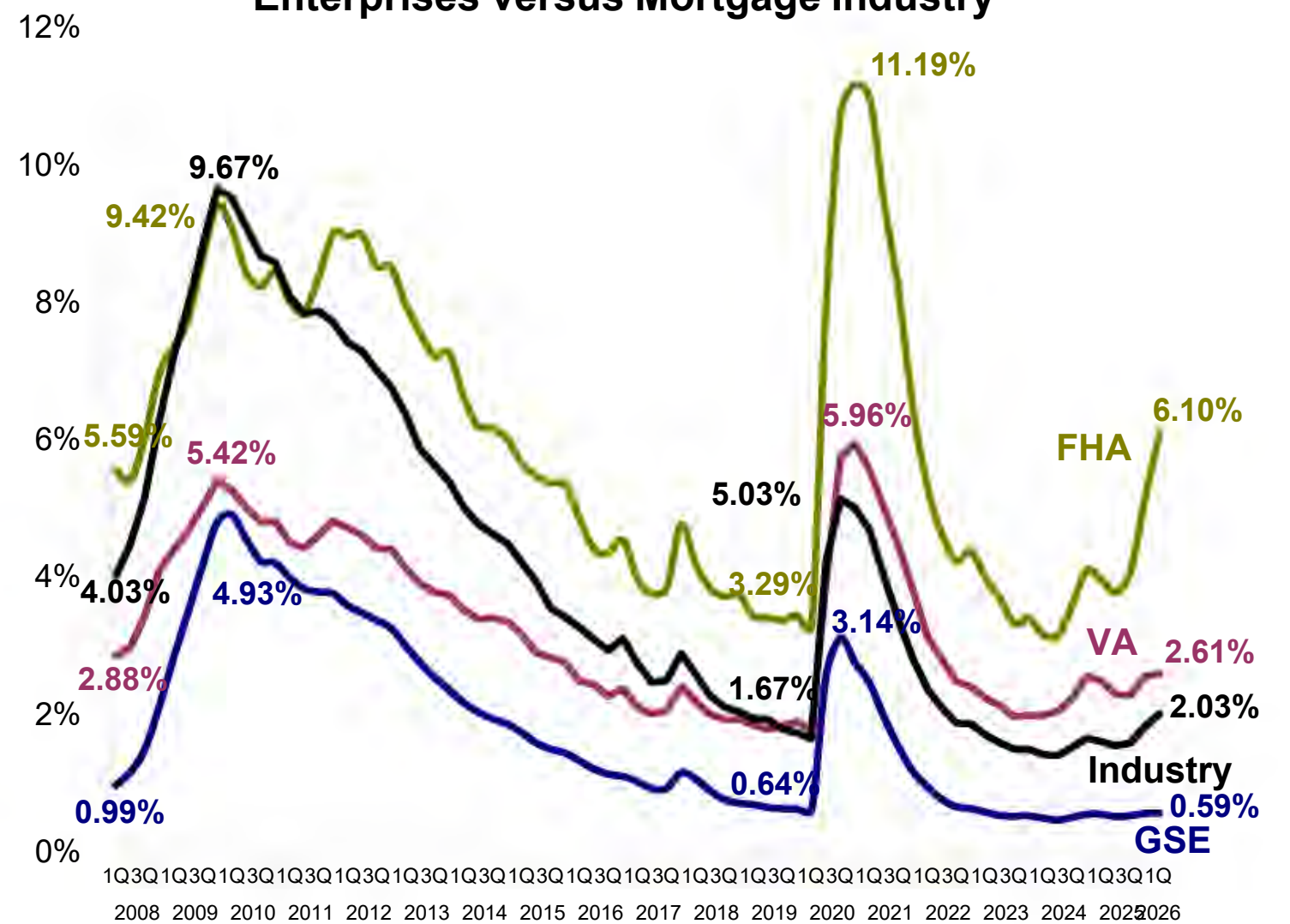


Source: FHFA (Fannie Mae and Freddie Mac)

\*2008 data not available.

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

Serious Delinquency Rates\*\*  
Enterprises versus Mortgage Industry



Source: FHFA (Fannie Mae and Freddie Mac); Mortgage Bankers Association



## Foreclosure Prevention Activity: All Actions Completed

The Enterprises completed 58,317 foreclosure prevention actions during the first quarter of 2026, bringing the total to 7,377,245 since the start of conservatorships in September 2008. Of these actions, 2,850,221 have been permanent loan modifications, and 3,820,196 actions have been other forms of assistance that allowed troubled homeowners to stay in their homes. Additionally, 706,828 of the actions have been short sales and deeds-in-lieu which resulted in borrowers leaving their homes without going through the foreclosure process.

	2023	2024	2025	YTD Mar-2026	Conservatorship to Date <sup>1</sup>
<b>Home Retention Actions</b>					
Repayment Plans	13,977	18,313	19,928	4,935	1,065,578
Forbearance Plans	36,263	25,626	33,853	11,949	1,320,455
Charge-offs-in-lieu	630	1,184	489	137	22,781
HomeSaver Advance ( <i>Fannie Mae</i> )	-	-	-	-	70,178
Payment Deferral	84,358	82,240	81,955	20,964	1,341,204
Loan Modifications <sup>2</sup>	57,041	64,704	83,306	20,019	2,850,221
<b>Total</b>	<b>192,269</b>	<b>192,067</b>	<b>219,531</b>	<b>58,004</b>	<b>6,670,417</b>
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales	472	491	627	209	607,915
Deeds-in-lieu	156	174	308	104	98,913
<b>Total</b>	<b>628</b>	<b>665</b>	<b>935</b>	<b>313</b>	<b>706,828</b>
<b>Total Foreclosure Prevention Actions</b>	<b>192,897</b>	<b>192,732</b>	<b>220,466</b>	<b>58,317</b>	<b>7,377,245</b>

<sup>1</sup>Since the first full quarter in conservatorship (4Q08).

<sup>2</sup>Includes HAMP permanent modifications.

Source: FHFA (Fannie Mae and Freddie Mac)

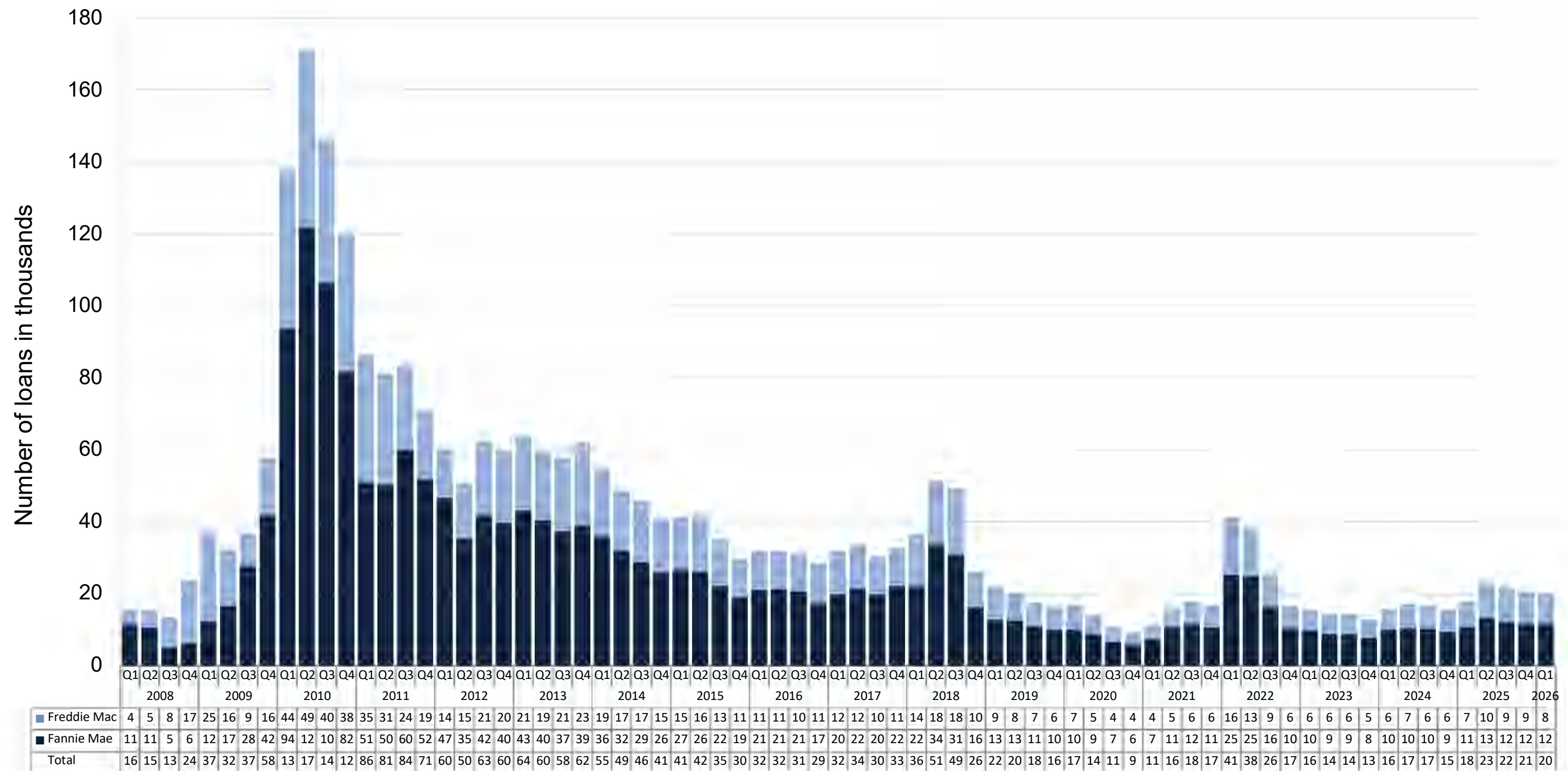






## Enterprises' Loan Modifications

The Enterprises completed 20,019 loan modifications in the first quarter of 2026, down from 20,563 in the fourth quarter of 2025. Fannie Mae's permanent loan modifications increased 0.5 percent to 11,576, while Freddie Mac's decreased 6.7 percent to 8,443 during the quarter.



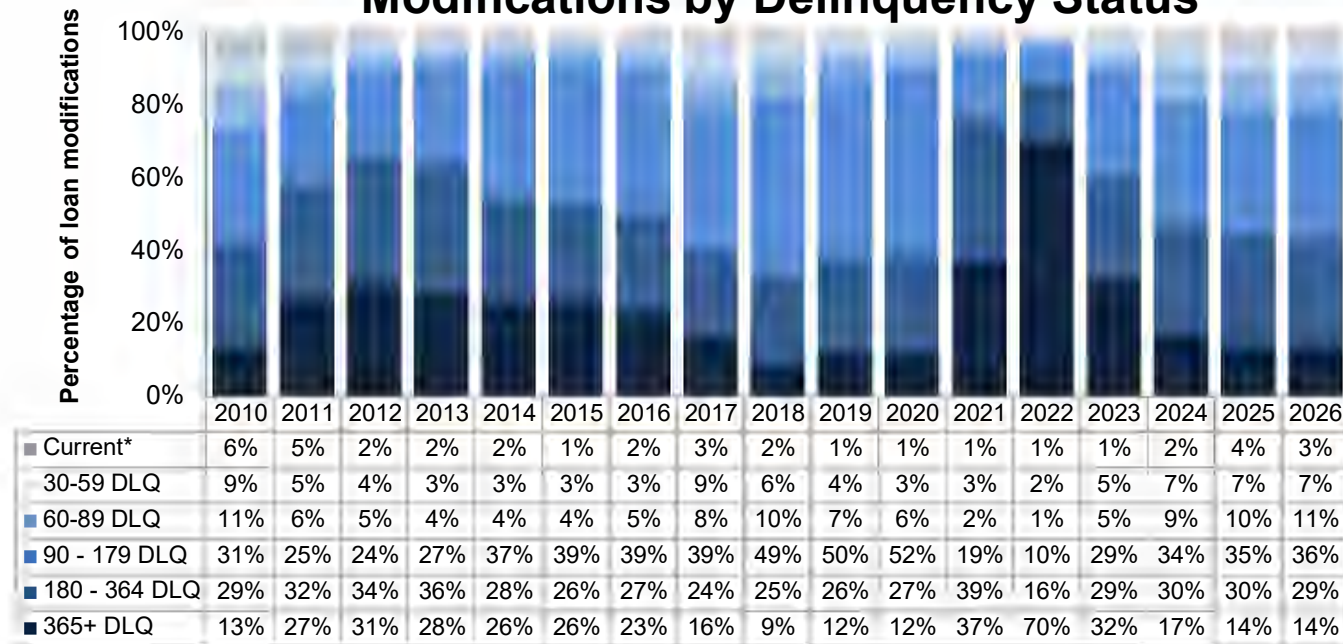
Source: FHFA (Fannie Mae and Freddie Mac)



## Enterprises' Loan Modifications

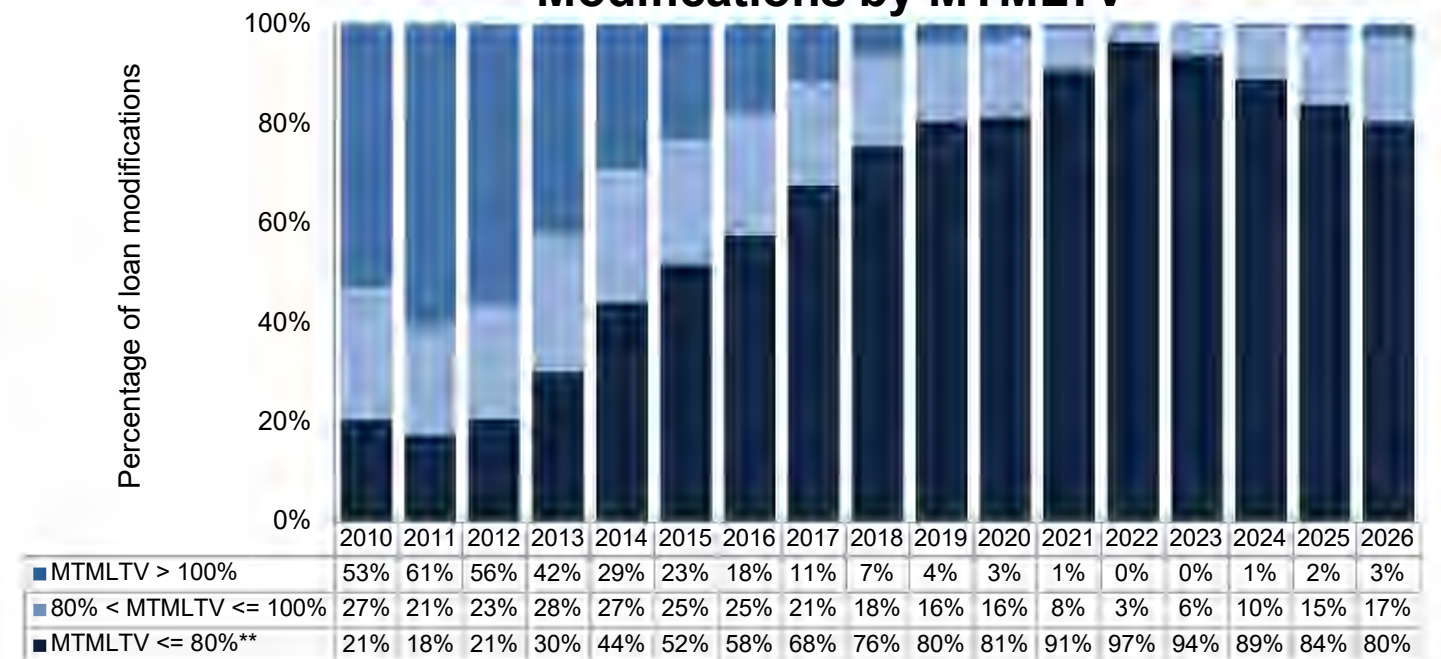
There were 20,019 permanent loan modifications in the first quarter of 2026. Approximately 14.0 percent of these loans were one year or more delinquent at the time of modification, 80.3 percent had mark-to-market LTV <= 80%, and 4.8 percent were originated prior to 2009.

**Modifications by Delinquency Status**



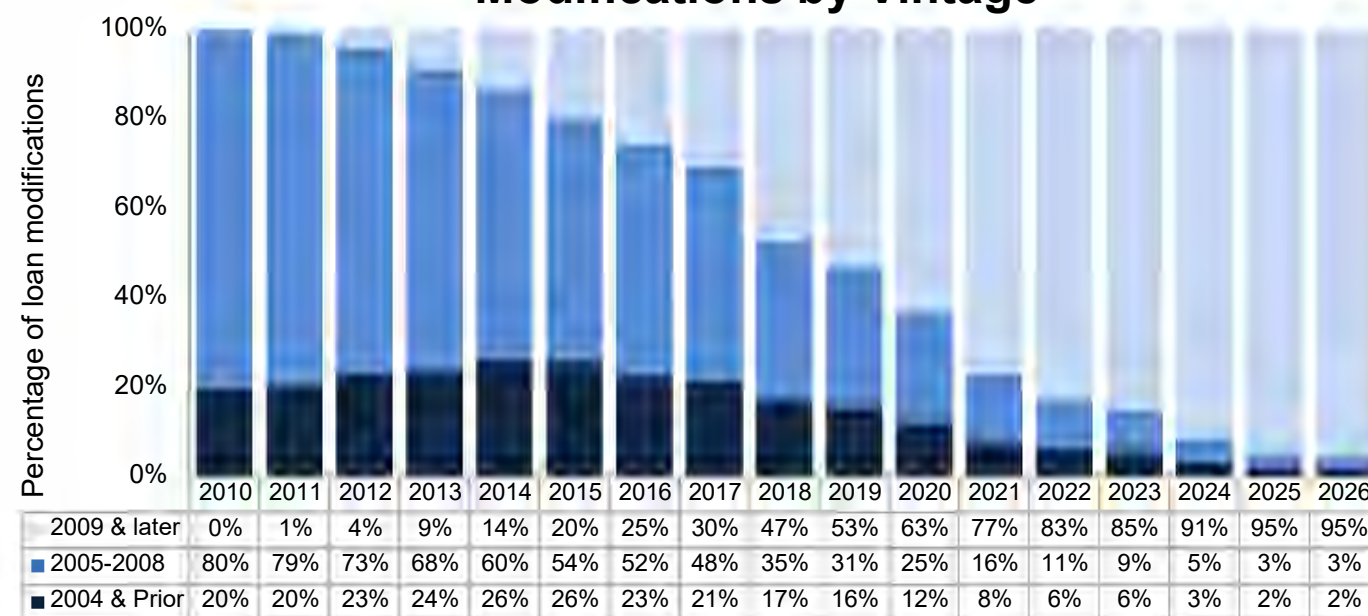
Source: FHFA (Fannie Mae and Freddie Mac)

**Modifications by MTMLTV**



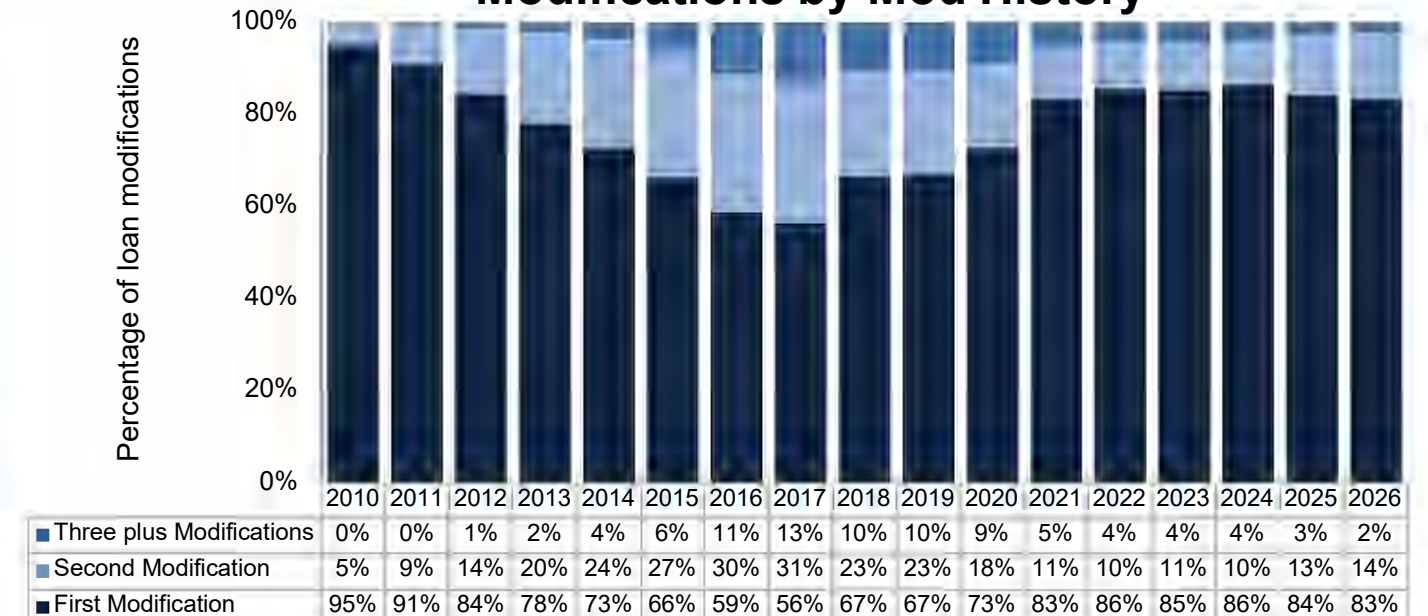
Source: FHFA (Fannie Mae and Freddie Mac)

**Modifications by Vintage**



Source: FHFA (Fannie Mae and Freddie Mac)

**Modifications by Mod History\*\*\***



Source: FHFA (Fannie Mae and Freddie Mac)

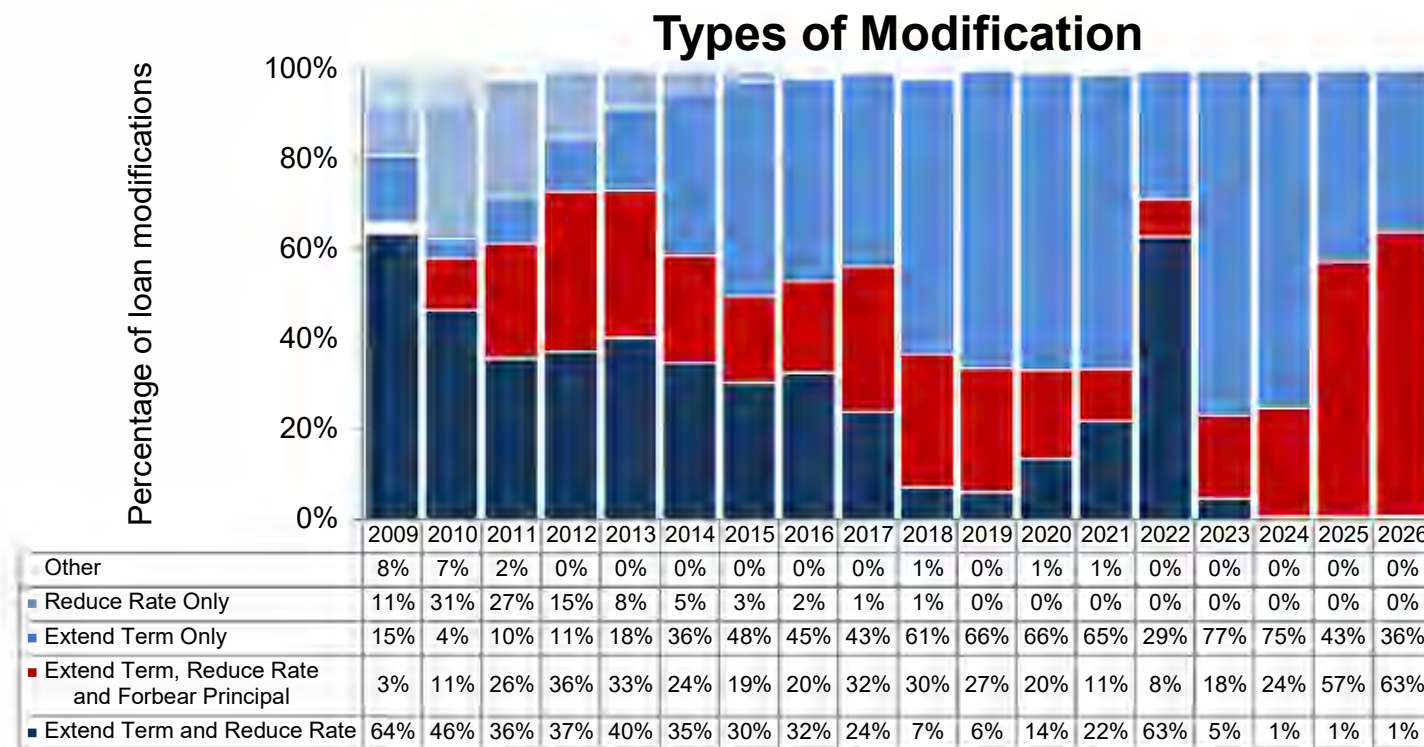
\*Includes loans with missing delinquency status.  
 \*\*Includes loans with missing MTMLTV data.  
 \*\*\*Data have been revised.

The Enterprises required mandatory implementation of Flex Modification on October 1, 2017. Flex Modification allows more borrowers to qualify for a home retention solution and targets a 20% monthly payment reduction to improve borrower success under the loan modification.

