FORECLOSURE PREVENTION & REFINANCE REPORT

FEDERAL PROPERTY MANAGER'S REPORT

MAY 2026

May 2026 Highlights - Foreclosure Prevention

The Enterprises' Foreclosure Prevention Actions:

- The Enterprises completed 15,855 foreclosure prevention actions in May 2026, bringing