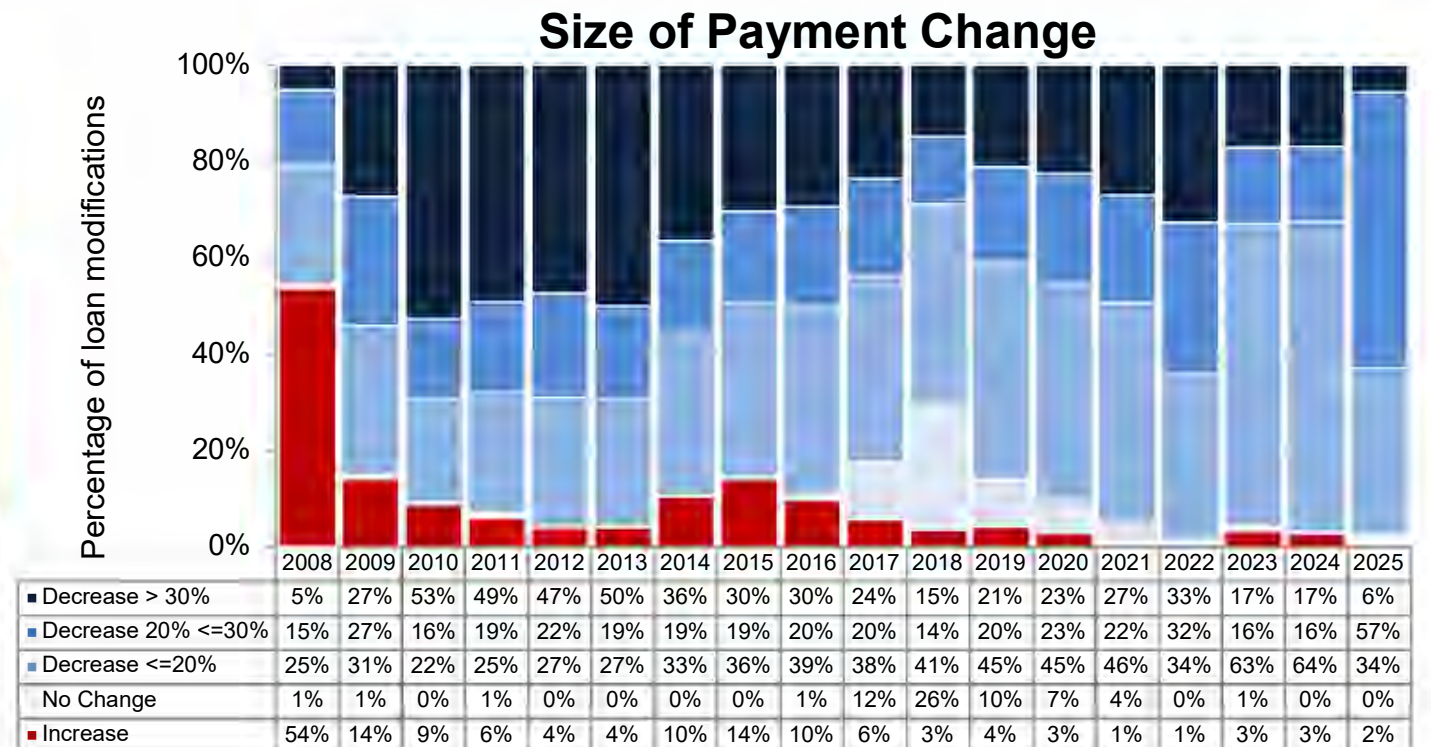


# Enterprises' Loan Modifications

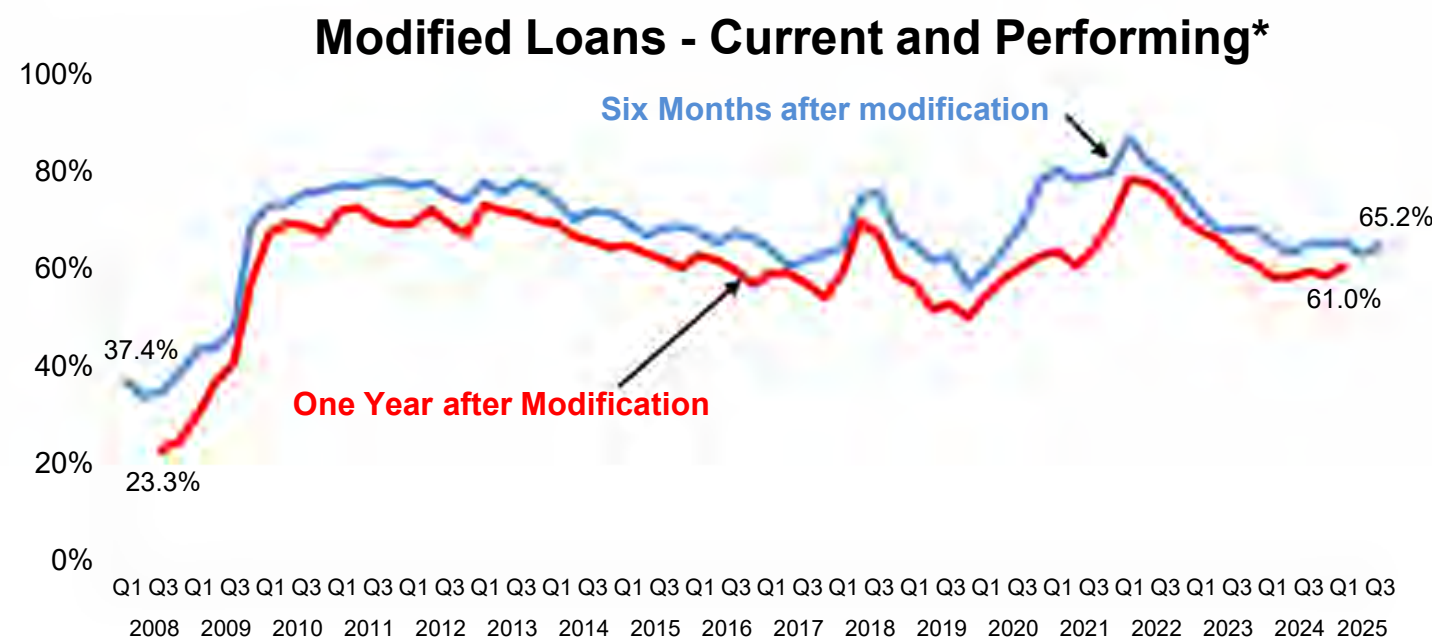
The share of Enterprise modifications with rate reductions only has declined significantly, while modifications with term extensions, rate reductions and principal forbearance have increased, reflecting the higher mortgage rate environment. Approximately 65.2 percent of loans modified six months ago (in Q3 2025) were current and performing. The Enterprises have implemented updates to their Flex Modification<sup>1</sup> which expanded the eligible population.



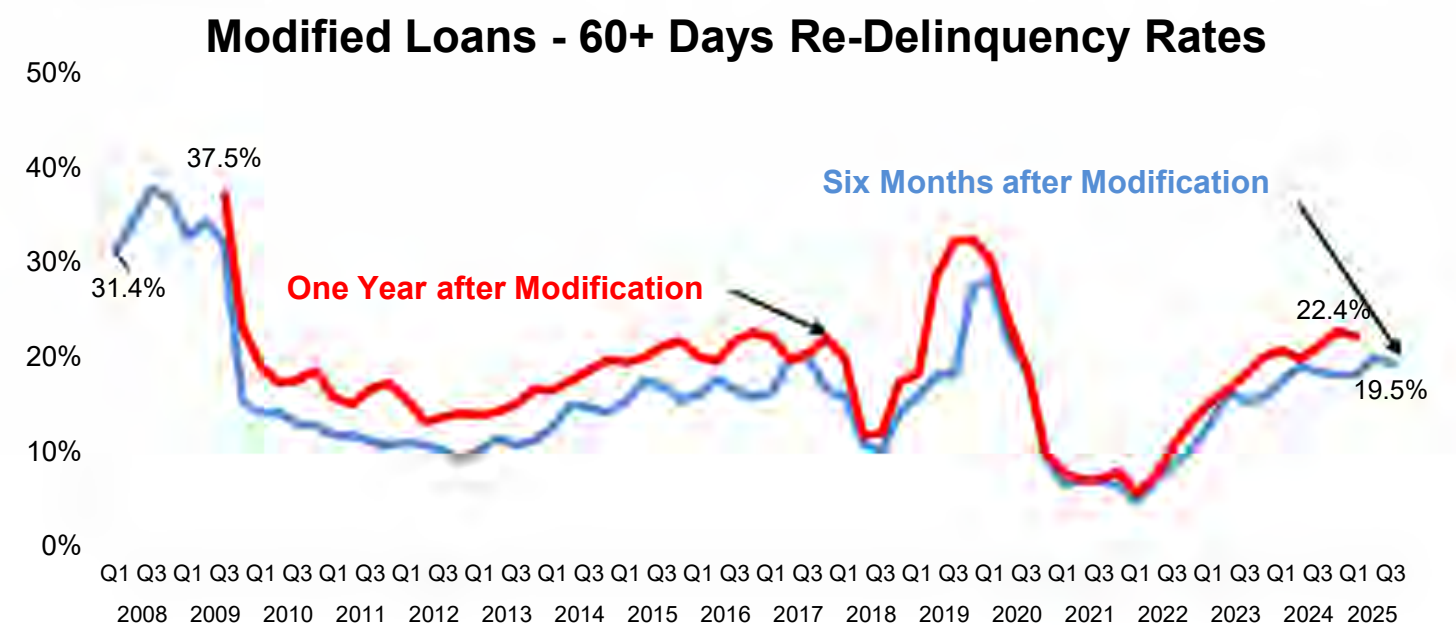
Source: FHFA (Fannie Mae and Freddie Mac)



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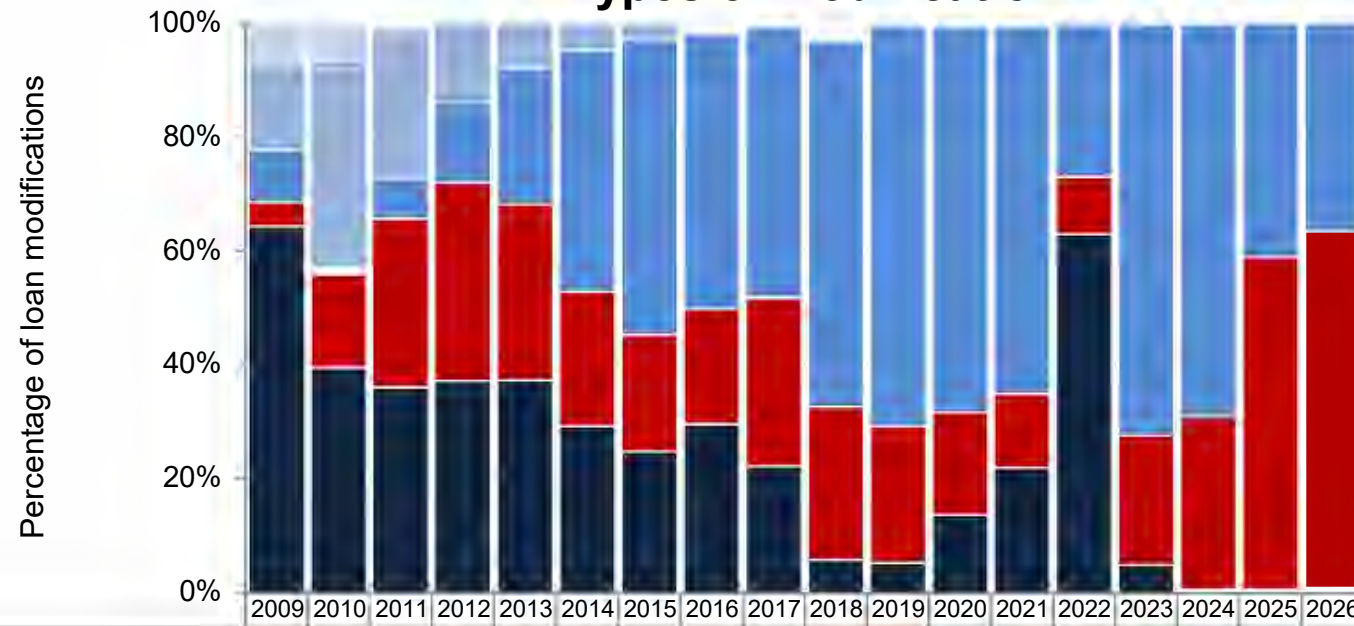
\*The reported percentage at the end of each period represents the number of current loans remaining at the end of the period, divided by the total number of loan modifications, including loans that have since paid off.

<sup>1</sup>On December 1, 2024, the Enterprises implemented updates to their Flex Modification which expanded the eligible population. Flex Modification allows more borrowers to qualify for a home retention solution and targets a 20% monthly payment reduction to improve borrower success under the loan modification.



# Fannie Mae's Loan Modifications

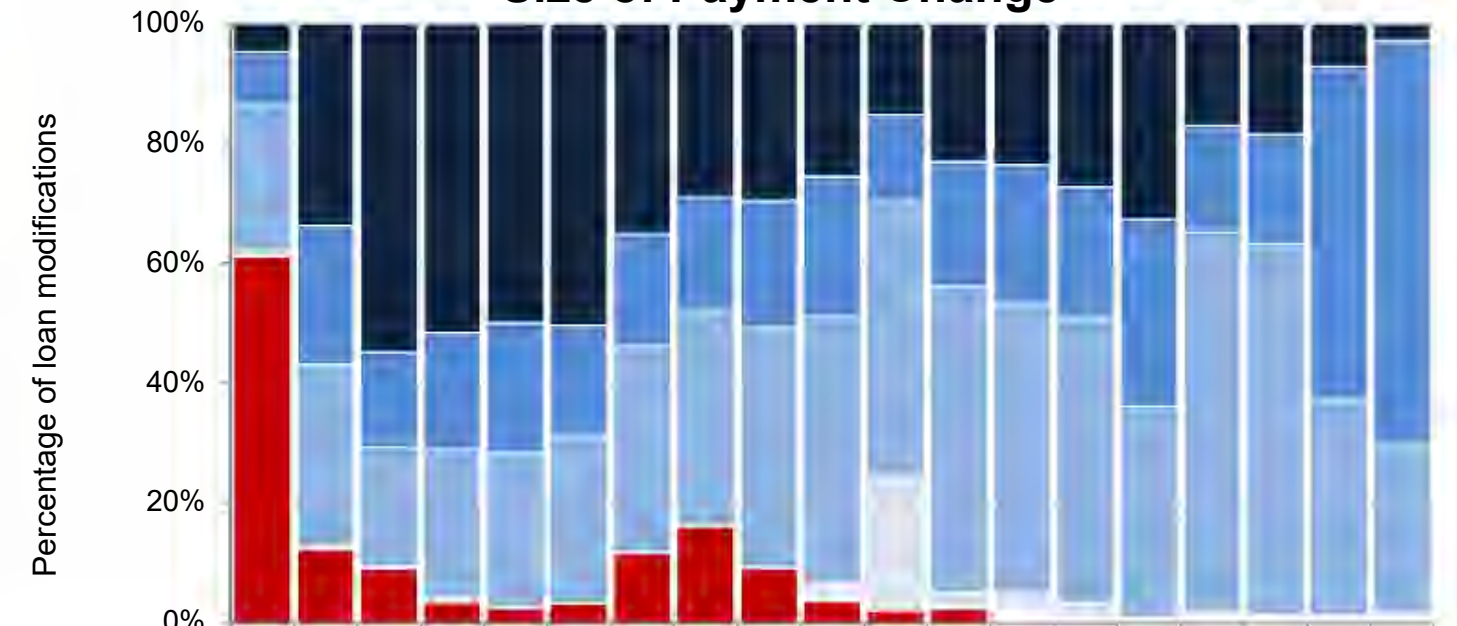
Types of Modification



	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Other	7%	7%	1%	0%	0%	0%	0%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate Only	15%	36%	26%	14%	8%	5%	3%	2%	1%	2%	0%	1%	0%	0%	0%	0%	0%	0%
Extend Term Only	9%	1%	7%	14%	24%	42%	52%	48%	48%	64%	70%	68%	64%	27%	72%	69%	41%	37%
Extend Term, Reduce Rate and Forbear Principal	4%	16%	30%	35%	31%	24%	21%	20%	30%	27%	24%	18%	13%	10%	23%	30%	58%	62%
Extend Term and Reduce Rate	64%	39%	36%	37%	37%	29%	25%	29%	22%	6%	5%	14%	22%	63%	5%	1%	1%	1%

Source: FHFA (Fannie Mae and Freddie Mac)

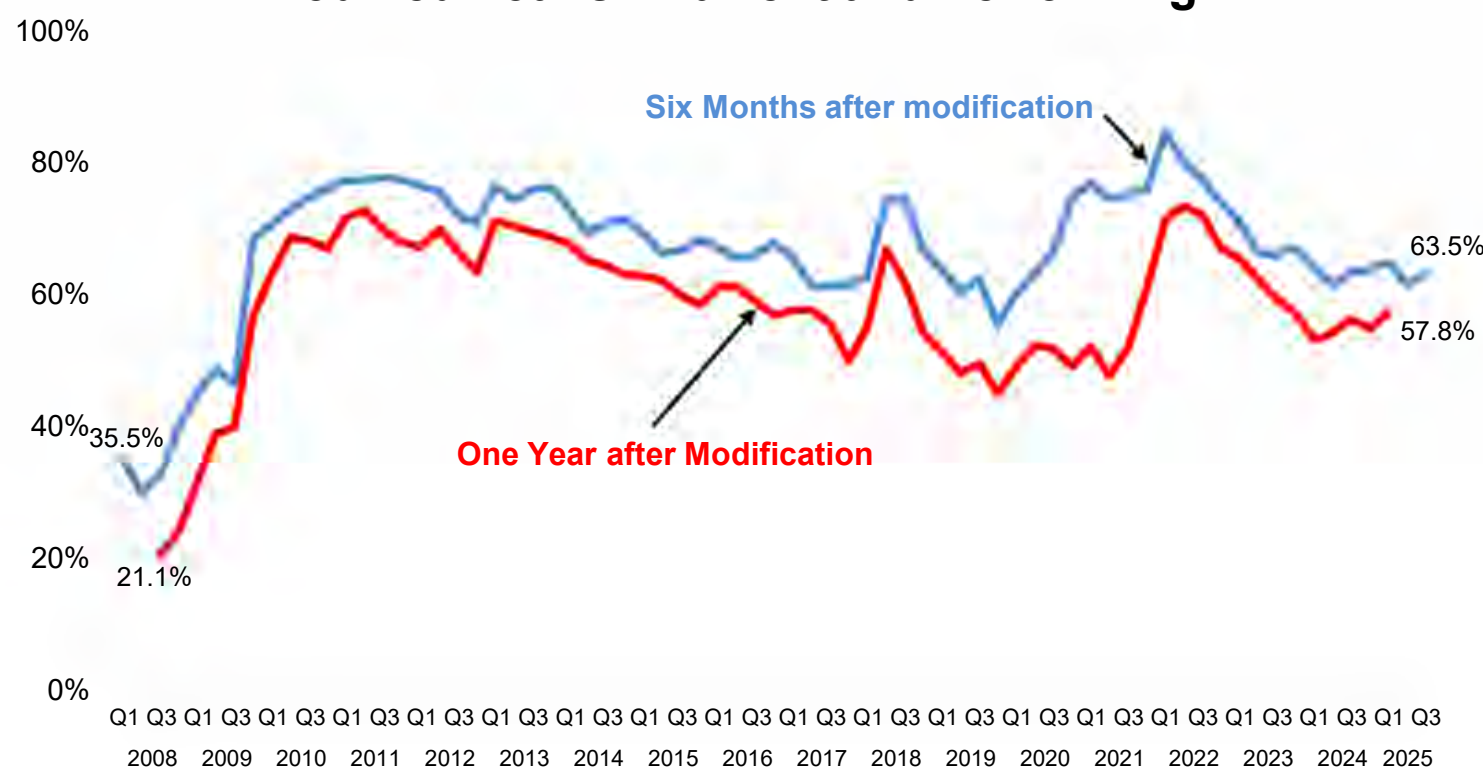
Size of Payment Change



	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Decrease > 30%	5%	34%	55%	52%	50%	50%	35%	29%	30%	26%	15%	23%	24%	27%	33%	17%	19%	7%	3%
Decrease 20% <=30%	9%	23%	16%	19%	22%	18%	19%	19%	21%	23%	15%	21%	23%	22%	31%	18%	18%	56%	67%
Decrease <=20%	24%	30%	20%	24%	26%	28%	34%	36%	40%	44%	46%	51%	48%	47%	35%	63%	62%	36%	28%
No Change	1%	1%	0%	1%	0%	0%	0%	0%	0%	3%	22%	3%	3%	3%	0%	1%	0%	1%	1%
Increase	61%	12%	9%	4%	3%	3%	12%	16%	9%	4%	2%	2%	2%	1%	1%	1%	1%	1%	1%

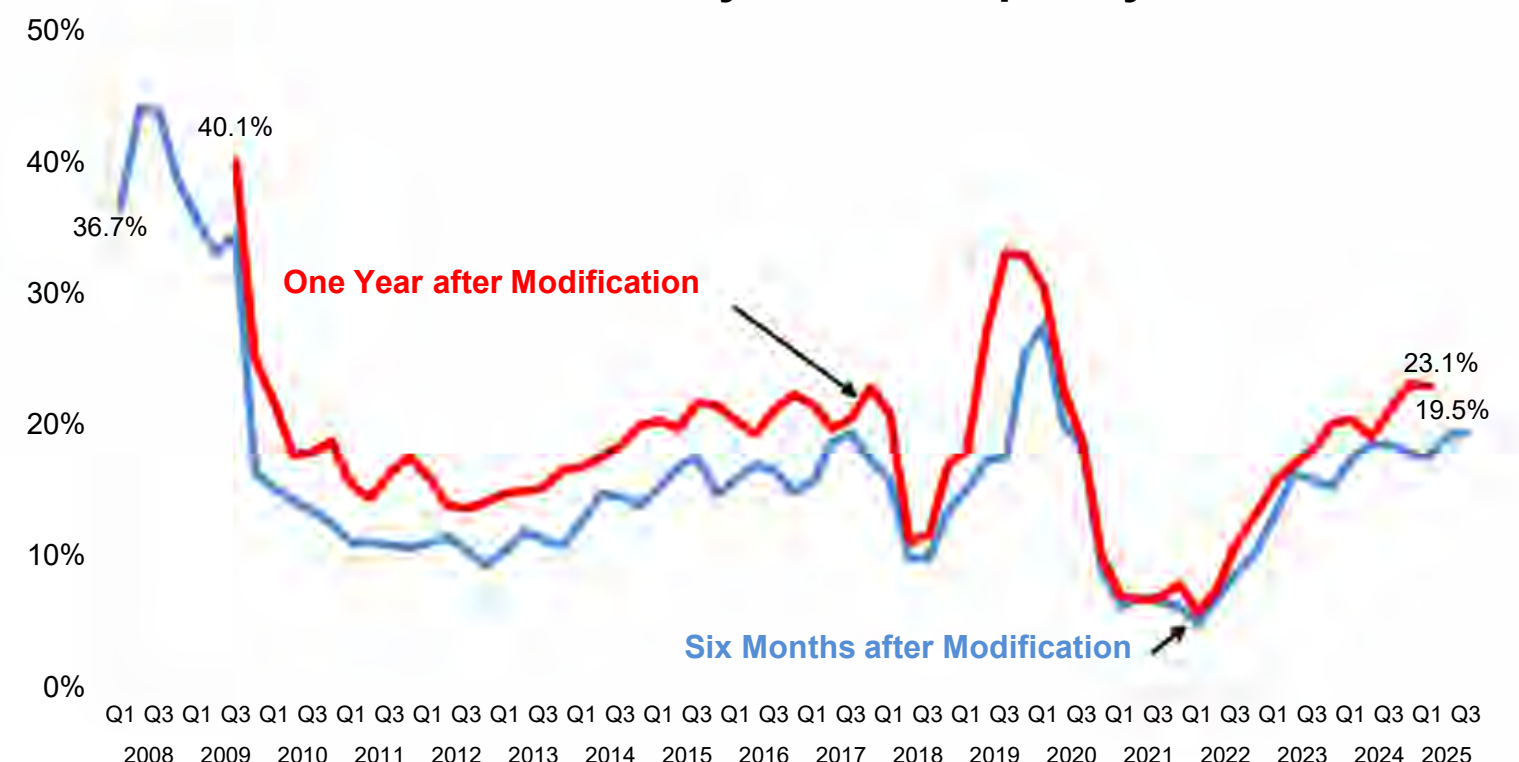
Source: FHFA (Fannie Mae and Freddie Mac)

Modified Loans - Current and Performing\*



Source: FHFA (Fannie Mae and Freddie Mac)

Modified Loans - 60+ Days Re-Delinquency Rates



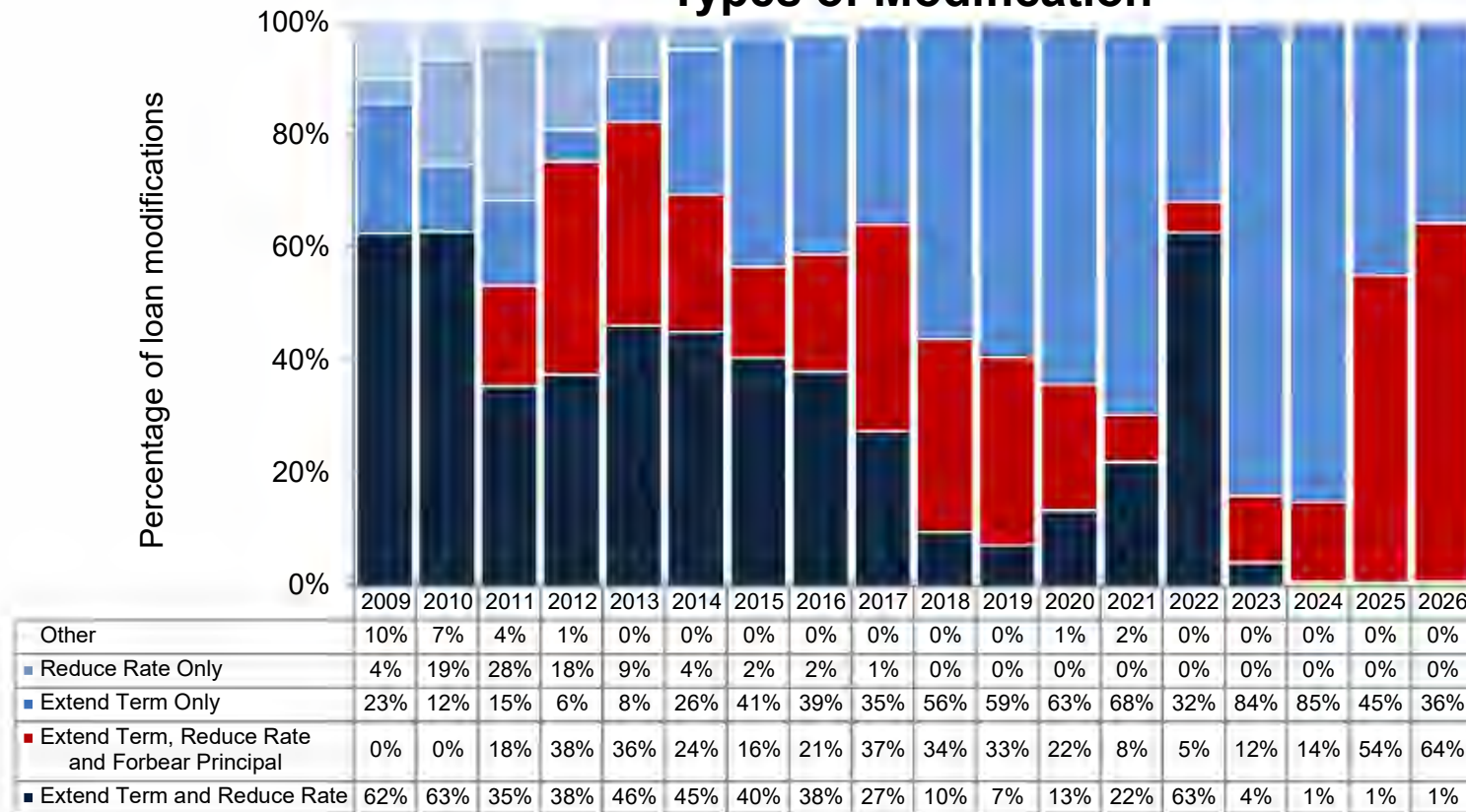
Source: FHFA (Fannie Mae and Freddie Mac)

\*The reported percentage at the end of each period represents the number of current loans remaining at the end of the period, divided by the total number of loan modifications, including loans that have since paid off.



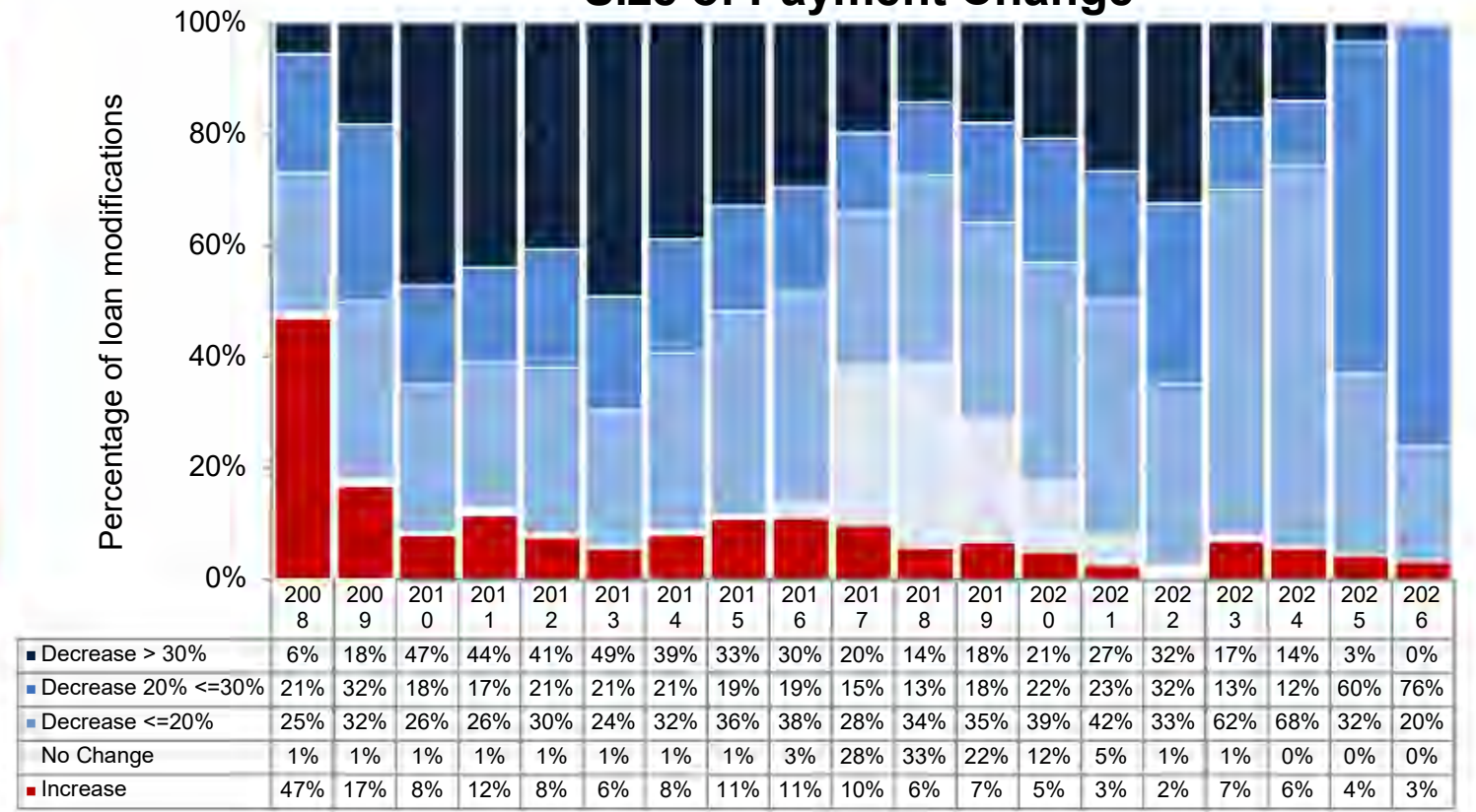
## Freddie Mac's Loan Modifications

### Types of Modification



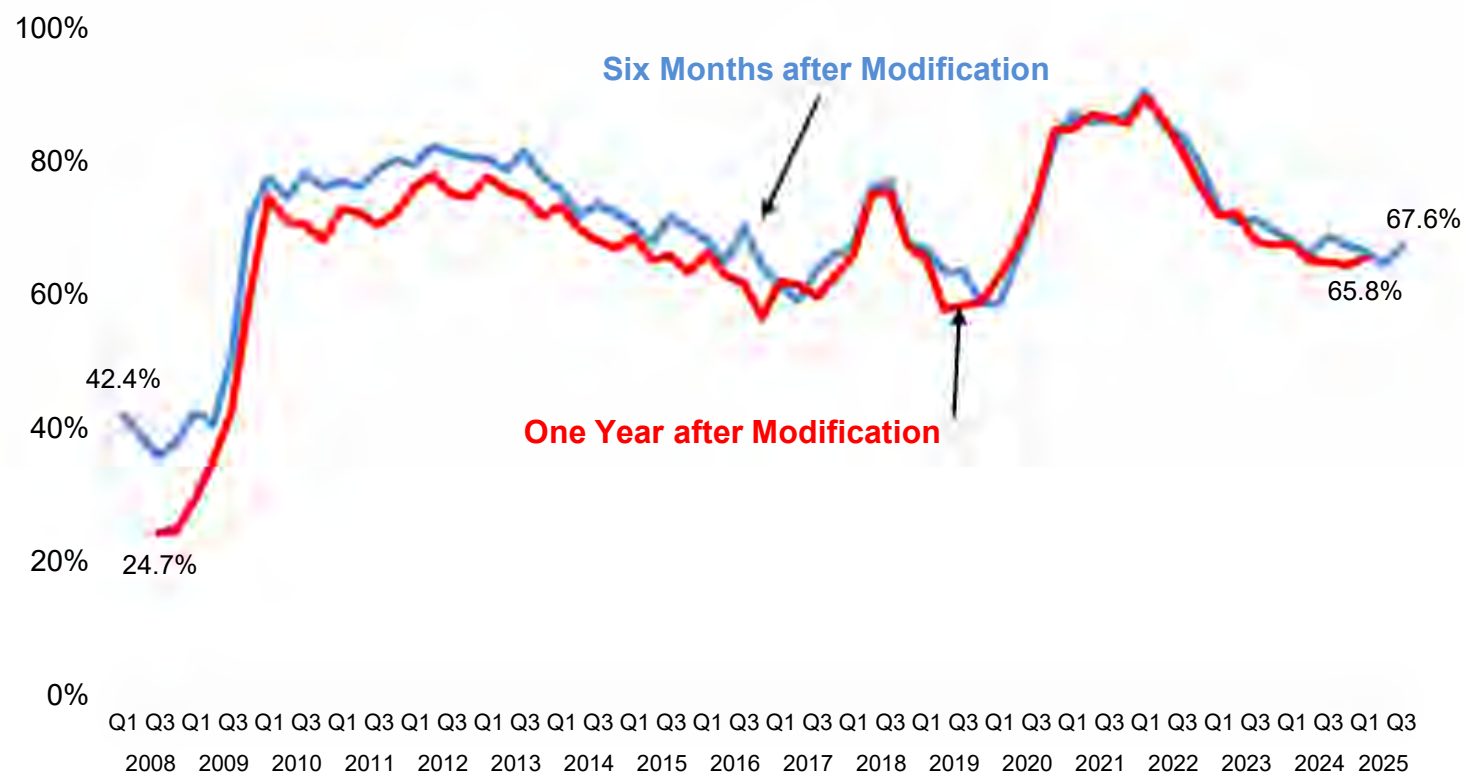
Source: FHFA (Fannie Mae and Freddie Mac)

### Size of Payment Change



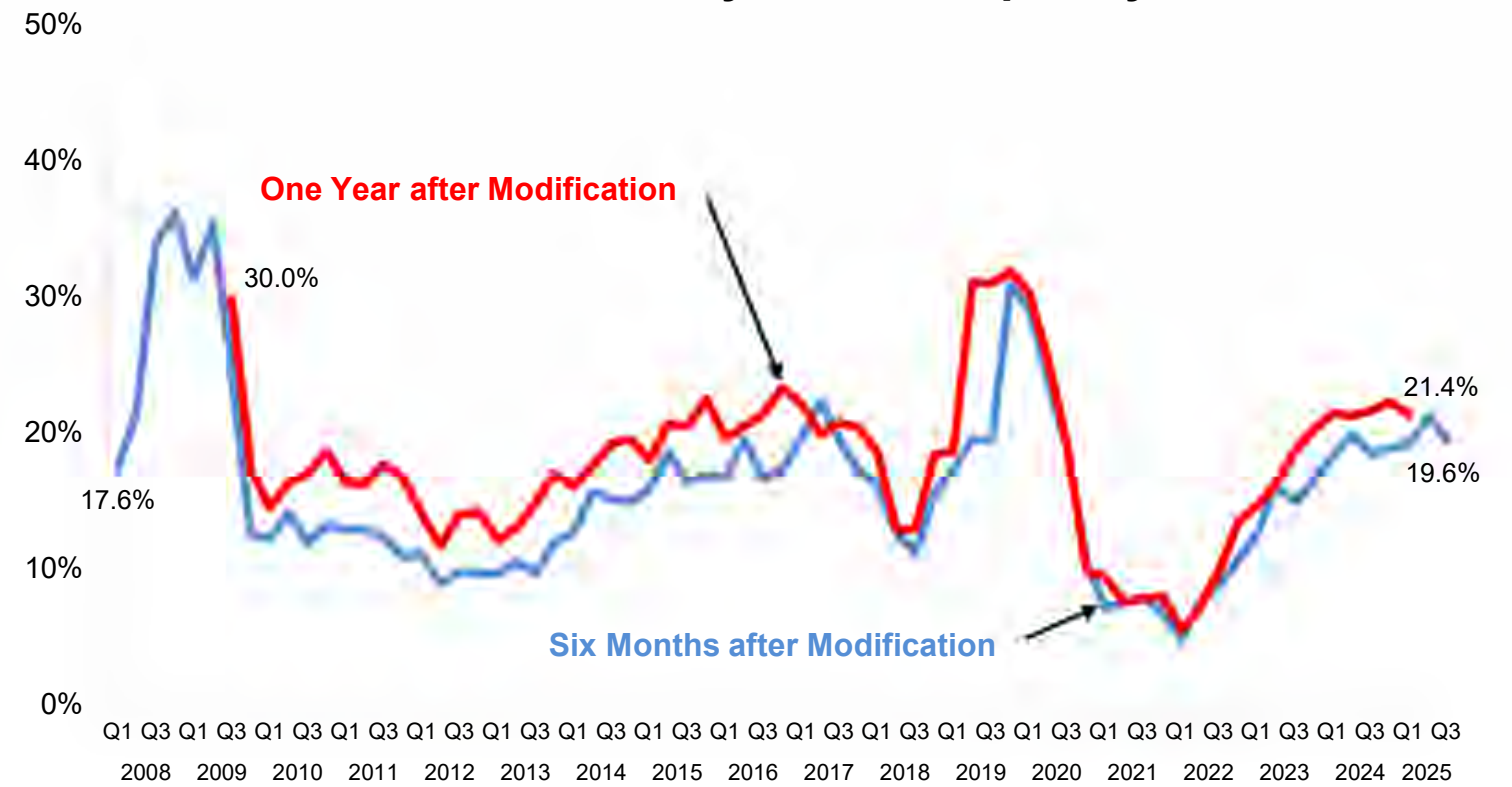
Source: FHFA (Fannie Mae and Freddie Mac)

### Modified Loans - Current and Performing\*



Source: FHFA (Fannie Mae and Freddie Mac)

### Modified Loans - 60+ Days Re-Delinquency Rates



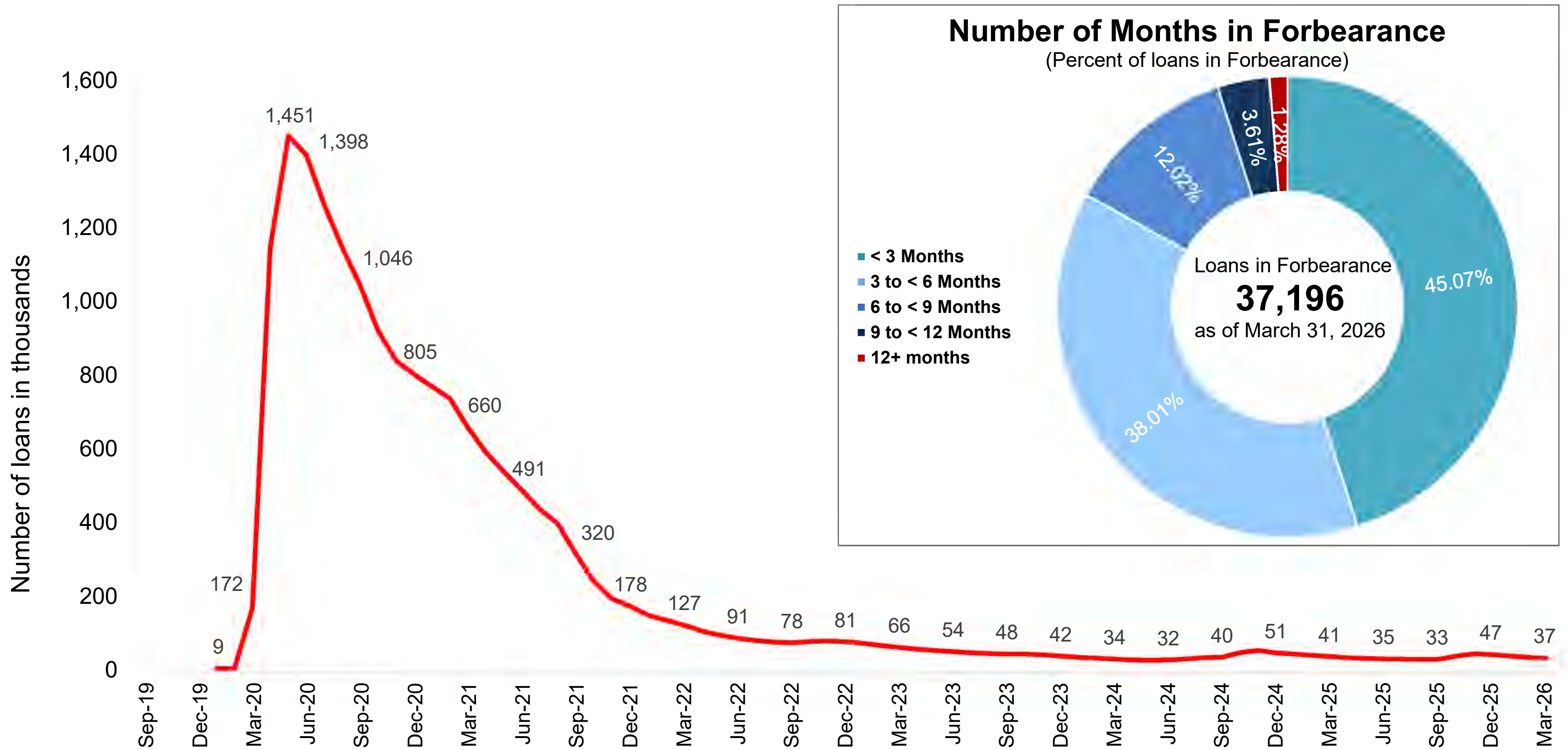
Source: FHFA (Fannie Mae and Freddie Mac)

\* The reported percentage at the end of each period represents the number of current loans remaining or paid in full at the end of the period, divided by the total number of loan modifications, including loans that have since paid off.



## Forbearance Plans Inventory<sup>1</sup>

The total number of loans in forbearance plans decreased in the first quarter of 2026. As of March 31, 2026, there were 37,196 loans in forbearance programs, representing approximately 0.12 percent of the Enterprises' single-family conventional book of business, down from 46,680 loans or 0.15 percent at the end of the fourth quarter of 2025. Approximately 1.28 percent of these loans have been on a forbearance plan for more than 12 months.



<sup>1</sup> Number of loans in forbearance plans at period end. These numbers may not match results reported in the Enterprises' financial statements due to timing differences in reporting.

\* See page 24 for data on forbearance plans initiated and completed during the month and pages 35-37 for forbearance plans inventory by state.

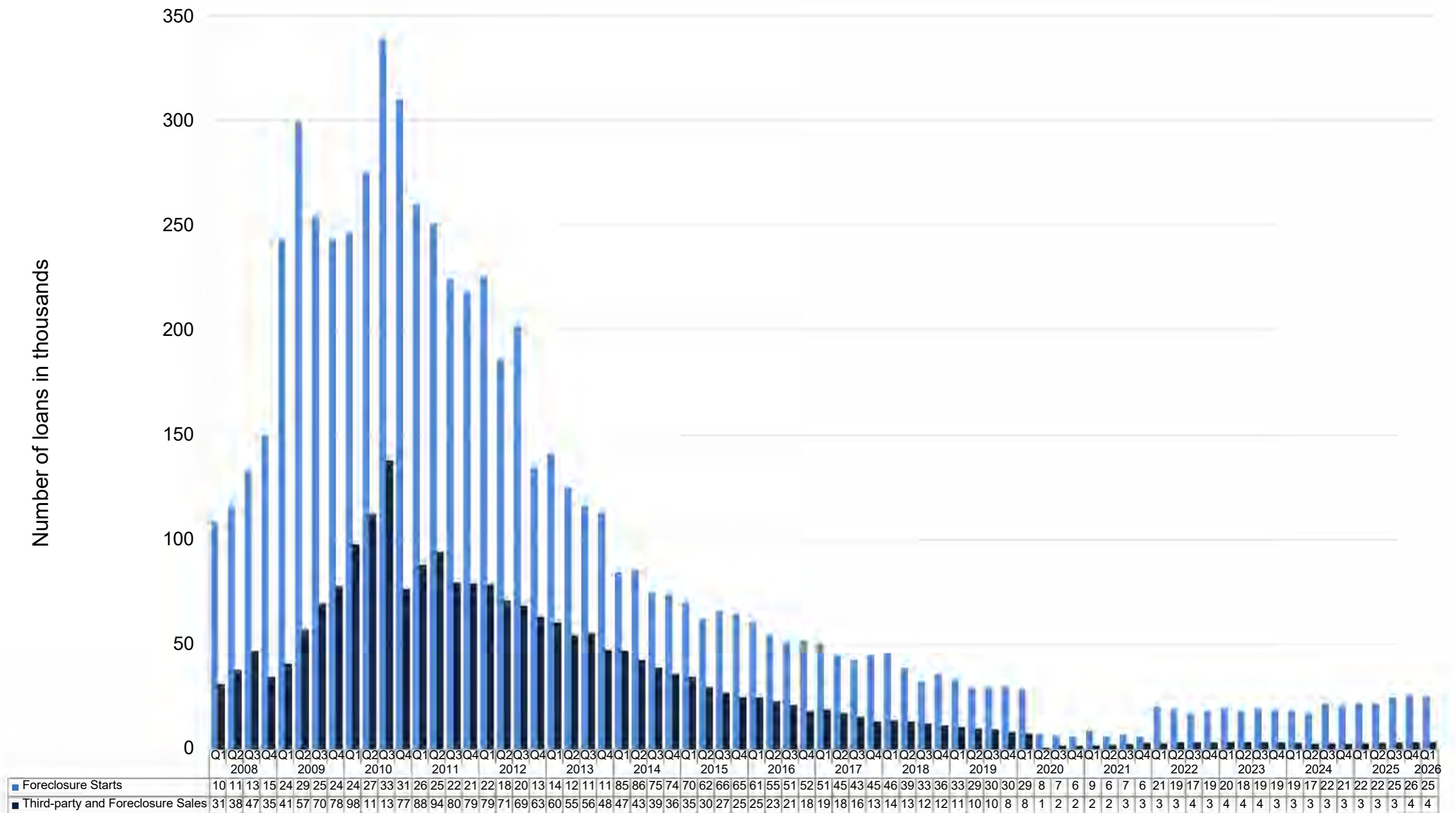
Source: FHFA (Fannie Mae and Freddie Mac)





## Foreclosures

There were 3,739 completed third-party and foreclosure sales during the quarter, up 6.6 percent compared with the fourth quarter of 2025. The number of foreclosure starts decreased from 26,148 in the fourth quarter of 2025 to 25,413 in the first quarter of 2026.



Source: FHFA (Fannie Mae and Freddie Mac)

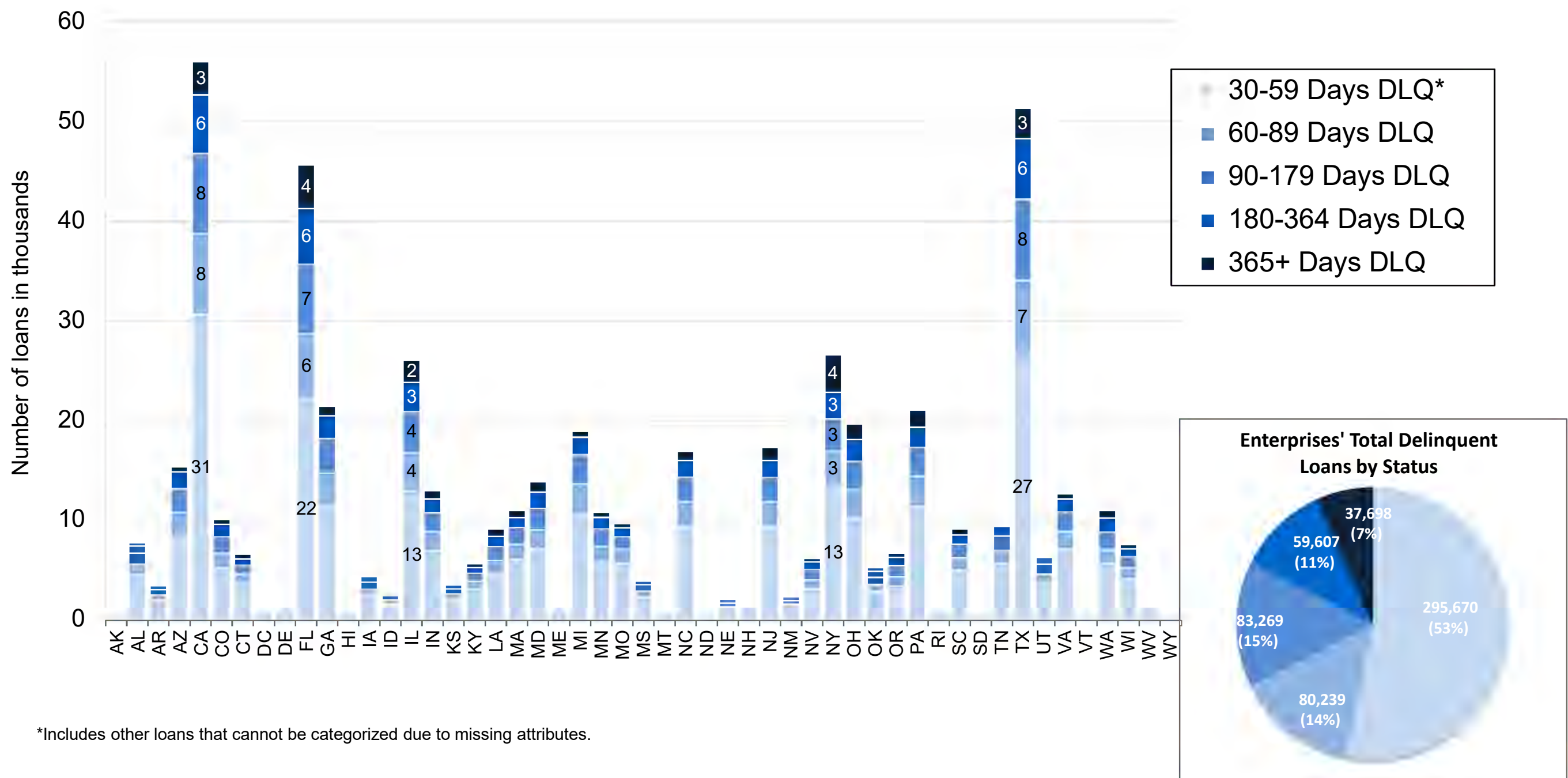




## Delinquent Loans by State

Total delinquent loans decreased at both Enterprises in the first quarter of 2026. Approximately 32.5 percent of the Enterprises' troubled borrowers had missed three or more payments at the end of the quarter. Texas has the highest number of 90+ days delinquent loans, followed by California and Florida. At the end of the first quarter of 2026, approximately 33.7 percent of the troubled borrowers in Texas had missed three or more monthly payments, compared with 30.8 percent in California and 37.2 percent in Florida.

**Delinquent Loans by State - At the End of the First Quarter of 2026**



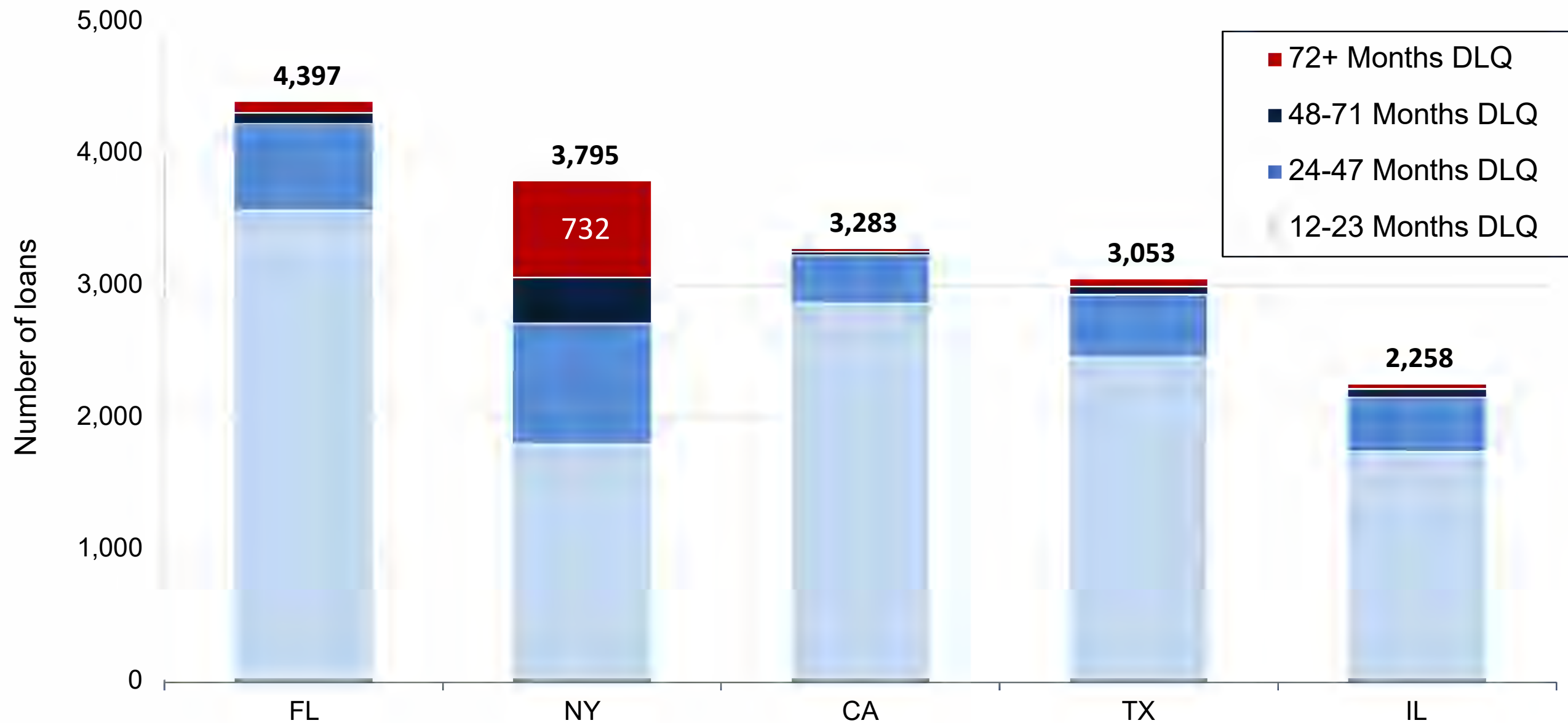
Source: FHFA (Fannie Mae and Freddie Mac)



## Deeply Delinquent Loans in Selected States

Deeply delinquent loans (365+ days) are heavily concentrated in states that require a judicial review of foreclosure activity, as well as in two other states with higher concentrations of the Enterprises' single-family guaranty book of business. At the end of the first quarter of 2026, approximately 44.5 percent of the Enterprises' deeply delinquent loans were located in three judicial states (Florida, New York, and Illinois) and two non-judicial states (California and Texas). In New York, approximately 19.3 percent of these loans have been delinquent for more than six years.

**Deeply (365+ Days) Delinquent Loans - Top 5 States**



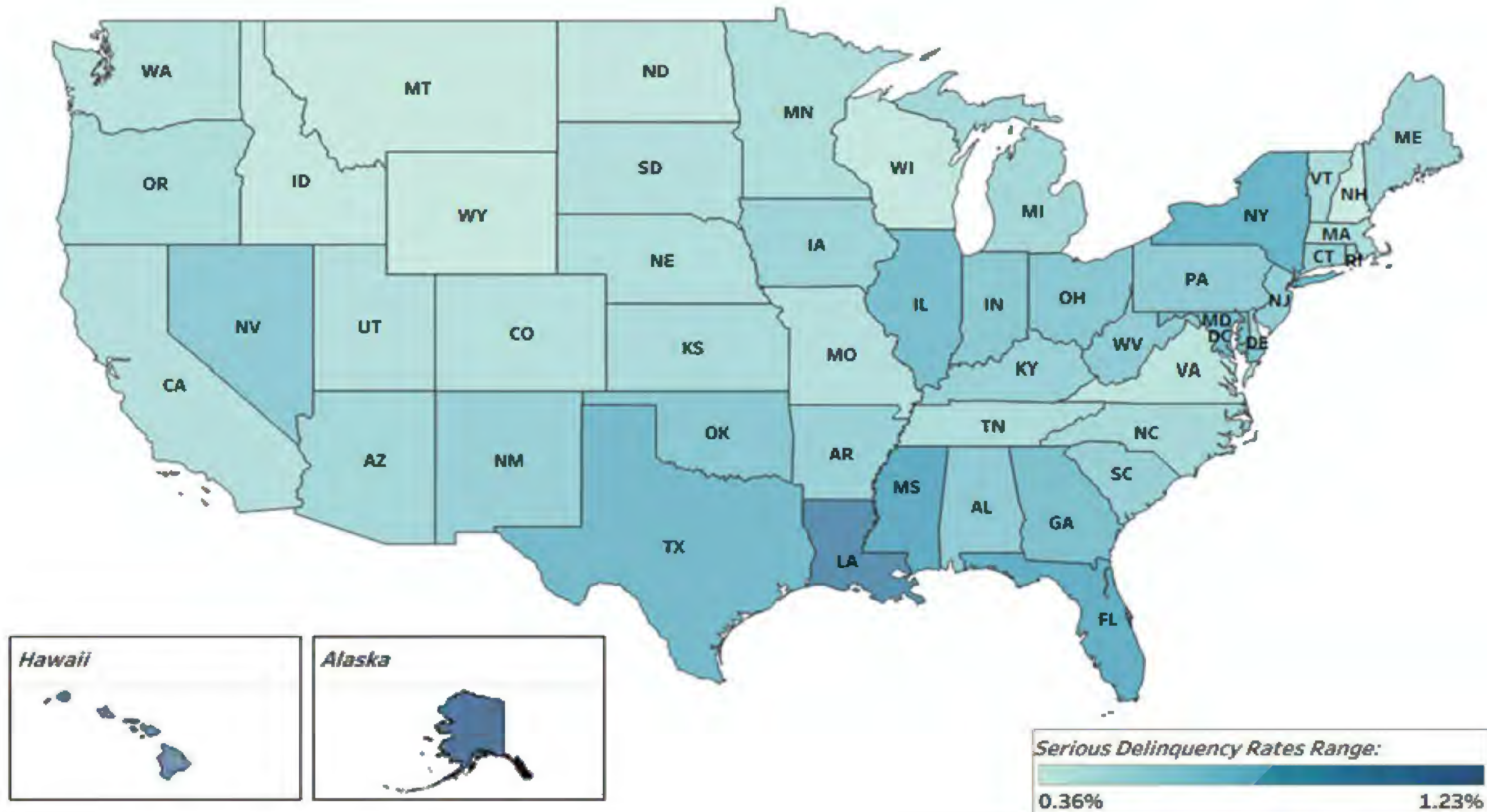
Source: FHFA (Fannie Mae and Freddie Mac)



# Serious Delinquency Rates of the Enterprises Single-Family Mortgages\*

For an interactive online map that provides state data, click on the following link:

[Fannie Mae and Freddie Mac State Borrower Assistance Map](#)



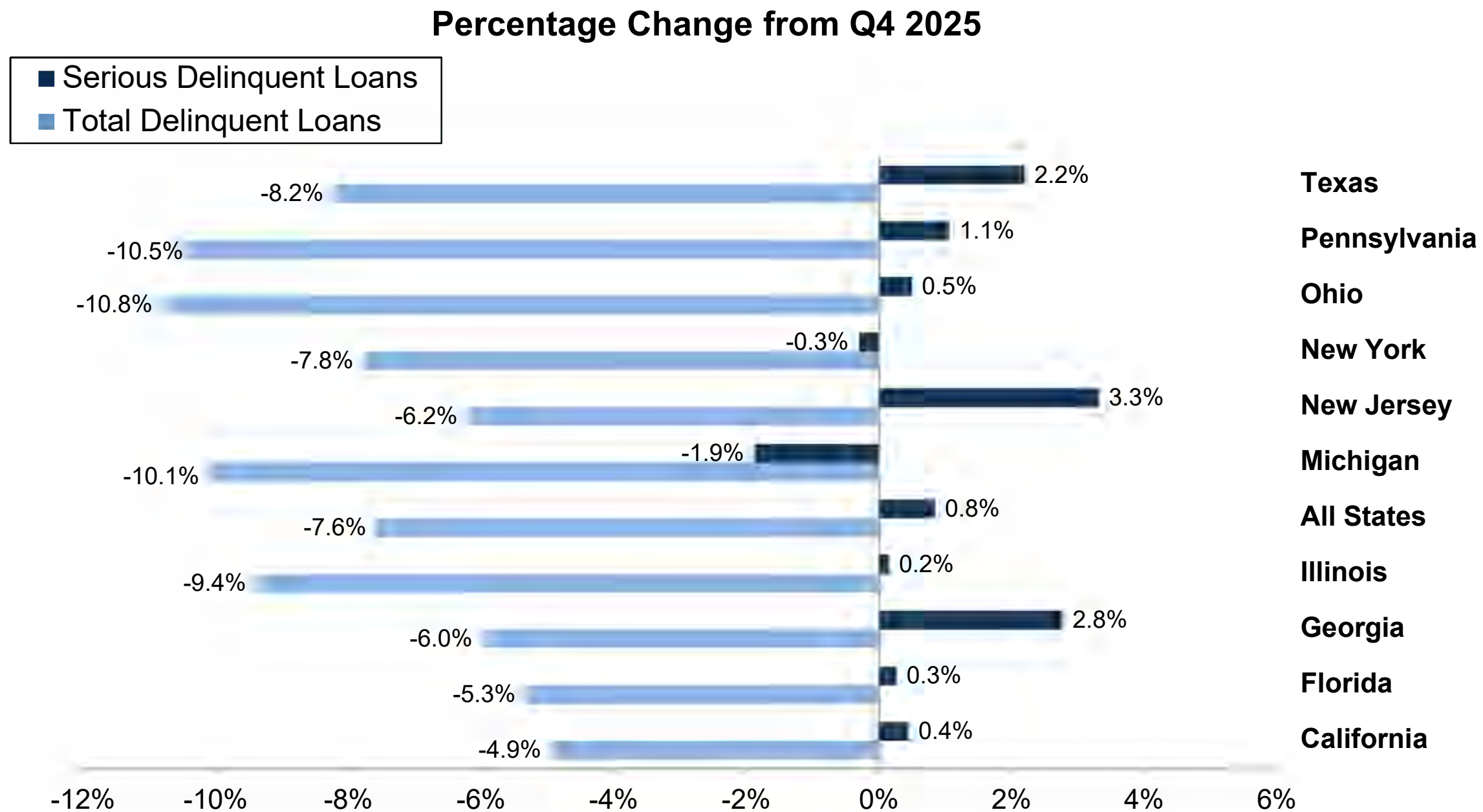
\*Loans that have missed three or more payments or are in the process of foreclosure.

Source: FHFA (Fannie Mae and Freddie Mac)



## Change in the Number of Delinquent Loans in Key States\*

Total delinquent loans decreased at both Enterprises in the first quarter of 2026. However, seriously delinquent loans (loans that have missed three or more payments or are in foreclosure) increased during the quarter. The Enterprises' 30-day delinquency rate decreased to 0.92 percent, while the serious delinquency rate rose to 0.59 percent at quarter-end. In Ohio, the total number of the Enterprises' delinquent loans decreased 10.8 percent, while seriously delinquent loans grew 0.5 percent during the quarter.



\*Top 10 states based on the number of seriously delinquent loans in the Enterprises' single-family portfolios.

Source: FHFA (Fannie Mae and Freddie Mac)



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

(# of loans in thousands)	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25	1Q26
<b>Total Loans Serviced</b>	30,760	30,894	30,974	31,006	30,960	30,955	30,980	31,003	30,958	30,932	30,949	30,926	30,864	30,779	30,718	30,644	30,563
Original Credit Score >= 660	28,953	29,101	29,195	29,246	29,222	29,237	29,282	29,323	29,296	29,286	29,317	29,311	29,264	29,196	29,146	29,085	29,006
Original Credit Score < 660	1,806	1,794	1,779	1,760	1,739	1,718	1,698	1,680	1,663	1,646	1,632	1,615	1,599	1,584	1,572	1,560	1,557
<b>Total Delinquent Loans</b>	549	526	492	542	450	474	515	559	499	542	540	575	513	533	540	572	527
Original Credit Score >= 660	412	393	364	405	335	355	387	423	379	415	416	447	400	416	422	450	417
Original Credit Score < 660	137	133	128	137	114	120	128	135	120	127	124	128	113	116	117	121	110
<b>30 - 59 Days Delinquent</b>	208	242	235	282	218	253	288	321	281	326	308	319	274	300	299	314	281
Original Credit Score >= 660	158	184	176	214	165	191	219	246	215	252	240	250	214	235	234	247	222
Original Credit Score < 660	50	58	59	68	54	62	69	75	66	74	68	69	60	65	65	66	59
<b>60 - 89 Days Delinquent</b>	55	53	57	68	57	60	68	76	67	71	78	87	72	74	79	88	75
Original Credit Score >= 660	40	38	41	49	42	44	50	56	50	53	59	66	55	57	61	68	58
Original Credit Score < 660	15	15	16	19	15	16	18	20	17	18	19	21	17	17	18	20	16
<b>60-plus-days Delinquent</b>	341	284	257	260	231	222	227	238	218	215	232	256	239	233	240	258	246
Original Credit Score >= 660	255	209	188	191	171	164	168	177	164	163	177	198	186	182	188	203	195
Original Credit Score < 660	87	75	69	69	61	58	59	60	54	53	56	59	53	51	52	55	51

### Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	1.79%	1.70%	1.59%	1.75%	1.45%	1.53%	1.66%	1.80%	1.61%	1.75%	1.74%	1.86%	1.66%	1.73%	1.76%	1.87%	1.72%
Original Credit Score >= 660	1.42%	1.35%	1.25%	1.38%	1.15%	1.21%	1.32%	1.44%	1.29%	1.42%	1.42%	1.53%	1.37%	1.43%	1.45%	1.55%	1.44%
Original Credit Score < 660	7.59%	7.43%	7.18%	7.78%	6.58%	6.96%	7.55%	8.06%	7.21%	7.71%	7.57%	7.93%	7.05%	7.34%	7.47%	7.78%	7.07%
<b>30 - 59 Days Delinquent</b>	0.68%	0.78%	0.76%	0.91%	0.71%	0.82%	0.93%	1.04%	0.91%	1.06%	0.99%	1.03%	0.89%	0.97%	0.97%	1.02%	0.92%
Original Credit Score >= 660	0.54%	0.63%	0.60%	0.73%	0.56%	0.65%	0.75%	0.84%	0.73%	0.86%	0.82%	0.85%	0.73%	0.80%	0.80%	0.85%	0.76%
Original Credit Score < 660	2.78%	3.25%	3.30%	3.85%	3.10%	3.59%	4.07%	4.46%	3.97%	4.51%	4.17%	4.29%	3.74%	4.11%	4.14%	4.26%	3.81%
<b>60 - 89 Days Delinquent</b>	0.18%	0.17%	0.19%	0.22%	0.18%	0.19%	0.22%	0.25%	0.22%	0.23%	0.25%	0.28%	0.23%	0.24%	0.26%	0.29%	0.24%
Original Credit Score >= 660	0.14%	0.13%	0.14%	0.17%	0.14%	0.15%	0.17%	0.19%	0.17%	0.18%	0.20%	0.23%	0.19%	0.19%	0.21%	0.24%	0.20%
Original Credit Score < 660	0.82%	0.84%	0.91%	1.06%	0.87%	0.94%	1.07%	1.21%	1.02%	1.10%	1.18%	1.27%	1.04%	1.10%	1.17%	1.26%	1.05%
<b>60-plus-days Delinquent</b>	1.11%	0.92%	0.83%	0.84%	0.75%	0.72%	0.73%	0.77%	0.70%	0.70%	0.75%	0.83%	0.77%	0.76%	0.78%	0.84%	0.81%
Original Credit Score >= 660	0.88%	0.72%	0.64%	0.65%	0.58%	0.56%	0.57%	0.60%	0.56%	0.56%	0.60%	0.67%	0.63%	0.62%	0.64%	0.70%	0.67%
Original Credit Score < 660	4.81%	4.18%	3.89%	3.93%	3.48%	3.37%	3.48%	3.60%	3.24%	3.19%	3.40%	3.64%	3.31%	3.23%	3.34%	3.52%	3.25%
<b>Serious Delinquency Rate</b>	0.97%	0.79%	0.68%	0.65%	0.60%	0.55%	0.54%	0.55%	0.51%	0.49%	0.53%	0.57%	0.57%	0.54%	0.55%	0.58%	0.59%
<b>In Bankruptcy</b>	0.05%	0.05%	0.05%	0.05%	0.04%	0.05%	0.05%	0.05%	0.05%	0.05%	0.06%	0.06%	0.06%	0.06%	0.06%	0.06%	0.07%



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

(# of loans in thousands)	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25	1Q26
<b>Total Loans Serviced</b>	17,663	17,701	17,673	17,655	17,600	17,565	17,537	17,507	17,449	17,394	17,366	17,293	17,215	17,130	17,056	16,958	16,883
Original Credit Score >= 660	16,568	16,620	16,606	16,604	16,565	16,544	16,530	16,513	16,468	16,426	16,409	16,350	16,282	16,206	16,138	16,049	15,977
Original Credit Score < 660	1,095	1,082	1,067	1,051	1,035	1,021	1,007	994	981	968	957	943	933	924	917	909	906
<b>Total Delinquent Loans</b>	339	324	299	326	267	280	302	328	294	313	312	329	292	304	308	327	300
Original Credit Score >= 660	251	238	218	240	197	206	224	245	221	236	238	253	225	234	238	254	234
Original Credit Score < 660	88	86	81	86	71	74	78	83	73	77	75	77	67	70	70	73	66
<b>30 - 59 Days Delinquent</b>	126	148	142	169	129	147	167	186	164	186	177	182	155	170	171	178	159
Original Credit Score >= 660	94	111	105	126	96	109	125	140	124	141	136	141	119	131	132	139	124
Original Credit Score < 660	32	37	37	42	33	38	42	45	40	44	41	41	36	39	39	40	35
<b>60 - 89 Days Delinquent</b>	34	33	35	41	34	36	41	45	40	42	46	50	41	43	46	51	43
Original Credit Score >= 660	24	23	25	29	25	26	29	32	29	31	34	37	31	32	35	39	33
Original Credit Score < 660	10	10	10	12	09	10	11	13	10	11	12	12	10	10	11	12	10
<b>60-plus-days Delinquent</b>	214	176	158	157	138	133	135	142	130	127	136	147	137	134	138	149	141
Original Credit Score >= 660	157	128	113	113	101	97	99	104	96	94	102	112	105	103	106	116	110
Original Credit Score < 660	57	48	44	43	37	36	36	38	33	32	34	35	32	31	32	33	31

Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	1.92%	1.83%	1.69%	1.84%	1.52%	1.59%	1.72%	1.87%	1.68%	1.80%	1.80%	1.90%	1.70%	1.78%	1.81%	1.93%	1.78%
Original Credit Score >= 660	1.51%	1.43%	1.31%	1.44%	1.19%	1.24%	1.35%	1.48%	1.34%	1.44%	1.45%	1.55%	1.38%	1.45%	1.47%	1.59%	1.47%
Original Credit Score < 660	8.08%	7.94%	7.60%	8.17%	6.84%	7.23%	7.78%	8.35%	7.46%	7.91%	7.80%	8.13%	7.22%	7.56%	7.68%	8.03%	7.29%
<b>30 - 59 Days Delinquent</b>	0.71%	0.84%	0.80%	0.96%	0.74%	0.84%	0.95%	1.06%	0.94%	1.07%	1.02%	1.05%	0.90%	0.99%	1.00%	1.05%	0.94%
Original Credit Score >= 660	0.57%	0.67%	0.63%	0.76%	0.58%	0.66%	0.75%	0.85%	0.76%	0.86%	0.83%	0.86%	0.73%	0.81%	0.82%	0.86%	0.77%
Original Credit Score < 660	2.91%	3.45%	3.46%	4.04%	3.23%	3.72%	4.16%	4.55%	4.06%	4.59%	4.27%	4.38%	3.81%	4.21%	4.23%	4.35%	3.91%
<b>60 - 89 Days Delinquent</b>	0.19%	0.19%	0.20%	0.23%	0.19%	0.21%	0.23%	0.26%	0.23%	0.24%	0.26%	0.29%	0.24%	0.25%	0.27%	0.30%	0.26%
Original Credit Score >= 660	0.15%	0.14%	0.15%	0.18%	0.15%	0.16%	0.18%	0.20%	0.18%	0.19%	0.21%	0.23%	0.19%	0.20%	0.21%	0.24%	0.21%
Original Credit Score < 660	0.87%	0.91%	0.97%	1.13%	0.91%	0.98%	1.12%	1.27%	1.07%	1.14%	1.23%	1.31%	1.08%	1.14%	1.21%	1.32%	1.10%
<b>60-plus-days Delinquent</b>	1.21%	1.00%	0.89%	0.89%	0.78%	0.75%	0.77%	0.81%	0.74%	0.73%	0.78%	0.85%	0.80%	0.78%	0.81%	0.88%	0.84%
Original Credit Score >= 660	0.95%	0.77%	0.68%	0.68%	0.61%	0.58%	0.60%	0.63%	0.59%	0.58%	0.62%	0.69%	0.65%	0.64%	0.66%	0.72%	0.69%
Original Credit Score < 660	5.16%	4.48%	4.14%	4.13%	3.61%	3.51%	3.62%	3.79%	3.40%	3.33%	3.53%	3.75%	3.41%	3.35%	3.45%	3.68%	3.38%
<b>Serious Delinquency Rate</b>	1.01%	0.81%	0.69%	0.65%	0.59%	0.55%	0.54%	0.55%	0.51%	0.48%	0.52%	0.56%	0.56%	0.53%	0.54%	0.58%	0.58%
<b>In Bankruptcy</b>	0.06%	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%	0.06%	0.06%	0.06%	0.06%	0.06%	0.06%	0.07%



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

(# of loans in thousands)	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25	1Q26
<b>Total Loans Serviced</b>	13,097	13,193	13,301	13,351	13,361	13,390	13,443	13,496	13,509	13,538	13,583	13,633	13,648	13,649	13,663	13,686	13,679
Original Credit Score >= 660	12,385	12,481	12,589	12,642	12,656	12,693	12,752	12,810	12,828	12,860	12,908	12,961	12,982	12,990	13,008	13,035	13,029
Original Credit Score < 660	712	712	712	710	704	698	691	686	681	678	675	672	667	660	655	651	650
<b>Total Delinquent Loans</b>	210	202	193	216	183	195	213	231	205	229	227	246	220	228	231	244	227
Original Credit Score >= 660	162	154	146	165	139	149	163	178	158	179	179	194	175	182	184	196	183
Original Credit Score < 660	49	47	47	51	44	46	50	52	47	50	49	51	45	46	47	48	44
<b>30 - 59 Days Delinquent</b>	82	94	93	113	89	106	121	136	117	141	131	137	119	130	129	135	122
Original Credit Score >= 660	64	73	72	88	69	82	94	106	91	111	104	109	95	104	103	109	98
Original Credit Score < 660	18	21	22	25	20	24	27	30	26	30	27	28	24	26	26	27	24
<b>60 - 89 Days Delinquent</b>	21	21	22	27	23	24	27	31	27	29	32	37	30	31	33	37	32
Original Credit Score >= 660	16	15	16	20	17	18	20	23	21	22	25	29	24	24	26	29	25
Original Credit Score < 660	05	05	06	07	06	06	07	08	06	07	07	08	07	07	07	08	06
<b>60-plus-days Delinquent</b>	128	108	99	103	94	89	92	95	88	89	97	109	102	98	102	109	105
Original Credit Score >= 660	97	81	74	77	70	67	69	73	68	68	75	85	80	78	82	87	85
Original Credit Score < 660	30	26	25	26	23	22	23	23	21	20	22	24	21	20	21	21	20

Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	1.60%	1.53%	1.45%	1.62%	1.37%	1.46%	1.59%	1.71%	1.52%	1.69%	1.67%	1.80%	1.62%	1.67%	1.69%	1.78%	1.66%
Original Credit Score >= 660	1.30%	1.24%	1.16%	1.30%	1.10%	1.17%	1.28%	1.39%	1.23%	1.39%	1.38%	1.50%	1.35%	1.40%	1.42%	1.50%	1.41%
Original Credit Score < 660	6.83%	6.66%	6.56%	7.20%	6.20%	6.57%	7.21%	7.64%	6.85%	7.41%	7.24%	7.65%	6.82%	7.04%	7.18%	7.43%	6.75%
<b>30 - 59 Days Delinquent</b>	0.63%	0.71%	0.70%	0.85%	0.67%	0.79%	0.90%	1.00%	0.86%	1.04%	0.96%	1.00%	0.87%	0.95%	0.94%	0.99%	0.89%
Original Credit Score >= 660	0.52%	0.59%	0.57%	0.70%	0.54%	0.64%	0.74%	0.83%	0.71%	0.86%	0.80%	0.84%	0.73%	0.80%	0.79%	0.83%	0.75%
Original Credit Score < 660	2.56%	2.95%	3.05%	3.56%	2.90%	3.40%	3.93%	4.32%	3.84%	4.41%	4.02%	4.15%	3.64%	3.97%	4.00%	4.14%	3.68%
<b>60 - 89 Days Delinquent</b>	0.16%	0.16%	0.17%	0.20%	0.17%	0.18%	0.20%	0.23%	0.20%	0.22%	0.24%	0.27%	0.22%	0.23%	0.24%	0.27%	0.23%
Original Credit Score >= 660	0.13%	0.12%	0.13%	0.16%	0.13%	0.14%	0.16%	0.18%	0.16%	0.17%	0.19%	0.22%	0.18%	0.19%	0.20%	0.23%	0.19%
Original Credit Score < 660	0.73%	0.74%	0.81%	0.95%	0.81%	0.87%	1.00%	1.11%	0.94%	1.04%	1.09%	1.21%	0.98%	1.04%	1.11%	1.18%	0.98%
<b>60-plus-days Delinquent</b>	0.98%	0.82%	0.75%	0.77%	0.70%	0.67%	0.68%	0.71%	0.65%	0.65%	0.71%	0.80%	0.74%	0.72%	0.75%	0.79%	0.77%
Original Credit Score >= 660	0.79%	0.65%	0.59%	0.61%	0.56%	0.53%	0.54%	0.57%	0.53%	0.53%	0.58%	0.66%	0.62%	0.60%	0.63%	0.67%	0.65%
Original Credit Score < 660	4.27%	3.71%	3.51%	3.64%	3.30%	3.17%	3.28%	3.32%	3.01%	3.00%	3.22%	3.50%	3.18%	3.07%	3.19%	3.29%	3.07%
<b>Serious Delinquency Rate</b>	0.92%	0.76%	0.67%	0.66%	0.62%	0.56%	0.55%	0.55%	0.52%	0.50%	0.54%	0.59%	0.59%	0.55%	0.57%	0.59%	0.60%
<b>In Bankruptcy</b>	0.05%	0.05%	0.04%	0.04%	0.04%	0.05%	0.05%	0.05%	0.05%	0.05%	0.06%	0.06%	0.06%	0.06%	0.06%	0.06%	0.07%



## 2 Enterprises Combined - Foreclosure Prevention Actions (# of loans)<sup>1</sup>

	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25	1Q26	YTD 2026
<b>Inventory (at period end)</b>																		
Repayment Plans	4,082	4,151	5,331	6,243	7,094	8,048	9,517	9,494	10,116	9,933	10,761	10,615	10,837	10,661	10,023	9,514	8,871	8,871
Forbearance Plans	126,758	90,889	78,432	81,173	65,757	54,109	47,672	42,194	34,348	31,827	39,669	50,873	40,939	34,713	33,360	46,680	37,196	37,196
<b>Starts</b>																		
Repayment Plans	4,044	4,215	5,542	6,491	7,387	7,873	9,448	8,744	9,628	9,071	10,431	10,136	10,275	9,972	10,375	9,081	9,176	9,176
Forbearance Plans	59,778	41,054	41,856	47,608	34,749	27,738	27,038	24,579	21,050	20,557	30,938	46,902	31,010	22,119	23,674	44,688	27,477	27,477
<b>Completed</b>																		
Repayment Plans <sup>2</sup>	4,122	2,383	2,097	2,443	3,069	3,302	3,590	4,016	4,486	4,700	4,419	4,708	5,213	5,165	4,976	4,574	4,935	4,935
Forbearance Plans <sup>2</sup>	25,794	14,395	10,774	10,318	12,324	9,173	7,978	6,788	6,531	5,130	5,171	8,794	10,675	6,578	5,208	11,392	11,949	11,949
Charge-offs-in-lieu	114	145	153	165	158	177	135	160	718	179	178	109	108	164	121	96	137	137
Payment Deferral	58,134	41,508	30,628	22,784	27,069	20,105	17,137	20,047	24,588	19,229	16,956	21,467	26,468	19,446	17,916	18,125	20,964	20,964
Loan Modifications	41,375	38,264	25,539	16,596	15,500	14,420	14,363	12,758	15,689	16,970	16,552	15,493	17,934	23,172	21,637	20,563	20,019	20,019
<b>Home Retention Actions</b>	<b>129,539</b>	<b>96,695</b>	<b>69,191</b>	<b>52,306</b>	<b>58,120</b>	<b>47,177</b>	<b>43,203</b>	<b>43,769</b>	<b>52,012</b>	<b>46,208</b>	<b>43,276</b>	<b>50,571</b>	<b>60,398</b>	<b>54,525</b>	<b>49,858</b>	<b>54,750</b>	<b>58,004</b>	<b>58,004</b>
Short Sales	170	193	119	126	103	148	117	104	113	128	136	114	133	155	160	179	209	209
Deeds-in-lieu	70	57	52	37	45	45	36	30	29	42	47	56	61	70	78	99	104	104
<b>Nonforeclosure - Home Forfeiture Actions</b>	<b>240</b>	<b>250</b>	<b>171</b>	<b>163</b>	<b>148</b>	<b>193</b>	<b>153</b>	<b>134</b>	<b>142</b>	<b>170</b>	<b>183</b>	<b>170</b>	<b>194</b>	<b>225</b>	<b>238</b>	<b>278</b>	<b>313</b>	<b>313</b>
<b>Total Foreclosure Prevention Actions</b>	<b>129,779</b>	<b>96,945</b>	<b>69,362</b>	<b>52,469</b>	<b>58,268</b>	<b>47,370</b>	<b>43,356</b>	<b>43,903</b>	<b>52,154</b>	<b>46,378</b>	<b>43,459</b>	<b>50,741</b>	<b>60,592</b>	<b>54,750</b>	<b>50,096</b>	<b>55,028</b>	<b>58,317</b>	<b>58,317</b>

## Percent of Total Foreclosure Prevention Actions

Repayment Plans	3%	2%	3%	5%	5%	7%	8%	9%	9%	10%	10%	9%	9%	9%	10%	8%	8%	8%
Forbearance Plans	20%	15%	16%	20%	21%	19%	18%	15%	13%	11%	12%	17%	18%	12%	10%	21%	20%	20%
Charge-offs-in-lieu	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Payment Deferral	45%	43%	44%	43%	46%	42%	40%	46%	47%	41%	39%	42%	44%	36%	36%	33%	36%	36%
Loan Modifications	32%	39%	37%	32%	27%	30%	33%	29%	30%	37%	38%	31%	30%	42%	43%	37%	34%	34%
<b>Home Retention Actions</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>99%</b>	<b>99%</b>	<b>99%</b>
Short Sales	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Deeds-in-lieu	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
<b>Nonforeclosure - Home Forfeiture Actions</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>

<sup>1</sup>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.

<sup>2</sup>Includes loans current and 30+ days delinquent at the time of forbearance initiation since March 2020. In addition, completed forbearance plans data has been revised to include only loans that are brought current at the end of the forbearance without the assistance of another workout.



3(i) Enterprises Combined - Loan Modifications

	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25	1Q26	YTD 2026
Loan Modifications (# of loans)	41,375	38,264	25,539	16,596	15,500	14,420	14,363	12,758	15,689	16,970	16,552	15,493	17,934	23,172	21,637	20,563	20,019	20,019

Delinquency Status at Modification (% of loan mods)

Current <sup>1</sup>	1%	1%	1%	1%	1%	1%	1%	1%	2%	2%	2%	3%	4%	3%	4%	3%	3%	3%
30 - 59 days delinquent	3%	2%	2%	2%	3%	4%	5%	6%	7%	7%	6%	8%	8%	8%	7%	7%	7%	7%
60 - 89 days delinquent	1%	1%	1%	2%	3%	4%	6%	6%	8%	10%	9%	10%	10%	11%	10%	10%	11%	11%
90-179 days delinquent	6%	9%	12%	17%	23%	30%	30%	34%	35%	34%	33%	34%	35%	35%	34%	35%	36%	36%
180 - 364 days delinquent	12%	15%	19%	23%	27%	28%	30%	30%	29%	29%	31%	29%	29%	29%	32%	31%	29%	29%
365+ days delinquent	77%	73%	65%	56%	43%	33%	28%	23%	20%	17%	17%	16%	15%	14%	14%	13%	14%	14%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

MTMLTV at Modification (% of loan mods)

MTMLTV <= 80% <sup>2</sup>	96%	97%	97%	96%	95%	94%	94%	92%	91%	90%	88%	87%	86%	85%	83%	81%	80%	80%
80% < MTMLTV <= 100%	4%	2%	3%	4%	5%	6%	6%	7%	9%	10%	11%	12%	13%	14%	15%	16%	17%	17%
MTMLTV > 100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	1%	1%	1%	2%	3%	3%	3%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Year of Origination (% of loan mods)

2004 & Prior	6%	6%	7%	7%	6%	6%	5%	5%	4%	3%	3%	3%	3%	2%	2%	2%	2%	2%
2005-2008	12%	11%	11%	10%	10%	9%	9%	7%	7%	5%	5%	4%	4%	3%	3%	3%	3%	3%
2009 & later	82%	83%	83%	83%	83%	84%	86%	88%	89%	91%	92%	93%	94%	94%	95%	95%	95%	95%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Modification History (% of loan mods)

First time modification	86%	85%	85%	85%	85%	85%	85%	86%	86%	87%	86%	87%	86%	84%	84%	84%	84%	84%
Second time modification	10%	11%	10%	10%	11%	10%	11%	10%	10%	9%	10%	10%	11%	13%	13%	14%	14%	14%
Three plus time modification	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	3%	3%	3%	3%	2%	2%	2%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Property type (% of loan mods)

Primary residency	89%	90%	92%	93%	94%	95%	95%	96%	96%	96%	96%	96%	97%	96%	96%	96%	96%	96%
Second home	3%	2%	2%	2%	2%	2%	1%	1%	1%	2%	1%	1%	1%	1%	1%	1%	1%	1%
Investment	7%	7%	6%	5%	4%	3%	3%	3%	3%	2%	2%	2%	2%	2%	3%	3%	2%	2%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

<sup>1</sup> Includes loans with missing delinquency status.

<sup>2</sup> Includes loans with missing MTMLTV data.



### 3(i) Enterprises Combined - Loan Modifications (Cont.)

	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25	1Q26	YTD 2026
Loan Modifications (# of loans)	41,375	38,264	25,539	16,596	15,500	14,420	14,363	12,758	15,689	16,970	16,552	15,493	17,934	23,172	21,637	20,563	20,019	20,019

### Principal and Interest Change (%)

Increase	1%	1%	1%	3%	4%	3%	3%	3%	3%	3%	3%	3%	3%	2%	2%	2%	2%	2%
No Change	0%	0%	1%	1%	1%	1%	1%	1%	1%	0%	0%	0%	0%	0%	1%	1%	1%	1%
Decrease <=20%	24%	26%	45%	59%	61%	63%	63%	64%	68%	66%	62%	62%	56%	32%	27%	26%	25%	25%
Decrease 20% <=30%	35%	37%	26%	17%	17%	16%	16%	15%	14%	16%	17%	16%	24%	61%	70%	69%	71%	71%
Decrease > 30%	40%	35%	26%	20%	18%	17%	17%	17%	15%	16%	18%	19%	17%	4%	1%	2%	2%	2%

### Types of Modification (%)

Extend Term Only	22%	18%	33%	64%	73%	77%	77%	80%	79%	76%	73%	73%	66%	38%	35%	36%	36%	36%
Reduce Rate Only	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	72%	75%	56%	24%	11%	4%	2%	2%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Reduce Rate, Extend Term and Forbear Principal <sup>1</sup>	6%	7%	11%	12%	16%	19%	21%	18%	20%	24%	27%	26%	33%	61%	65%	64%	63%	63%
Other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

### 60+ Days Re-Delinquency (%)

3 Months after Modification	3%	5%	7%	8%	9%	11%	11%	11%	10%	12%	13%	12%	10%	13%	13%	12%		
6 Months after Modification	5%	7%	9%	11%	13%	16%	16%	16%	18%	19%	19%	18%	18%	20%	20%			
9 Months after Modification	6%	8%	10%	12%	16%	17%	17%	20%	22%	20%	20%	22%	22%	22%				
12 Months after Modification	6%	8%	11%	13%	15%	17%	19%	20%	21%	20%	21%	23%	22%					

<sup>1</sup> May include principal forgiveness.



### 3(ii) Fannie Mae - Loan Modifications

	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25	1Q26	YTD 2026
Loan Modifications (# of loans)	25,390	24,856	16,266	10,392	9,863	8,881	8,763	7,710	10,016	10,434	10,261	9,393	10,845	13,273	12,327	11,515	11,576	11,576

#### Delinquency Status at Modification (% of loan mods)

Current <sup>1</sup>	0%	0%	0%	0%	1%	0%	0%	0%	1%	0%	0%	0%	1%	0%	1%	0%	0%	0%
30 - 59 days delinquent	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
60 - 89 days delinquent	0%	1%	1%	1%	2%	2%	2%	2%	3%	3%	3%	3%	2%	2%	2%	2%	2%	2%
90-179 days delinquent	6%	9%	12%	17%	25%	32%	31%	35%	38%	38%	36%	38%	40%	40%	37%	40%	41%	41%
180 - 364 days delinquent	13%	15%	19%	23%	27%	30%	33%	34%	34%	35%	38%	37%	37%	39%	41%	39%	36%	36%
365+ days delinquent	80%	76%	67%	58%	45%	36%	31%	26%	24%	22%	22%	21%	20%	18%	19%	18%	19%	19%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

#### MTMLTV at Modification (% of loan mods)

MTMLTV <= 80% <sup>2</sup>	96%	97%	97%	96%	95%	94%	94%	92%	91%	91%	89%	88%	87%	86%	85%	83%	82%	82%
80% < MTMLTV <= 100%	4%	2%	2%	3%	5%	5%	6%	7%	9%	9%	10%	11%	12%	13%	13%	15%	15%	15%
MTMLTV > 100%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	1%	1%	1%	1%	1%	2%	2%	2%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

#### Year of Origination (% of loan mods)

2004 & Prior	7%	6%	7%	7%	7%	7%	6%	5%	5%	4%	4%	4%	3%	2%	3%	2%	2%	2%
2005-2008	13%	11%	11%	11%	11%	10%	10%	8%	8%	6%	6%	5%	4%	4%	4%	4%	3%	3%
2009 & later	80%	83%	82%	82%	82%	83%	84%	87%	87%	90%	91%	91%	93%	93%	93%	94%	94%	94%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

#### Modification History (% of loan mods)

First time modification	81%	83%	83%	82%	82%	82%	81%	83%	82%	83%	83%	83%	82%	82%	81%	81%	81%	81%
Second time modification	13%	12%	12%	12%	13%	12%	13%	12%	13%	12%	13%	12%	14%	15%	16%	16%	16%	16%
Three plus time modification	6%	5%	5%	5%	5%	5%	6%	5%	5%	5%	5%	5%	4%	3%	3%	3%	3%	3%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

#### Property type (% of loan mods)

Primary residency	89%	90%	91%	93%	94%	95%	95%	96%	96%	96%	96%	96%	96%	96%	96%	96%	96%	96%
Second home	2%	2%	2%	2%	2%	2%	2%	1%	2%	2%	1%	2%	1%	1%	2%	1%	1%	1%
Investment	8%	7%	7%	5%	4%	3%	3%	3%	3%	3%	2%	2%	2%	2%	3%	3%	2%	2%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

<sup>1</sup> Includes loans with missing delinquency status.

<sup>2</sup> Includes loans with missing MTMLTV data.



### 3(ii) Fannie Mae - Loan Modifications (cont.)

	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25	1Q26	YTD 2026
Loan Modifications (# of loans)	25,390	24,856	16,266	10,392	9,863	8,881	8,763	7,710	10,016	10,434	10,261	9,393	10,845	13,273	12,327	11,515	11,576	11,576

### Principal and Interest Change (%)

Increase	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
No Change	0%	0%	0%	1%	1%	1%	1%	1%	1%	0%	0%	0%	0%	1%	1%	1%	1%	1%
Decrease <=20%	26%	27%	46%	59%	61%	64%	63%	64%	66%	63%	59%	58%	51%	34%	30%	30%	28%	28%
Decrease 20% <=30%	34%	36%	27%	19%	19%	17%	18%	17%	17%	18%	19%	18%	28%	60%	66%	65%	67%	67%
Decrease > 30%	39%	36%	27%	20%	18%	17%	17%	17%	15%	17%	21%	23%	21%	5%	2%	3%	3%	3%

### Types of Modification (%)

Extend Term Only	22%	16%	30%	59%	69%	74%	72%	75%	74%	70%	66%	66%	57%	38%	35%	36%	37%	37%
Reduce Rate Only	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	70%	75%	57%	25%	12%	4%	2%	2%	1%	1%	1%	0%	1%	1%	1%	1%	1%	1%
Reduce Rate, Extend Term and Forbear Principal <sup>1</sup>	8%	8%	13%	16%	19%	22%	26%	23%	25%	30%	33%	33%	41%	62%	64%	64%	62%	62%
Other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%

### 60+ Days Re-Delinquency (%)

3 Months after Modification	3%	4%	7%	8%	9%	11%	11%	10%	9%	11%	12%	11%	10%	11%	11%	12%		
6 Months after Modification	5%	7%	9%	10%	13%	17%	16%	15%	18%	19%	19%	18%	18%	19%	19%			
9 Months after Modification	6%	8%	10%	12%	16%	18%	17%	20%	21%	20%	20%	22%	21%	22%				
12 Months after Modification	6%	8%	11%	13%	16%	17%	18%	20%	21%	19%	21%	23%	23%					

<sup>1</sup>May include principal forgiveness.



3(iii) Freddie Mac - Loan Modifications

	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25	1Q26	YTD 2026
Loan Modifications (# of loans)	15,985	13,408	9,273	6,204	5,637	5,539	5,600	5,048	5,673	6,536	6,291	6,100	7,089	9,899	9,310	9,048	8,443	8,443

Delinquency Status at Modification (% of loan mods)

Current	1%	1%	1%	1%	1%	1%	2%	3%	3%	5%	6%	8%	8%	7%	8%	7%	7%	7%
30 - 59 days delinquent	8%	6%	4%	4%	8%	10%	12%	13%	16%	17%	15%	17%	19%	17%	16%	15%	15%	15%
60 - 89 days delinquent	2%	2%	2%	3%	5%	8%	10%	12%	19%	22%	20%	21%	21%	22%	20%	20%	22%	22%
90-179 days delinquent	6%	10%	12%	17%	22%	27%	29%	31%	30%	28%	29%	26%	27%	29%	29%	29%	28%	28%
180 - 364 days delinquent	11%	15%	19%	23%	26%	24%	24%	24%	20%	19%	20%	18%	18%	17%	20%	21%	20%	20%
365+ days delinquent	71%	67%	61%	52%	38%	29%	22%	17%	12%	9%	10%	8%	7%	8%	7%	7%	7%	7%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

MTMLTV at Modification (% of loan mods)

MTMLTV <= 80%	95%	97%	97%	95%	95%	93%	94%	93%	90%	89%	87%	85%	84%	82%	81%	80%	77%	77%
80% < MTMLTV <= 100%	4%	3%	3%	4%	5%	6%	6%	7%	9%	11%	12%	14%	15%	17%	17%	18%	19%	19%
MTMLTV > 100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	1%	1%	1%	1%	2%	3%	3%	3%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Year of Origination (% of loan mods)

2004 & Prior	5%	6%	6%	6%	5%	6%	5%	4%	3%	2%	2%	2%	2%	1%	1%	1%	1%	1%
2005-2008	10%	10%	9%	9%	10%	8%	7%	6%	4%	4%	4%	3%	3%	3%	3%	2%	2%	2%
2009 & later	85%	84%	85%	85%	85%	86%	88%	90%	93%	94%	94%	95%	96%	96%	96%	96%	97%	97%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Modification History (% of loan mods)

First time modification	95%	89%	90%	91%	90%	91%	91%	91%	92%	93%	93%	92%	92%	87%	88%	86%	86%	86%
Second time modification	4%	8%	7%	7%	8%	7%	7%	7%	6%	6%	6%	6%	7%	11%	10%	12%	12%	12%
Three plus time modification	1%	3%	2%	3%	3%	2%	3%	2%	2%	2%	1%	1%	2%	2%	2%	2%	2%	2%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Property type (% of loan mods)

Primary residency	90%	91%	92%	93%	94%	95%	96%	96%	96%	96%	97%	97%	97%	97%	96%	96%	97%	97%
Second home	5%	2%	2%	2%	2%	2%	1%	1%	1%	2%	1%	1%	1%	1%	1%	1%	1%	1%
Investment	5%	7%	6%	5%	4%	3%	3%	3%	3%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%



3(iii) Freddie Mac - Loan Modifications (cont.)

	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25	1Q26	YTD 2026
Loan Modifications (# of loans)	15,985	13,408	9,273	6,204	5,637	5,539	5,600	5,048	5,673	6,536	6,291	6,100	7,089	9,899	9,310	9,048	8,443	8,443

Principal and Interest Change (%)

Increase	1%	2%	3%	5%	7%	6%	7%	7%	5%	5%	6%	6%	7%	4%	3%	4%	3%	3%
No Change	1%	0%	1%	1%	2%	1%	1%	1%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%
Decrease <=20%	20%	25%	45%	60%	60%	62%	63%	65%	70%	70%	66%	68%	63%	29%	22%	22%	20%	20%
Decrease 20% <=30%	37%	39%	26%	15%	14%	13%	12%	11%	10%	11%	13%	12%	17%	64%	75%	74%	76%	76%
Decrease > 30%	41%	34%	25%	19%	17%	18%	17%	17%	15%	14%	14%	13%	12%	2%	0%	0%	0%	0%

Types of Modification (%)

Extend Term Only	22%	21%	37%	72%	80%	82%	85%	88%	88%	85%	84%	84%	79%	39%	34%	35%	36%	36%
Reduce Rate Only	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	75%	73%	56%	21%	9%	4%	2%	2%	1%	0%	1%	1%	1%	1%	1%	1%	1%	1%
Reduce Rate, Extend Term and Forbear Principal <sup>1</sup>	3%	6%	7%	7%	11%	14%	12%	10%	11%	14%	15%	15%	20%	60%	65%	64%	64%	64%
Other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

60+ Days Re-Delinquency (%)

3 Months after Modification	4%	6%	8%	9%	10%	11%	12%	12%	11%	13%	14%	13%	12%	15%	15%	13%		
6 Months after Modification	5%	8%	9%	11%	13%	16%	15%	17%	18%	20%	19%	19%	19%	21%	20%			
9 Months after Modification	6%	7%	10%	13%	16%	16%	17%	20%	22%	21%	21%	22%	22%	22%				
12 Months after Modification	6%	7%	10%	14%	15%	16%	19%	20%	22%	21%	22%	22%	21%					

<sup>1</sup> May include principal forgiveness.



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

	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25	1Q26	YTD 2026
Short Sales	170	193	119	126	103	148	117	104	113	128	136	114	133	155	160	179	209	209
Deeds-in-lieu	70	57	52	37	45	45	36	30	29	42	47	56	61	70	78	99	104	104
Nonforeclosure - Home Forfeiture Actions <sup>1</sup>	240	250	171	163	148	193	153	134	142	170	183	170	194	225	238	278	313	313
Third-party Sales	1,490	1,846	1,667	1,583	2,013	2,156	2,050	1,797	1,776	1,747	1,848	1,720	1,884	1,949	1,877	1,833	1,883	1,883
Foreclosure Sales	1,564	1,612	1,899	1,714	1,687	1,627	1,565	1,485	1,402	1,197	1,191	1,178	1,197	1,245	1,467	1,675	1,856	1,856
Third-party & Foreclosure Sales	3,054	3,458	3,566	3,297	3,700	3,783	3,615	3,282	3,178	2,944	3,039	2,898	3,081	3,194	3,344	3,508	3,739	3,739
Foreclosure Starts	20,624	19,388	17,327	18,693	19,809	17,919	19,489	18,731	18,643	17,339	22,025	20,942	21,972	21,846	24,802	26,148	25,413	25,413

Top Five Reasons for Delinquency (at period end)

Curtailment of Income	8%	8%	9%	10%	12%	14%	17%	22%	27%	27%	28%	27%	28%	27%	27%	28%	29%
Excessive obligations	5%	6%	7%	7%	9%	10%	12%	15%	17%	17%	18%	19%	19%	19%	19%	20%	18%
Unemployment	2%	2%	3%	3%	4%	6%	7%	10%	13%	15%	15%	15%	15%	16%	16%	16%	16%
Illness of principal mortgagor or family member	2%	2%	3%	3%	4%	5%	6%	8%	10%	11%	11%	11%	11%	12%	12%	12%	12%
Death of principal mortgagor	2%	3%	3%	3%	4%	4%	4%	4%	4%	5%	4%	4%	4%	5%	5%	4%	4%

<sup>1</sup>Short sales and deeds-in-lieu of foreclosure completed.



## 5(i) Enterprises Combined - Real Estate Owned (# of loans)

	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25	1Q26	YTD 2026
Acquisitions	1,480	1,523	1,880	1,706	1,692	1,639	1,568	1,475	1,400	1,200	1,176	1,204	1,232	1,295	1,498	1,738	1,927	1,927
Dispositions	(1,255)	(1,239)	(993)	(977)	(1,529)	(1,767)	(1,573)	(1,567)	(1,894)	(2,105)	(1,848)	(1,757)	(1,802)	(1,800)	(1,775)	(1,689)	(1,814)	(1,814)
Inventory (at period end) <sup>1</sup>	9,048	9,341	10,251	10,997	11,190	11,061	11,019	10,902	10,404	9,450	8,766	8,213	7,643	7,106	6,821	6,861	6,962	

### Acquisitions by State

Arizona	2	3	15	9	6	8	7	1	12	8	9	12	23	29	35	27	46	46
California	25	15	38	63	52	30	40	60	62	45	93	103	78	59	99	119	139	139
Florida	69	47	49	51	58	53	65	57	75	59	51	55	90	103	110	149	177	177
Nevada	9	10	23	26	18	19	8	12	9	5	11	14	14	11	14	9	11	11
<b>Subtotal</b>	<b>105</b>	<b>75</b>	<b>125</b>	<b>149</b>	<b>134</b>	<b>110</b>	<b>120</b>	<b>130</b>	<b>158</b>	<b>117</b>	<b>164</b>	<b>184</b>	<b>205</b>	<b>202</b>	<b>258</b>	<b>304</b>	<b>373</b>	<b>373</b>
Selected Midwest States <sup>2</sup>	480	440	557	472	447	456	391	410	335	278	274	249	243	257	248	318	334	334
All other States	895	1,008	1,198	1,085	1,111	1,073	1,057	935	907	805	738	771	784	836	992	1,116	1,220	1,220
<b>Total Acquisitions</b>	<b>1,480</b>	<b>1,523</b>	<b>1,880</b>	<b>1,706</b>	<b>1,692</b>	<b>1,639</b>	<b>1,568</b>	<b>1,475</b>	<b>1,400</b>	<b>1,200</b>	<b>1,176</b>	<b>1,204</b>	<b>1,232</b>	<b>1,295</b>	<b>1,498</b>	<b>1,738</b>	<b>1,927</b>	<b>1,927</b>

### Inventory by State

Arizona	32	29	40	45	42	38	38	32	34	36	33	39	54	76	92	97	122	
California	187	176	192	236	252	238	235	250	269	256	303	338	361	338	380	430	483	
Florida	429	389	387	392	379	358	358	349	369	347	330	313	340	373	397	462	506	
Nevada	44	46	67	90	96	92	75	72	56	43	48	58	55	55	62	61	57	
<b>Subtotal</b>	<b>692</b>	<b>640</b>	<b>686</b>	<b>763</b>	<b>769</b>	<b>726</b>	<b>706</b>	<b>703</b>	<b>728</b>	<b>682</b>	<b>714</b>	<b>748</b>	<b>810</b>	<b>842</b>	<b>931</b>	<b>1,050</b>	<b>1,168</b>	
Selected Midwest States <sup>2</sup>	2,151	2,307	2,590	2,827	2,900	2,881	2,849	2,825	2,665	2,399	2,193	1,966	1,749	1,541	1,326	1,230	1,140	
All other States	6,205	6,394	6,975	7,407	7,521	7,454	7,464	7,399	7,011	6,369	5,859	5,499	5,084	4,723	4,564	4,581	4,654	
<b>Total Inventory<sup>1</sup></b>	<b>9,048</b>	<b>9,341</b>	<b>10,251</b>	<b>10,997</b>	<b>11,190</b>	<b>11,061</b>	<b>11,019</b>	<b>10,927</b>	<b>10,404</b>	<b>9,450</b>	<b>8,766</b>	<b>8,213</b>	<b>7,643</b>	<b>7,106</b>	<b>6,821</b>	<b>6,861</b>	<b>6,962</b>	

<sup>1</sup>2020 data includes MECA REO properties.

<sup>2</sup>Select Midwest states are Illinois, Indiana, Michigan and Ohio.



## 5(ii) Fannie Mae - Real Estate Owned (# of loans)

	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25	1Q26	YTD 2026
Acquisitions	1,042	1,034	1,302	1,074	983	969	949	873	849	705	592	613	564	628	829	929	1,102	1,102
Dispositions	(820)	(834)	(611)	(665)	(1,012)	(1,133)	(946)	(1,026)	(1,279)	(1,454)	(1,268)	(1,205)	(1,217)	(1,167)	(991)	(895)	(909)	(909)
Inventory (at period end) <sup>1</sup>	7,430	7,639	8,353	8,779	8,780	8,615	8,581	8,403	7,969	7,169	6,481	5,889	5,236	4,665	4,495	4,520	4,701	

### Acquisitions by State

Arizona	2	2	10	3	4	8	5	1	10	3	5	8	13	11	22	16	23	23
California	16	9	31	43	38	19	28	40	54	28	58	67	49	33	61	73	91	91
Florida	54	31	40	42	41	35	41	34	49	38	31	37	55	68	67	95	103	103
Nevada	7	5	17	11	4	5	3	2	7	3	6	7	8	4	10	8	7	7
<b>Subtotal</b>	<b>79</b>	<b>47</b>	<b>98</b>	<b>99</b>	<b>87</b>	<b>67</b>	<b>77</b>	<b>77</b>	<b>120</b>	<b>72</b>	<b>100</b>	<b>119</b>	<b>125</b>	<b>116</b>	<b>160</b>	<b>192</b>	<b>224</b>	<b>224</b>
Selected Midwest States <sup>2</sup>	321	284	370	278	208	227	234	212	183	152	121	101	87	94	120	151	170	170
All other States	642	703	834	697	688	675	638	584	546	481	371	393	352	418	549	586	708	708
<b>Total Acquisitions</b>	<b>1,042</b>	<b>1,034</b>	<b>1,302</b>	<b>1,074</b>	<b>983</b>	<b>969</b>	<b>949</b>	<b>873</b>	<b>849</b>	<b>705</b>	<b>592</b>	<b>613</b>	<b>564</b>	<b>628</b>	<b>829</b>	<b>929</b>	<b>1,102</b>	<b>1,102</b>

### Inventory by State

Arizona	31	27	34	33	29	28	28	23	27	24	22	27	34	41	54	62	76	
California	146	134	150	179	191	173	177	188	211	199	226	248	257	231	255	291	330	
Florida	378	341	343	347	332	303	295	275	281	257	244	231	246	271	288	336	360	
Nevada	40	37	52	60	52	48	41	35	33	29	32	36	32	32	40	44	43	
<b>Subtotal</b>	<b>595</b>	<b>539</b>	<b>579</b>	<b>619</b>	<b>604</b>	<b>552</b>	<b>541</b>	<b>521</b>	<b>552</b>	<b>509</b>	<b>524</b>	<b>542</b>	<b>569</b>	<b>575</b>	<b>637</b>	<b>733</b>	<b>809</b>	
Selected Midwest States <sup>2</sup>	1,635	1,761	1,973	2,119	2,115	2,099	2,134	2,114	1,991	1,790	1,585	1,368	1,149	936	813	747	704	
All other States	5,200	5,339	5,801	6,041	6,061	5,964	5,906	5,793	5,426	4,870	4,372	3,979	3,518	3,154	3,045	3,040	3,188	
<b>Total Inventory<sup>1</sup></b>	<b>7,430</b>	<b>7,639</b>	<b>8,353</b>	<b>8,779</b>	<b>8,780</b>	<b>8,615</b>	<b>8,581</b>	<b>8,428</b>	<b>7,969</b>	<b>7,169</b>	<b>6,481</b>	<b>5,889</b>	<b>5,236</b>	<b>4,665</b>	<b>4,495</b>	<b>4,520</b>	<b>4,701</b>	

<sup>1</sup>2020 data includes MECA REO properties.

<sup>2</sup>Select Midwest states are Illinois, Indiana, Michigan and Ohio.



## 5(iii) Freddie Mac - Real Estate Owned (# of loans)

	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25	1Q26	YTD 2026
Acquisitions	438	489	578	632	709	670	619	602	551	495	584	591	668	667	669	809	825	825
Dispositions	(435)	(405)	(382)	(312)	(517)	(634)	(627)	(541)	(615)	(651)	(580)	(552)	(585)	(633)	(784)	(794)	(905)	(905)
Inventory (at period end)	1,618	1,702	1,898	2,218	2,410	2,446	2,438	2,499	2,435	2,281	2,285	2,324	2,407	2,441	2,326	2,341	2,261	

### Acquisitions by State

Arizona	-	1	5	6	2	-	2	-	2	5	4	4	10	18	13	11	23	23
California	9	6	7	20	14	11	12	20	8	17	35	36	29	26	38	46	48	48
Florida	15	16	9	9	17	18	24	23	26	21	20	18	35	35	43	54	74	74
Nevada	2	5	6	15	14	14	5	10	2	2	5	7	6	7	4	1	4	4
<b>Subtotal</b>	<b>26</b>	<b>28</b>	<b>27</b>	<b>50</b>	<b>47</b>	<b>43</b>	<b>43</b>	<b>53</b>	<b>38</b>	<b>45</b>	<b>64</b>	<b>65</b>	<b>80</b>	<b>86</b>	<b>98</b>	<b>112</b>	<b>149</b>	<b>149</b>
Selected Midwest States <sup>1</sup>	159	156	187	194	239	229	157	198	152	126	153	148	156	163	128	167	164	164
All other States	253	305	364	388	423	398	419	351	361	324	367	378	432	418	443	530	512	512
<b>Total Acquisitions</b>	<b>438</b>	<b>489</b>	<b>578</b>	<b>632</b>	<b>709</b>	<b>670</b>	<b>619</b>	<b>602</b>	<b>551</b>	<b>495</b>	<b>584</b>	<b>591</b>	<b>668</b>	<b>667</b>	<b>669</b>	<b>809</b>	<b>825</b>	<b>825</b>

### Inventory by State

Arizona	1	2	6	12	13	10	10	9	7	12	11	12	20	35	38	35	46	
California	41	42	42	57	61	65	58	62	58	57	77	90	104	107	125	139	153	
Florida	51	48	44	45	47	55	63	74	88	90	86	82	94	102	109	126	146	
Nevada	4	9	15	30	44	44	34	37	23	14	16	22	23	23	22	17	14	
<b>Subtotal</b>	<b>97</b>	<b>101</b>	<b>107</b>	<b>144</b>	<b>165</b>	<b>174</b>	<b>165</b>	<b>182</b>	<b>176</b>	<b>173</b>	<b>190</b>	<b>206</b>	<b>241</b>	<b>267</b>	<b>294</b>	<b>317</b>	<b>359</b>	
Selected Midwest States <sup>1</sup>	516	546	617	708	785	782	715	711	674	609	608	598	600	605	513	483	436	
All other States	1,005	1,055	1,174	1,366	1,460	1,490	1,558	1,606	1,585	1,499	1,487	1,520	1,566	1,569	1,519	1,541	1,466	
<b>Total Inventory</b>	<b>1,618</b>	<b>1,702</b>	<b>1,898</b>	<b>2,218</b>	<b>2,410</b>	<b>2,446</b>	<b>2,438</b>	<b>2,499</b>	<b>2,435</b>	<b>2,281</b>	<b>2,285</b>	<b>2,324</b>	<b>2,407</b>	<b>2,441</b>	<b>2,326</b>	<b>2,341</b>	<b>2,261</b>	

<sup>1</sup>Select Midwest states are Illinois, Indiana, Michigan and Ohio.



Enterprises Single-Family Book Profile - As of March 31, 2026

The top 5 states for the relevant columns are highlighted.

State	Total Loan Count	Delinquent Loans (DLQ)									Loans in Forbearance Plan						REO Inventory <sup>3</sup>
		Total	30-59 Days DLQ <sup>1</sup>	60-89 Days DLQ	90-179 Days DLQ	180-364 Days DLQ	365+ Days DLQ	Serious Delinquent (90+ FC In)	Serious Delinquent (90+ FC In) Rates	% of DLQ Loans > =365 Days DLQ	30-89 Days	90-179 Days	180-269 Days	270-364 Days	365+ Days	Total	
AK	50,772	677	378	119	88	61	31	180	0.35%	4.58%	18	12	2	1	-	33	24
AL	348,942	7,794	4,547	1,106	1,101	686	354	2,146	0.62%	4.54%	127	111	36	3	7	284	184
AR	200,967	3,690	2,015	525	567	392	191	1,151	0.57%	5.18%	70	62	19	11	1	163	79
AZ	885,274	15,398	8,360	2,417	2,435	1,668	518	4,626	0.52%	3.36%	452	450	151	46	6	1,105	122
CA	3,828,089	55,982	30,643	8,123	8,060	5,873	3,283	17,246	0.45%	5.86%	1,879	1,528	489	150	157	4,203	483
CO	782,178	10,132	5,196	1,506	1,687	1,255	488	3,442	0.44%	4.82%	437	335	109	20	3	904	138
CT	345,108	6,648	3,650	957	924	629	488	2,046	0.59%	7.34%	181	151	42	16	4	394	43
DC	71,569	1,781	725	214	296	274	272	842	1.18%	15.27%	88	70	25	8	4	195	27
DE	126,879	2,101	1,141	295	288	215	162	666	0.52%	7.71%	51	47	14	3	-	115	8
FL	2,052,169	45,684	22,233	6,479	6,995	5,580	4,397	17,003	0.83%	9.62%	1,587	1,265	393	132	41	3,418	506
GA	963,045	21,492	11,422	3,333	3,484	2,293	960	6,755	0.70%	4.47%	782	710	217	91	20	1,820	192
HI	107,619	1,620	756	196	229	175	264	671	0.62%	16.30%	35	43	14	3	11	106	30
IA	285,844	4,701	2,501	626	721	567	286	1,579	0.55%	6.08%	114	123	41	11	16	305	92
ID	222,745	2,916	1,669	398	430	300	119	849	0.38%	4.08%	87	69	21	6	1	184	29
IL	1,304,036	26,115	13,019	3,813	4,088	2,937	2,258	9,302	0.71%	8.65%	698	650	218	68	18	1,652	394
IN	646,352	13,001	6,960	1,910	1,932	1,389	810	4,149	0.64%	6.23%	288	272	74	17	4	655	110
KS	220,847	3,736	2,098	557	506	387	188	1,083	0.49%	5.03%	66	101	18	5	2	192	87
KY	315,852	5,686	3,127	771	813	588	387	1,791	0.57%	6.81%	151	82	27	13	5	278	65
LA	298,526	9,167	4,662	1,349	1,371	1,052	733	3,160	1.06%	8.00%	186	184	61	10	1	442	235
MA	695,373	11,005	6,067	1,598	1,647	996	697	3,352	0.48%	6.33%	274	215	78	18	4	589	48
MD	688,270	13,886	7,184	1,881	2,175	1,634	1,012	4,825	0.70%	7.29%	610	472	182	50	13	1,327	102
ME	112,600	1,839	994	254	219	127	245	593	0.53%	13.32%	45	32	6	-	2	85	38
MI	1,023,646	18,951	10,695	2,975	2,965	1,721	595	5,293	0.52%	3.14%	494	343	104	22	7	970	435
MN	733,031	10,843	5,783	1,619	1,750	1,175	516	3,451	0.47%	4.76%	360	340	106	31	10	847	357
MO	578,487	9,691	5,682	1,436	1,282	888	403	2,579	0.45%	4.16%	242	217	63	21	2	545	158
MS	137,726	4,142	2,362	594	609	387	190	1,186	0.86%	4.59%	86	66	21	2	2	177	107
MT	109,270	1,282	685	194	214	125	64	403	0.37%	4.99%	33	34	9	7	1	84	14
NC	998,509	16,975	9,425	2,430	2,491	1,677	952	5,132	0.51%	5.61%	460	388	125	39	4	1,016	131
ND	57,761	679	342	111	95	68	63	226	0.39%	9.28%	20	16	4	-	1	41	24
NE	182,646	2,560	1,343	388	406	307	116	832	0.46%	4.53%	75	86	22	9	2	194	27
NH	155,064	2,120	1,234	327	306	183	70	560	0.36%	3.30%	91	54	11	1	1	158	3
NJ	912,887	17,374	9,328	2,536	2,464	1,705	1,341	5,516	0.60%	7.72%	523	394	114	46	10	1,087	59
NM	162,281	2,911	1,606	390	377	296	242	919	0.57%	8.31%	57	54	19	3	2	135	71
NV	356,652	6,230	3,151	882	1,077	744	376	2,204	0.62%	6.04%	217	223	68	17	4	529	57
NY	1,230,131	26,657	13,452	3,470	3,280	2,660	3,795	9,761	0.79%	14.24%	600	464	144	42	10	1,260	326
OH	1,034,264	19,709	10,256	2,794	2,910	2,188	1,561	6,675	0.65%	7.92%	444	387	137	47	8	1,023	201
OK	259,786	5,312	2,899	722	712	577	402	1,695	0.65%	7.57%	106	94	29	7	2	238	90
OR	506,154	6,768	3,420	962	1,095	839	452	2,389	0.47%	6.68%	231	222	64	23	9	549	103
PA	1,070,520	21,112	11,352	3,114	2,864	2,034	1,748	6,655	0.62%	8.28%	542	407	106	26	3	1,084	237
RI	102,503	1,722	948	252	247	157	118	523	0.51%	6.85%	31	34	8	3	2	78	5
SC	493,424	9,152	5,010	1,266	1,353	925	598	2,883	0.58%	6.53%	236	204	59	10	5	514	62
SD	73,627	931	489	113	158	107	64	329	0.45%	6.87%	20	20	8	1	-	49	20
TN	573,615	9,746	5,608	1,406	1,429	970	333	2,742	0.48%	3.42%	299	204	57	20	2	582	82
TX	2,324,074	51,360	26,675	7,418	8,137	6,077	3,053	17,291	0.74%	5.94%	1,918	1,644	580	156	42	4,340	763
UT	439,167	6,587	3,660	963	1,036	665	263	1,967	0.45%	3.99%	219	213	51	17	4	504	17
VA	892,075	12,686	7,116	1,828	1,918	1,310	514	3,750	0.42%	4.05%	465	368	107	41	6	987	87
VT	59,059	826	419	119	126	84	78	289	0.49%	9.44%	21	19	2	1	1	44	20
WA	911,322	11,004	5,650	1,412	1,775	1,444	723	3,946	0.43%	6.57%	474	403	137	47	8	1,069	100
WI	625,021	7,617	4,148	1,101	1,148	770	450	2,379	0.38%	5.91%	181	175	44	20	6	426	45
WV	87,950	2,211	1,363	307	301	156	84	542	0.62%	3.80%	40	31	16	2	1	90	92
WY	50,924	706	403	122	95	63	23	181	0.36%	3.26%	17	14	2	-	1	34	23
Other <sup>2</sup>	97,226	3,568	1,819	561	593	227	368	1,198	1.23%	10.31%	38	37	16	1	1	93	210
<b>Total</b>	<b>30,791,858</b>	<b>556,483</b>	<b>295,670</b>	<b>80,239</b>	<b>83,269</b>	<b>59,607</b>	<b>37,698</b>	<b>180,953</b>	<b>0.59%</b>	<b>6.77%</b>	<b>16,766</b>	<b>14,139</b>	<b>4,470</b>	<b>1,344</b>	<b>477</b>	<b>37,196</b>	<b>6,962</b>

<sup>1</sup>Includes other loans that cannot be categorized due to missing attributes.

<sup>2</sup>Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.

<sup>3</sup>May include a small volume of Fannie Mae REO properties associated with a specific reverse mortgage transaction.



Fannie Mae Single-Family Book Profile - As of March 31, 2026

State	Total Loan Count	Delinquent Loans (DLQ) <sup>1</sup>									Loans in Forbearance Plan						REO Inventory <sup>3</sup>
		Total	30-59 Days DLQ	60-89 Days DLQ	90-179 Days DLQ	180-364 Days DLQ	365+ Days DLQ	Serious Delinquent (90+ FC In)	Serious Delinquent (90+ FC In) Rates	% of DLQ Loans > =365 Days DLQ	30-89 Days	90-179 Days	180-269 Days	270-364 Days	365+ Days	Total	
AK	25,781	368	194	60	54	43	17	114	0.44%	4.62%	11	6	1	1	-	19	17
AL	194,130	4,177	2,437	591	594	363	192	1,152	0.59%	4.60%	72	70	20	2	5	169	111
AR	108,452	1,996	1,095	282	309	212	98	620	0.57%	4.91%	41	45	13	3	1	103	57
AZ	486,932	8,441	4,493	1,360	1,350	949	289	2,592	0.53%	3.42%	268	284	108	29	3	692	76
CA	2,226,104	31,816	17,250	4,676	4,579	3,413	1,898	9,910	0.45%	5.97%	1,122	985	344	94	91	2,636	330
CO	446,286	5,610	2,904	830	910	699	267	1,885	0.42%	4.76%	256	204	77	11	3	551	90
CT	177,633	3,369	1,828	487	481	324	249	1,058	0.60%	7.39%	101	85	26	11	3	226	35
DC	39,505	970	425	105	161	135	144	440	1.11%	14.85%	36	37	15	7	1	96	19
DE	67,563	1,126	640	145	150	103	88	341	0.50%	7.82%	34	26	8	2	-	70	5
FL	1,100,694	24,905	12,034	3,603	3,761	3,119	2,388	9,282	0.84%	9.59%	892	802	241	85	32	2,052	360
GA	525,365	11,384	6,042	1,741	1,817	1,245	539	3,612	0.69%	4.73%	452	425	145	61	15	1,098	117
HI	67,722	959	438	114	130	116	161	410	0.61%	16.79%	18	22	10	2	9	61	21
IA	171,546	2,768	1,470	363	428	334	173	939	0.55%	6.25%	67	91	29	9	13	209	67
ID	130,814	1,650	931	223	246	173	77	496	0.38%	4.67%	53	44	14	3	1	115	16
IL	666,585	13,238	6,573	1,901	2,085	1,571	1,108	4,777	0.72%	8.37%	402	408	144	45	11	1,010	229
IN	318,870	6,286	3,373	910	921	692	390	2,013	0.63%	6.20%	156	156	44	8	1	365	68
KS	109,678	1,810	1,026	247	237	212	88	538	0.49%	4.86%	33	55	13	2	-	103	41
KY	141,288	2,632	1,427	356	386	291	172	851	0.60%	6.53%	77	51	15	6	2	151	43
LA	163,106	5,115	2,606	760	781	568	400	1,751	1.07%	7.82%	105	125	43	9	1	283	177
MA	367,304	5,716	3,190	803	833	538	352	1,728	0.47%	6.16%	158	131	40	11	3	343	36
MD	367,529	7,140	3,757	926	1,128	845	484	2,458	0.67%	6.78%	355	260	112	30	12	769	61
ME	53,844	927	489	118	104	63	153	321	0.60%	16.50%	27	21	4	-	1	53	32
MI	539,284	9,409	5,294	1,467	1,504	854	290	2,653	0.49%	3.08%	239	206	63	16	5	529	281
MN	412,168	5,749	3,093	840	908	622	286	1,825	0.44%	4.97%	191	207	64	19	7	488	250
MO	301,131	4,795	2,873	683	631	435	173	1,243	0.41%	3.61%	112	120	43	10	1	286	112
MS	85,809	2,529	1,433	376	381	234	105	720	0.84%	4.15%	59	45	17	2	2	125	80
MT	63,378	717	382	109	120	77	29	226	0.36%	4.04%	21	19	7	7	1	55	12
NC	552,536	9,139	5,021	1,352	1,346	901	519	2,770	0.50%	5.68%	268	251	86	22	3	630	81
ND	30,563	353	182	57	46	33	35	114	0.37%	9.92%	15	9	3	-	1	28	15
NE	115,239	1,598	839	263	244	181	71	497	0.43%	4.44%	48	62	15	5	1	131	20
NH	79,228	1,046	599	156	163	90	38	291	0.37%	3.63%	50	38	8	-	1	97	2
NJ	493,395	9,022	4,834	1,319	1,280	905	684	2,871	0.58%	7.58%	282	246	67	28	10	633	46
NM	97,166	1,733	960	225	216	184	148	552	0.57%	8.54%	34	35	9	2	2	82	58
NV	206,994	3,684	1,871	507	640	442	224	1,310	0.63%	6.08%	130	144	47	11	4	336	43
NY	672,424	13,713	6,868	1,698	1,630	1,424	2,093	5,166	0.77%	15.26%	341	289	93	26	8	757	236
OH	487,822	9,781	5,079	1,354	1,471	1,101	776	3,357	0.69%	7.93%	256	246	89	25	6	622	126
OK	142,129	2,814	1,562	367	366	294	225	888	0.62%	8.00%	61	62	19	4	2	148	56
OR	278,215	3,592	1,807	518	576	451	240	1,269	0.46%	6.68%	116	138	46	17	5	322	73
PA	573,632	11,097	6,054	1,655	1,438	1,052	898	3,394	0.59%	8.09%	292	253	79	15	3	642	154
RI	55,664	925	497	134	134	93	67	295	0.53%	7.24%	20	23	6	1	2	52	1
SC	269,325	4,887	2,675	670	714	499	329	1,547	0.57%	6.73%	133	140	35	8	5	321	39
SD	48,236	578	306	70	96	67	39	202	0.42%	6.75%	11	13	7	-	-	31	14
TN	309,686	5,238	3,032	718	803	503	182	1,494	0.48%	3.47%	166	129	38	11	2	346	52
TX	1,303,021	29,120	15,147	4,220	4,532	3,458	1,763	9,766	0.75%	6.05%	1,175	1,081	370	102	31	2,759	496
UT	239,352	3,508	1,984	513	526	347	138	1,014	0.42%	3.93%	112	117	30	9	2	270	7
VA	474,960	6,605	3,719	944	991	674	277	1,946	0.41%	4.19%	270	202	60	26	5	563	66
VT	25,880	413	212	63	60	39	39	138	0.53%	9.44%	7	9	2	1	-	19	16
WA	525,361	6,245	3,188	810	991	811	445	2,249	0.43%	7.13%	274	242	87	30	7	640	59
WI	381,460	4,344	2,391	636	642	438	237	1,328	0.35%	5.46%	101	107	30	17	4	259	29
WV	45,725	1,160	698	180	160	87	35	282	0.62%	3.02%	19	19	10	2	1	51	50
WY	31,393	425	247	73	55	35	15	105	0.33%	3.53%	8	6	-	-	-	14	18
Other <sup>2</sup>	72,020	2,222	1,117	373	307	156	269	742	1.03%	12.11%	24	26	14	1	1	66	201
<b>Total</b>	<b>16,869,927</b>	<b>298,844</b>	<b>158,586</b>	<b>42,951</b>	<b>44,416</b>	<b>32,495</b>	<b>20,396</b>	<b>97,542</b>	<b>0.58%</b>	<b>6.82%</b>	<b>9,571</b>	<b>8,817</b>	<b>2,910</b>	<b>848</b>	<b>330</b>	<b>22,476</b>	<b>4,701</b>

<sup>1</sup>Conventional Delinquency Subset: Excludes government, current month MBS liquidations, and loans with current month missing or erroneous performance data.

<sup>2</sup>Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.

<sup>3</sup>May include a small volume of REO properties associated with a specific reverse mortgage transaction.



Freddie Mac Single-Family Book Profile - As of March 31, 2026

State	Total Loan Count	Delinquent Loans (DLQ)									Loans in Forbearance Plan						REO Inventory
		Total	30-59 Days DLQ <sup>1</sup>	60-89 Days DLQ	90-179 Days DLQ	180-364 Days DLQ	365+ Days DLQ	Serious Delinquent (90+ FC In)	Serious Delinquent (90+ FC In) Rates	% of DLQ Loans > =365 Days DLQ	30-89 Days	90-179 Days	180-269 Days	270-364 Days	365+ Days	Total	
AK	24,991	309	184	59	34	18	14	66	0.26%	4.53%	7	6	1	-	-	14	7
AL	154,812	3,617	2,110	515	507	323	162	994	0.64%	4.48%	55	41	16	1	2	115	73
AR	92,515	1,694	920	243	258	180	93	531	0.57%	5.49%	29	17	6	8	-	60	22
AZ	398,342	6,957	3,867	1,057	1,085	719	229	2,034	0.51%	3.29%	184	166	43	17	3	413	46
CA	1,601,985	24,166	13,393	3,447	3,481	2,460	1,385	7,336	0.46%	5.73%	757	543	145	56	66	1,567	153
CO	335,892	4,522	2,292	676	777	556	221	1,557	0.46%	4.89%	181	131	32	9	-	353	48
CT	167,475	3,279	1,822	470	443	305	239	988	0.59%	7.29%	80	66	16	5	1	168	8
DC	32,064	811	300	109	135	139	128	402	1.25%	15.78%	52	33	10	1	3	99	8
DE	59,316	975	501	150	138	112	74	325	0.55%	7.59%	17	21	6	1	-	45	3
FL	951,475	20,779	10,199	2,876	3,234	2,461	2,009	7,721	0.81%	9.67%	695	463	152	47	9	1,366	146
GA	437,680	10,108	5,380	1,592	1,667	1,048	421	3,143	0.72%	4.17%	330	285	72	30	5	722	75
HI	39,897	661	318	82	99	59	103	261	0.65%	15.58%	17	21	4	1	2	45	9
IA	114,298	1,933	1,031	263	293	233	113	640	0.56%	5.85%	47	32	12	2	3	96	25
ID	91,931	1,266	738	175	184	127	42	353	0.38%	3.32%	34	25	7	3	-	69	13
IL	637,451	12,877	6,446	1,912	2,003	1,366	1,150	4,525	0.71%	8.93%	296	242	74	23	7	642	165
IN	327,482	6,715	3,587	1,000	1,011	697	420	2,136	0.65%	6.25%	132	116	30	9	3	290	42
KS	111,169	1,926	1,072	310	269	175	100	545	0.49%	5.19%	33	46	5	3	2	89	46
KY	174,564	3,054	1,700	415	427	297	215	940	0.54%	7.04%	74	31	12	7	3	127	22
LA	135,420	4,052	2,056	589	590	484	333	1,409	1.04%	8.22%	81	59	18	1	-	159	58
MA	328,069	5,289	2,877	795	814	458	345	1,624	0.50%	6.52%	116	84	38	7	1	246	12
MD	320,741	6,746	3,427	955	1,047	789	528	2,367	0.74%	7.83%	255	212	70	20	1	558	41
ME	58,756	912	505	136	115	64	92	272	0.46%	10.09%	18	11	2	-	1	32	6
MI	484,362	9,542	5,401	1,508	1,461	867	305	2,640	0.55%	3.20%	255	137	41	6	2	441	154
MN	320,863	5,094	2,690	779	842	553	230	1,626	0.51%	4.52%	169	133	42	12	3	359	107
MO	277,356	4,896	2,809	753	651	453	230	1,336	0.48%	4.70%	130	97	20	11	1	259	46
MS	51,917	1,613	929	218	228	153	85	466	0.90%	5.27%	27	21	4	-	-	52	27
MT	45,892	565	303	85	94	48	35	177	0.39%	6.19%	12	15	2	-	-	29	2
NC	445,973	7,836	4,404	1,078	1,145	776	433	2,362	0.53%	5.53%	192	137	39	17	1	386	50
ND	27,198	326	160	54	49	35	28	112	0.41%	8.59%	5	7	1	-	-	13	9
NE	67,407	962	504	125	162	126	45	335	0.50%	4.68%	27	24	7	4	1	63	7
NH	75,836	1,074	635	171	143	93	32	269	0.35%	2.98%	41	16	3	1	-	61	1
NJ	419,492	8,352	4,494	1,217	1,184	800	657	2,645	0.63%	7.87%	241	148	47	18	-	454	13
NM	65,115	1,178	646	165	161	112	94	367	0.56%	7.98%	23	19	10	1	-	53	13
NV	149,658	2,546	1,280	375	437	302	152	894	0.60%	5.97%	87	79	21	6	-	193	14
NY	557,707	12,944	6,584	1,772	1,650	1,236	1,702	4,595	0.82%	13.15%	259	175	51	16	2	503	90
OH	546,442	9,928	5,177	1,440	1,439	1,087	785	3,318	0.61%	7.91%	188	141	48	22	2	401	75
OK	117,657	2,498	1,337	355	346	283	177	807	0.69%	7.09%	45	32	10	3	-	90	34
OR	227,939	3,176	1,613	444	519	388	212	1,120	0.49%	6.68%	115	84	18	6	4	227	30
PA	496,888	10,015	5,298	1,459	1,426	982	850	3,261	0.66%	8.49%	250	154	27	11	-	442	83
RI	46,839	797	451	118	113	64	51	228	0.49%	6.40%	11	11	2	2	-	26	4
SC	224,099	4,265	2,335	596	639	426	269	1,336	0.60%	6.31%	103	64	24	2	-	193	23
SD	25,391	353	183	43	62	40	25	127	0.50%	7.08%	9	7	1	1	-	18	6
TN	263,929	4,508	2,576	688	626	467	151	1,248	0.47%	3.35%	133	75	19	9	-	236	30
TX	1,021,053	22,240	11,528	3,198	3,605	2,619	1,290	7,525	0.74%	5.80%	743	563	210	54	11	1,581	267
UT	199,815	3,079	1,676	450	510	318	125	953	0.48%	4.06%	107	96	21	8	2	234	10
VA	417,115	6,081	3,397	884	927	636	237	1,804	0.43%	3.90%	195	166	47	15	1	424	21
VT	33,179	413	207	56	66	45	39	151	0.46%	9.44%	14	10	-	-	1	25	4
WA	385,961	4,759	2,462	602	784	633	278	1,697	0.44%	5.84%	200	161	50	17	1	429	41
WI	243,561	3,273	1,757	465	506	332	213	1,051	0.43%	6.51%	80	68	14	3	2	167	16
WV	42,225	1,051	665	127	141	69	49	260	0.62%	4.66%	21	12	6	-	-	39	42
WY	19,531	281	156	49	40	28	8	76	0.39%	2.85%	9	8	2	-	1	20	5
Other <sup>2</sup>	25,206	1,346	702	188	286	71	99	456	1.81%	7.36%	14	11	2	-	-	27	9
<b>Total</b>	<b>13,921,931</b>	<b>257,639</b>	<b>137,084</b>	<b>37,288</b>	<b>38,853</b>	<b>27,112</b>	<b>17,302</b>	<b>83,411</b>	<b>0.60%</b>	<b>6.72%</b>	<b>7,195</b>	<b>5,322</b>	<b>1,560</b>	<b>496</b>	<b>147</b>	<b>14,720</b>	<b>2,261</b>

<sup>1</sup>Includes other loans that cannot be categorized due to missing attributes.

<sup>2</sup>Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.



Enterprises Foreclosure Prevention Actions by State - March 31, 2026

State	2025							YTD-2026							Conservatorship to Date <sup>1</sup>						
	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other <sup>2</sup>	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other <sup>2</sup>	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other <sup>2</sup>	Short Sales & Deeds-in-lieu	Total
AK	17	37	84	58	3	-	199	3	17	17	20	-	-	57	1,541	2,143	2,243	2,169	53	260	8,409
AL	263	334	844	858	7	6	2,312	74	145	211	277	1	1	709	21,640	12,159	31,701	13,077	1,223	3,139	82,939
AR	160	146	449	454	7	6	1,222	40	62	121	111	1	1	336	8,512	5,806	12,892	6,711	496	2,056	36,473
AZ	628	763	2,746	2,285	6	29	6,457	167	343	647	702	5	7	1,871	21,899	31,019	87,159	32,255	1,429	46,831	220,592
CA	2,002	3,601	9,258	7,922	36	83	22,902	459	1,184	2,100	2,030	12	31	5,816	78,843	184,220	342,361	170,620	3,419	107,942	887,405
CO	348	691	1,902	1,595	3	40	4,579	91	279	446	441	-	9	1,266	16,132	25,744	37,883	27,582	735	7,841	115,917
CT	243	251	931	855	4	7	2,291	62	90	230	240	-	-	622	13,274	15,676	41,794	18,804	627	7,188	97,363
DC	52	197	253	183	-	11	696	12	135	63	101	1	4	316	2,345	3,386	6,946	3,843	174	774	17,468
DE	74	86	344	232	-	7	743	14	41	81	63	-	4	203	4,279	3,932	12,003	4,236	219	2,308	26,976
FL	1,562	5,972	8,797	12,508	32	126	28,997	347	866	2,126	1,817	8	69	5,233	68,588	149,818	335,365	128,534	5,153	146,802	834,259
GA	658	1,651	3,415	3,705	16	23	9,468	171	485	856	892	3	13	2,420	41,875	47,480	117,867	50,220	2,652	17,477	277,572
HI	24	124	273	89	6	1	517	10	75	64	18	-	2	169	3,526	7,058	10,131	5,820	118	2,458	29,111
IA	223	186	599	418	4	12	1,442	53	67	155	92	1	4	372	10,570	5,719	16,957	6,417	696	2,371	42,730
ID	143	148	421	479	3	7	1,201	36	56	90	173	-	-	355	6,011	5,812	12,834	5,928	280	5,797	36,662
IL	930	1,033	3,982	2,304	27	54	8,330	216	458	914	469	2	10	2,069	45,344	52,111	158,999	56,063	2,650	43,879	359,046
IN	601	482	1,671	2,480	8	13	5,255	132	208	423	811	3	7	1,584	30,641	16,321	47,399	20,217	2,259	7,023	123,860
KS	162	145	506	1,008	5	3	1,829	38	68	121	335	1	1	564	9,556	5,869	13,506	8,060	500	2,187	39,678
KY	209	272	637	605	2	9	1,734	52	78	162	178	1	1	472	13,662	8,294	20,285	9,278	632	2,894	55,045
LA	295	362	1,470	1,031	15	33	3,206	76	125	328	237	3	7	776	19,654	20,637	33,190	20,511	1,233	2,511	97,736
MA	335	357	1,386	1,349	12	6	3,445	76	140	349	350	2	2	919	21,641	23,453	67,871	27,682	1,270	10,821	152,739
MD	462	1,637	1,904	1,574	8	22	5,607	124	1,071	460	560	2	5	2,222	26,710	32,059	89,666	33,006	1,430	18,502	201,374
ME	73	86	181	846	1	5	1,192	7	38	44	464	1	3	557	5,202	3,519	10,892	4,936	302	2,554	27,406
MI	784	639	2,703	1,524	15	10	5,675	214	274	673	366	3	6	1,536	43,480	37,365	93,876	33,900	6,405	30,474	245,500
MN	453	492	1,767	1,918	9	22	4,661	95	217	403	539	4	9	1,267	19,340	18,663	50,271	24,854	1,043	11,693	125,865
MO	342	466	1,122	1,390	12	19	3,351	86	191	244	453	3	4	981	23,631	16,169	39,460	18,477	1,490	7,111	106,338
MS	172	131	475	715	2	5	1,500	45	50	111	234	1	-	441	10,041	5,695	16,018	7,535	611	1,628	41,528
MT	43	81	189	337	-	2	652	11	26	54	104	-	-	195	2,812	2,801	5,247	3,348	110	919	15,237
NC	576	1,618	2,303	2,423	15	14	6,949	133	306	527	248	7	5	1,226	37,090	38,614	77,260	35,207	1,834	9,016	199,021
ND	27	21	96	842	2	1	989	8	19	18	347	-	-	392	861	1,332	1,577	2,918	66	180	6,934
NE	147	120	416	276	1	6	966	40	69	101	44	4	2	260	4,809	3,817	8,360	5,287	360	1,031	23,664
NH	73	122	286	449	1	2	933	20	61	67	127	-	-	275	5,992	4,692	13,840	5,218	274	2,465	32,482
NJ	467	685	2,518	1,319	9	14	5,012	106	281	594	293	9	3	1,286	32,573	52,070	124,708	57,172	1,731	24,893	293,146
NM	114	148	352	1,035	5	3	1,657	34	71	89	356	1	1	552	6,765	6,202	14,451	7,388	310	3,244	38,360
NV	238	372	970	615	5	7	2,207	48	130	254	166	1	5	604	8,233	20,704	47,061	19,730	656	34,056	130,441
NY	683	712	3,434	1,859	46	44	6,778	162	323	791	466	14	7	1,763	42,743	70,815	148,796	79,304	2,450	16,002	360,111
OH	781	691	2,514	2,422	19	21	6,448	206	321	610	765	6	6	1,914	41,840	28,656	90,334	33,777	4,074	16,103	214,785
OK	260	241	668	1,347	10	11	2,537	61	129	168	487	1	2	848	11,173	8,383	15,984	10,505	639	1,911	48,595
OR	231	373	1,080	767	4	18	2,473	50	129	244	209	1	8	641	10,336	17,127	33,231	17,832	498	10,707	89,731
PA	646	780	2,671	1,789	33	21	5,940	190	323	647	392	11	4	1,567	45,820	39,477	97,341	42,956	2,353	11,570	239,517
RI	51	63	200	239	3	-	556	12	31	61	66	1	-	171	4,152	3,790	12,861	3,859	253	2,894	27,809
SC	284	821	1,325	1,241	10	10	3,691	73	174	282	165	2	2	698	19,074	18,390	43,343	18,110	1,157	7,679	107,753
SD	49	37	137	517	-	1	741	9	18	21	183	-	1	232	1,480	1,452	2,501	2,179	98	277	7,987
TN	336	495	1,307	827	12	13	2,990	103	166	344	181	2	2	798	21,555	17,708	36,087	18,949	1,143	4,176	99,618
TX	2,096	3,157	8,559	5,585	30	118	19,545	560	1,253	2,148	1,081	7	44	5,093	82,462	113,455	135,497	120,009	4,014	8,595	464,032
UT	219	443	1,129	3,706	2	8	5,507	78	181	300	1,428	-	6	1,993	10,614	12,019	25,988	17,875	406	8,019	74,921
VA	421	1,091	1,763	1,275	11	10	4,571	90	584	359	382	5	2	1,422	26,389	31,278	65,505	32,690	1,216	14,306	171,383
VT	53	41	114	74	1	-	283	10	12	27	10	-	-	59	2,663	2,035	4,465	2,015	136	502	11,818
WA	457	857	1,758	977	9	24	4,082	97	342	477	196	2	9	1,123	20,491	28,616	59,601	28,553	912	19,042	157,214
WI	308	262	934	1,151	1	6	2,662	91	122	283	337	3	-	836	17,075	12,094	37,674	15,711	930	6,926	90,410
WV	90	104	225	592	6	1	1,018	21	49	58	221	-	1	350	5,349	2,825	7,796	3,623	251	947	20,791
WY	23	26	102	159	-	-	310	12	9	23	50	-	-	94	1,556	1,376	2,496	1,802	61	388	7,679
Other <sup>3</sup>	40	63	136	1,659	11	5	1,914	20	36	64	715	5	1	841	5,027	21,720	25,917	14,391	3,196	867	71,118
<b>Total</b>	<b>19,928</b>	<b>33,713</b>	<b>83,306</b>	<b>81,867</b>	<b>489</b>	<b>919</b>	<b>220,222</b>	<b>4,945</b>	<b>11,928</b>	<b>20,050</b>	<b>20,992</b>	<b>140</b>	<b>311</b>	<b>58,366</b>	<b>1,036,869</b>	<b>1,301,578</b>	<b>2,847,495</b>	<b>1,341,143</b>	<b>66,227</b>	<b>701,236</b>	<b>7,294,548</b>

<sup>1</sup>Since the first full quarter in conservatorship (4Q08). Freddie Mac's data excludes repayment and forbearance plans completed in 4Q08 and 2009. Fannie Mae's data excludes HomeSaver Advance, charge-offs-in-lieu, short sales and deeds-in-lieu completed in 4Q08.

<sup>2</sup>Consists of HomeSaver Advance (Fannie Mae), Payment Deferrals and Charge-offs-in-lieu.

<sup>3</sup>Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.



Fannie Mae Foreclosure Prevention Actions by State - March 31, 2026

State	2025							YTD-2026							Conservatorship to Date <sup>1</sup>						
	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other <sup>2</sup>	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other <sup>2</sup>	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other <sup>2</sup>	Short Sales & Deeds-in-lieu	Total
AK	10	20	44	40	1	-	115	2	10	12	11	-	-	35	1,268	1,218	1,389	1,294	46	184	5,399
AL	171	197	467	482	5	4	1,326	45	85	115	173	1	-	419	17,163	7,440	21,890	8,263	1,076	2,329	58,161
AR	84	67	278	246	5	5	685	28	27	67	65	1	-	188	6,649	3,354	8,651	4,011	449	1,400	24,514
AZ	352	395	1,639	1,300	5	22	3,713	98	199	381	411	2	6	1,097	16,144	18,015	55,947	19,863	1,343	27,763	139,075
CA	1,152	2,073	5,686	4,704	26	71	13,712	302	720	1,309	1,205	12	25	3,573	59,435	110,877	219,064	104,128	3,180	63,138	559,822
CO	185	356	1,138	959	1	26	2,665	57	174	262	252	-	3	748	12,561	15,671	24,410	16,704	693	4,959	74,998
CT	121	109	496	459	2	3	1,190	36	45	136	125	-	-	342	10,164	9,188	28,444	11,286	570	4,854	64,506
DC	26	117	149	99	-	9	400	5	95	40	62	1	3	206	1,809	1,922	4,659	2,352	144	491	11,377
DE	35	43	200	132	-	6	416	4	18	49	36	-	3	110	3,159	2,436	8,011	2,635	192	1,603	18,036
FL	967	3,387	5,123	7,093	17	77	16,664	220	464	1,198	1,040	5	44	2,971	52,707	86,648	223,785	79,853	4,386	94,222	541,601
GA	344	924	1,915	2,115	10	17	5,325	102	266	486	509	2	10	1,375	29,894	26,567	75,776	30,440	2,256	10,815	175,748
HI	14	84	177	23	4	1	303	7	49	44	1	-	1	102	2,861	4,287	6,841	3,678	98	1,528	19,293
IA	115	98	356	160	3	10	742	27	35	85	34	-	4	185	8,098	3,394	11,329	3,887	602	1,662	28,972
ID	86	77	236	319	2	3	723	26	28	51	131	-	-	236	4,429	3,207	8,197	3,742	262	3,726	23,563
IL	575	549	2,269	814	18	37	4,262	134	234	515	77	1	5	966	32,887	26,925	100,062	31,143	2,071	27,835	220,923
IN	279	220	894	1,709	5	7	3,114	75	112	224	559	2	4	976	22,164	8,687	29,939	11,659	1,456	4,681	78,586
KS	89	65	276	761	2	2	1,195	18	28	77	267	-	-	390	6,868	3,092	8,479	4,886	430	1,503	25,258
KY	109	127	340	304	-	5	885	29	33	82	88	-	-	232	9,927	4,319	12,150	4,821	473	1,902	33,592
LA	181	188	863	504	12	20	1,768	50	78	210	104	3	7	452	15,503	13,219	23,163	12,441	1,124	1,751	67,201
MA	186	168	772	721	6	2	1,855	55	66	189	176	1	2	489	16,413	13,124	44,527	16,459	1,175	6,992	98,690
MD	260	994	1,063	851	7	15	3,190	73	701	270	234	1	4	1,283	19,656	17,986	58,280	19,877	1,281	11,767	128,847
ME	37	36	97	751	1	4	926	3	23	19	436	1	3	485	3,926	1,906	7,224	3,224	269	1,775	18,324
MI	461	331	1,395	368	11	6	2,572	135	124	376	35	2	-	672	33,153	20,757	59,212	18,462	2,945	19,640	154,169
MN	260	242	975	1,292	2	12	2,783	57	119	239	351	3	5	774	13,735	10,180	29,773	14,872	975	6,893	76,428
MO	159	229	581	836	6	9	1,820	47	89	143	286	2	3	570	17,546	8,613	25,023	10,687	1,222	4,578	67,669
MS	123	83	291	556	1	3	1,057	34	32	72	186	1	-	325	8,403	3,691	11,950	5,186	542	1,278	31,050
MT	27	46	106	261	-	1	441	7	18	29	90	-	-	144	2,154	1,686	3,464	2,161	106	631	10,202
NC	331	976	1,312	1,073	10	8	3,710	75	164	293	25	4	3	564	27,492	22,016	49,651	20,707	1,631	5,892	127,389
ND	13	7	46	809	-	1	876	3	11	11	338	-	-	363	607	650	977	2,067	51	121	4,473
NE	90	58	256	123	1	4	532	25	41	57	9	2	1	135	3,742	2,355	5,920	3,543	327	724	16,611
NH	40	64	150	315	-	2	571	10	27	30	90	-	-	157	4,426	2,593	8,775	3,117	255	1,576	20,742
NJ	253	353	1,446	443	5	5	2,505	65	153	324	47	4	-	593	24,807	31,218	84,468	34,411	1,480	16,621	193,005
NM	93	83	213	931	2	3	1,325	27	47	51	319	1	-	445	5,233	3,866	9,623	5,125	274	2,160	26,281
NV	135	206	614	295	5	4	1,259	31	78	170	52	1	5	337	6,302	12,872	30,186	12,895	584	20,660	83,499
NY	382	380	2,019	776	26	26	3,609	104	163	448	161	11	5	892	32,390	41,720	100,131	46,820	1,952	10,320	233,333
OH	416	327	1,344	1,324	9	13	3,433	126	155	307	399	5	2	994	31,040	15,627	57,806	19,164	2,361	11,057	137,055
OK	151	130	350	1,070	6	7	1,714	31	75	90	401	1	2	600	8,652	4,776	10,595	6,707	558	1,355	32,643
OR	130	191	626	388	1	13	1,349	30	68	138	117	1	7	361	7,730	9,978	21,215	10,202	445	6,546	56,116
PA	342	399	1,492	759	23	15	3,030	110	159	352	135	11	3	770	34,346	23,718	64,953	25,926	1,972	7,783	158,698
RI	30	31	121	156	3	-	341	8	18	37	37	1	-	101	2,999	2,106	8,389	2,379	222	1,878	17,973
SC	166	474	751	581	7	6	1,985	47	101	166	33	-	1	348	13,934	10,355	28,665	10,776	1,039	5,199	69,968
SD	28	22	79	462	-	-	591	7	7	10	176	-	1	201	1,090	891	1,674	1,617	88	218	5,578
TN	194	260	699	273	4	10	1,440	63	90	193	31	2	2	381	16,671	10,275	23,912	11,190	952	2,911	65,911
TX	1,281	1,769	5,049	2,321	18	88	10,526	383	753	1,282	206	5	32	2,661	63,810	68,984	90,967	72,234	3,737	5,917	305,649
UT	104	220	634	3,231	-	3	4,192	47	100	188	1,309	-	4	1,648	7,945	6,513	15,983	12,058	376	4,739	47,614
VA	258	657	994	626	6	9	2,550	55	380	197	166	3	2	803	19,377	18,022	42,203	19,485	1,127	9,169	109,383
VT	36	15	56	17	-	-	124	5	6	17	2	-	-	30	1,903	1,009	2,871	1,066	113	328	7,292
WA	288	506	1,038	298	5	14	2,149	61	209	289	19	2	8	588	15,344	17,007	38,761	17,128	809	12,008	101,056
WI	204	126	559	797	1	3	1,690	66	69	173	234	3	-	545	13,137	7,038	24,115	10,070	826	4,530	59,716
WV	57	55	131	493	4	-	740	12	35	32	187	-	1	267	3,999	1,509	4,681	2,261	214	599	13,262
WY	15	18	57	123	-	-	213	8	3	15	38	-	-	64	1,259	825	1,720	1,188	59	284	5,335
Other <sup>3</sup>	28	49	98	1,624	9	5	1,813	8	22	26	680	3	1	740	3,787	13,425	18,060	11,399	3,158	703	50,532
<b>Total</b>	<b>11,473</b>	<b>18,601</b>	<b>47,960</b>	<b>47,167</b>	<b>297</b>	<b>616</b>	<b>126,114</b>	<b>3,083</b>	<b>6,806</b>	<b>11,576</b>	<b>12,155</b>	<b>101</b>	<b>212</b>	<b>33,933</b>	<b>780,698</b>	<b>757,757</b>	<b>1,857,940</b>	<b>811,549</b>	<b>53,976</b>	<b>443,198</b>	<b>4,705,118</b>

<sup>1</sup>Since the first full quarter in conservatorship (4Q08). The state level data for HomeSaver Advance, charge-offs-in-lieu, short sales and deeds-in-lieu are not available for 4Q08.

<sup>2</sup>Consists of HomeSaver Advance (Fannie Mae), Payment Deferrals and Charge-offs-in-lieu.

<sup>3</sup>Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.



Freddie Mac Foreclosure Prevention Actions by State - March 31, 2026

State	2025							YTD-2026							Conservatorship to Date <sup>1</sup>						
	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other <sup>2</sup>	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other <sup>2</sup>	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other <sup>2</sup>	Short Sales & Deeds-in-lieu	Total
AK	7	17	40	18	2	-	84	1	7	5	9	-	-	22	273	925	854	875	7	76	3,010
AL	92	137	377	376	2	2	986	29	60	96	104	-	1	290	4,477	4,719	9,811	4,814	147	810	24,778
AR	76	79	171	208	2	1	537	12	35	54	46	-	1	148	1,863	2,452	4,241	2,700	47	656	11,959
AZ	276	368	1,107	985	1	7	2,744	69	144	266	291	3	1	774	5,755	13,004	31,212	12,392	86	19,068	81,517
CA	850	1,528	3,572	3,218	10	12	9,190	157	464	791	825	-	6	2,243	19,408	73,343	123,297	66,492	239	44,804	327,583
CO	163	335	764	636	2	14	1,914	34	105	184	189	-	6	518	3,571	10,073	13,473	10,878	42	2,882	40,919
CT	122	142	435	396	2	4	1,101	26	45	94	115	-	-	280	3,110	6,488	13,350	7,518	57	2,334	32,857
DC	26	80	104	84	-	2	296	7	40	23	39	-	1	110	536	1,464	2,287	1,491	30	283	6,091
DE	39	43	144	100	-	1	327	10	23	32	27	-	1	93	1,120	1,496	3,992	1,601	27	705	8,940
FL	595	2,585	3,674	5,415	15	49	12,333	127	402	928	777	3	25	2,262	15,881	63,170	111,580	48,681	767	52,580	292,658
GA	314	727	1,500	1,590	6	6	4,143	69	219	370	383	1	3	1,045	11,981	20,913	42,091	19,780	396	6,662	101,824
HI	10	40	96	66	2	-	214	3	26	20	17	-	1	67	665	2,771	3,290	2,142	20	930	9,818
IA	108	88	243	258	1	2	700	26	32	70	58	1	-	187	2,472	2,325	5,628	2,530	94	709	13,758
ID	57	71	185	160	1	4	478	10	28	39	42	-	-	119	1,582	2,605	4,637	2,186	18	2,071	13,099
IL	355	484	1,713	1,490	9	17	4,068	82	224	399	392	1	5	1,103	12,457	25,186	58,937	24,920	579	16,044	138,123
IN	322	262	777	771	3	6	2,141	57	96	199	252	1	3	608	8,477	7,634	17,460	8,558	803	2,342	45,274
KS	73	80	230	247	3	1	634	20	40	44	68	1	1	174	2,688	2,777	5,027	3,174	70	684	14,420
KY	100	145	297	301	2	4	849	23	45	80	90	1	1	240	3,735	3,975	8,135	4,457	159	992	21,453
LA	114	174	607	527	3	13	1,438	26	47	118	133	-	-	324	4,151	7,418	10,027	8,070	109	760	30,535
MA	149	189	614	628	6	4	1,590	21	74	160	174	1	-	430	5,228	10,329	23,344	11,223	95	3,829	54,049
MD	202	643	841	723	1	7	2,417	51	370	190	326	1	1	939	7,054	14,073	31,386	13,129	149	6,735	72,527
ME	36	50	84	95	-	1	266	4	15	25	28	-	-	72	1,276	1,613	3,668	1,712	33	779	9,082
MI	323	308	1,308	1,156	4	4	3,103	79	150	297	331	1	6	864	10,327	16,608	34,664	15,438	3,460	10,834	91,331
MN	193	250	792	626	7	10	1,878	38	98	164	188	1	4	493	5,605	8,483	20,498	9,982	68	4,800	49,437
MO	183	237	541	554	6	10	1,531	39	102	101	167	1	1	411	6,085	7,556	14,437	7,790	268	2,533	38,669
MS	49	48	184	159	1	2	443	11	18	39	48	-	-	116	1,638	2,004	4,068	2,349	69	350	10,478
MT	16	35	83	76	-	1	211	4	8	25	14	-	-	51	658	1,115	1,783	1,187	4	288	5,035
NC	245	642	991	1,350	5	6	3,239	58	142	234	223	3	2	662	9,598	16,598	27,609	14,500	203	3,124	71,632
ND	14	14	50	33	2	-	113	5	8	7	9	-	-	29	254	682	600	851	15	59	2,461
NE	57	62	160	153	-	2	434	15	28	44	35	2	1	125	1,067	1,462	2,440	1,744	33	307	7,053
NH	33	58	136	134	1	-	362	10	34	37	37	-	-	118	1,566	2,099	5,065	2,101	19	889	11,740
NJ	214	332	1,072	876	4	9	2,507	41	128	270	246	5	3	693	7,766	20,852	40,240	22,761	251	8,272	100,141
NM	21	65	139	104	3	-	332	7	24	38	37	-	1	107	1,532	2,336	4,828	2,263	36	1,084	12,079
NV	103	166	356	320	-	3	948	17	52	84	114	-	-	267	1,931	7,832	16,875	6,835	72	13,396	46,942
NY	301	332	1,415	1,083	20	18	3,169	58	160	343	305	3	2	871	10,353	29,095	48,665	32,484	498	5,682	126,778
OH	365	364	1,170	1,098	10	8	3,015	80	166	303	366	1	4	920	10,800	13,029	32,528	14,613	1,713	5,046	77,730
OK	109	111	318	277	4	4	823	30	54	78	86	-	-	248	2,521	3,607	5,389	3,798	81	556	15,952
OR	101	182	454	379	3	5	1,124	20	61	106	92	-	1	280	2,606	7,149	12,016	7,630	53	4,161	33,615
PA	304	381	1,179	1,030	10	6	2,910	80	164	295	257	-	1	797	11,474	15,759	32,388	17,030	381	3,787	80,819
RI	21	32	79	83	-	-	215	4	13	24	29	-	-	70	1,153	1,684	4,472	1,480	31	1,016	9,836
SC	118	347	574	660	3	4	1,706	26	73	116	132	2	1	350	5,140	8,035	14,678	7,334	118	2,480	37,785
SD	21	15	58	55	-	1	150	2	11	11	7	-	-	31	390	561	827	562	10	59	2,409
TN	142	235	608	554	8	3	1,550	40	76	151	150	-	-	417	4,884	7,433	12,175	7,759	191	1,265	33,707
TX	815	1,388	3,510	3,264	12	30	9,019	177	500	866	875	2	12	2,432	18,652	44,471	44,530	47,775	277	2,678	158,383
UT	115	223	495	475	2	5	1,315	31	81	112	119	-	2	345	2,669	5,506	10,005	5,817	30	3,280	27,307
VA	163	434	769	649	5	1	2,021	35	204	162	216	2	-	619	7,012	13,256	23,302	13,205	89	5,137	62,000
VT	17	26	58	57	1	-	159	5	6	10	8	-	-	29	760	1,026	1,594	949	23	174	4,526
WA	169	351	720	679	4	10	1,933	36	133	188	177	-	1	535	5,147	11,609	20,840	11,425	103	7,034	56,158
WI	104	136	375	354	-	3	972	25	53	110	103	-	-	291	3,938	5,056	13,559	5,641	104	2,396	30,694
WV	33	49	94	99	2	1	278	9	14	26	34	-	-	83	1,350	1,316	3,115	1,362	37	348	7,529
WY	8	8	45	36	-	-	97	4	6	8	12	-	-	30	297	551	776	614	2	104	2,344
Other <sup>3</sup>	12	14	38	35	2	-	101	12	14	38	35	2	-	101	1,240	8,295	7,857	2,992	38	164	20,586
<b>Total</b>	<b>8,455</b>	<b>15,112</b>	<b>35,346</b>	<b>34,700</b>	<b>192</b>	<b>303</b>	<b>94,108</b>	<b>1,862</b>	<b>5,122</b>	<b>8,474</b>	<b>8,837</b>	<b>39</b>	<b>99</b>	<b>24,433</b>	<b>256,171</b>	<b>543,821</b>	<b>989,555</b>	<b>529,594</b>	<b>12,251</b>	<b>258,038</b>	<b>2,589,430</b>

<sup>1</sup>Since the first full quarter in conservatorship (4Q08). The state level data for repayment plans and forbearance plans are not available for 1Q08 and 2009.

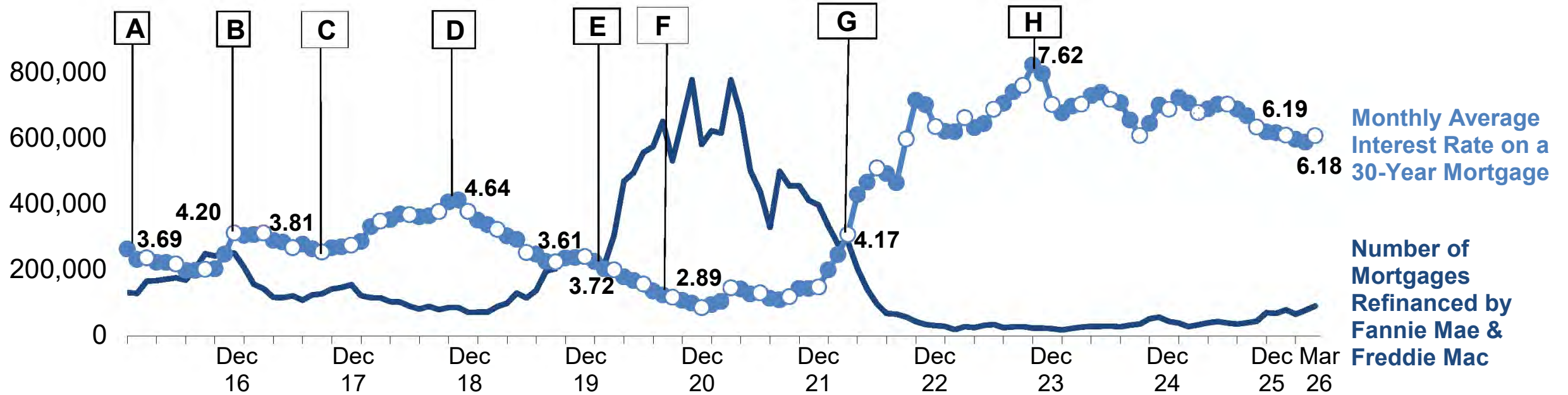
<sup>2</sup>Consists of Payment Deferrals and Charge-offs-in-lieu.

<sup>3</sup>Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.



Total refinance volume increased during the first quarter of 2026, driven by the decline in mortgage rates. Mortgage rates eased during the quarter, with the average 30-year fixed mortgage rate declining to 6.11 percent, down from 6.23 percent in the fourth quarter of 2025.

## Mortgage Rates vs Refinance Volume



\* Mortgage rates are from the Freddie Mac Primary Mortgage Market Survey, monthly average, from the Freddie Mac website.

Source: FHFA (Fannie Mae and Freddie Mac)

- A - Treasury rates fell, amid a global flight to the safety of government debt, in response to the U.K. Brexit vote to leave the European Union.
- B - Mortgage rates rose in November and December 2016 amid expectations of a rate hike by the Federal Reserve. The Federal Reserve raised the target federal funds rate to 0.75% on December 14, 2016 in response to a strengthening economy.
- C - Mortgage rates trended downward in 2017, as the Federal Reserve enacted a steady path to normalize its benchmark rate: The target

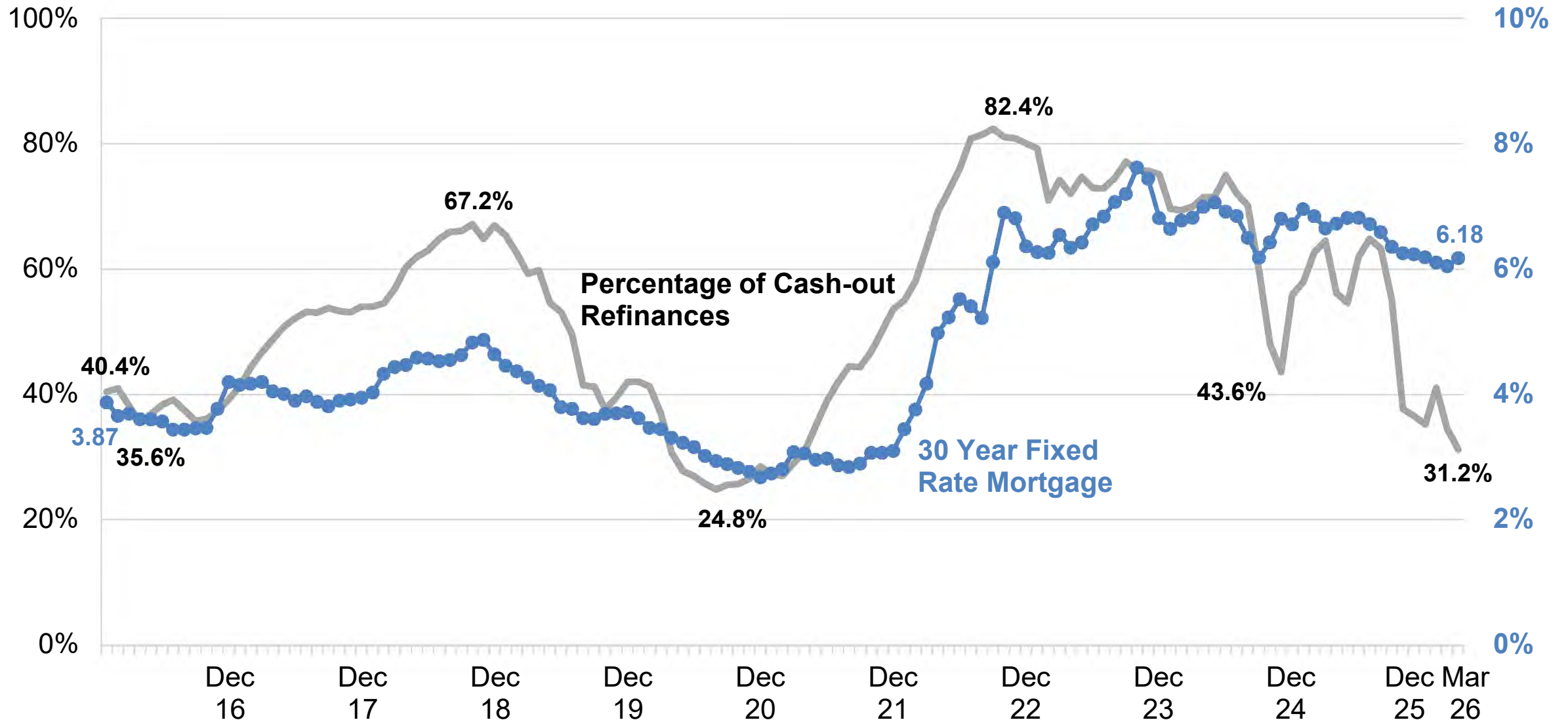
- D - Mortgage rates peaked in 2018, as the target Federal Funds rate was incrementally raised quarterly to 1.75%, 2%, 2.25% and 2.5%, with the Federal Reserve projecting a continued steady growth of the US economy in 2018.
- E - Mortgage rates trended downward in 2019 amid the growing effects of a China-US trade war on international trade slowing economic expansion.

- F - Mortgage rates continued to fall in 2020, as the target Federal Funds rate was cut to near zero levels in response to reduced economic activity driven by the COVID-19 pandemic.
- G - Mortgage rates rose above 3 percent in the third quarter amid concerns of inflation.
- H - Mortgage rates continued to rise as the Federal Reserve completed a series of increases to the target Federal Funds rate in response to persistent signs of inflation.



The share of cash-out refinance transactions declined to 35.2 percent of total refinance activity in the first quarter of 2026, down from a peak level of 82.4 percent recorded in September 2022.

### Percentage of Cash-out Refinances vs Mortgage Rates

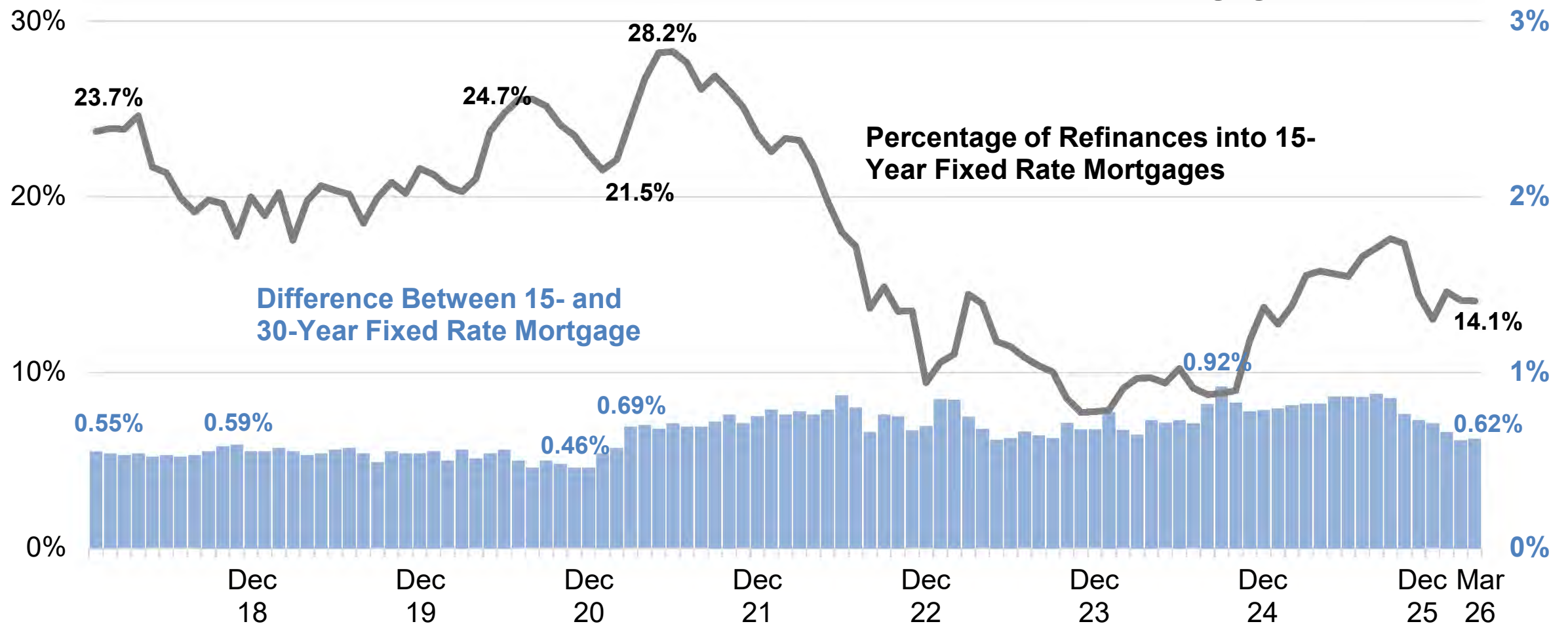


Source: FHFA (Fannie Mae and Freddie Mac). Mortgage rates are from the Freddie Mac Primary Mortgage Market Survey, monthly average, from the Freddie Mac website.



The share of borrowers refinancing into 15-year mortgages held steady at 14.2 percent in the first quarter of 2026, as the rate spread between 15- and 30-year fixed rate mortgages remained flat.

### Percentage of Refinances into 15-Year Mortgages vs The Difference Between 15- and 30-Year Fixed Rate Mortgages



Source: FHFA (Fannie Mae and Freddie Mac). Mortgage rates are from the Freddie Mac Primary Mortgage Market Survey, monthly average, from the Freddie Mac website.



Appendix: Data Tables

Fannie Mae and Freddie Mac - Quarterly Refinance Volume (# of loans)

	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25	1Q26
<b>Total Refinances</b>	45,046	53,832	44,686	35,118	36,197	45,597	49,631	72,993	50,212	67,523	60,859	103,651	120,856
Fannie Mae	33,399	40,120	38,836	36,260	33,680	43,974	49,154	82,082	53,010	58,173	61,866	117,014	116,183
Freddie Mac	78,445	93,952	83,522	71,378	69,877	89,571	98,785	155,075	103,222	125,696	122,725	220,665	237,039
<b>Fannie Mae</b>	36,725	44,002	37,426	29,915	30,213	37,273	40,238	58,118	40,607	52,200	46,826	75,381	92,049
FRM 30 (incl FRM 25 & 40)	2,410	2,929	2,301	2,077	2,565	3,274	4,702	6,656	2,344	4,443	3,528	9,841	8,680
FRM 20	5,495	6,603	4,757	2,957	3,162	4,612	4,328	8,130	6,739	9,598	9,582	15,435	16,980
FRM 15	416	298	202	169	257	438	363	89	522	1,282	923	2,994	3,147
All Other													
<b>Freddie Mac</b>	27,527	32,609	32,790	31,774	29,039	37,456	41,973	66,925	42,712	42,780	44,579	82,832	88,303
FRM 30 (incl FRM 25 & 40)	1,195	1,593	1,593	1,369	1,043	1,624	1,942	4,334	1,596	2,916	3,523	11,885	7,227
FRM 20	4,032	4,922	3,942	2,763	3,126	4,152	4,441	9,568	7,686	10,040	11,456	17,340	16,770
FRM 15	645	638	511	354	472	742	798	1,255	1,016	2,437	2,308	4,957	3,883
All Other													

Total Refinances

Fannie Mae

Freddie Mac

Total

Fannie Mae

FRM 30 (incl FRM 25 & 40)

FRM 20

FRM 15

All Other

Freddie Mac

FRM 30 (incl FRM 25 & 40)

FRM 20

FRM 15

All Other

Notes:

Total Refinances

• Freddie Mac Total Refinances include Long Term Standby (LTSB).



## 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).

**Payment Deferral** - A home retention workout option that defers past-due principal and interest payments (and amounts advanced if applicable) as a non-interest bearing balance, due and payable at maturity of the mortgage loan, or earlier upon the sale or transfer of the property, refinance of the mortgage loan, or payoff of the interest-bearing UPB.

**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.

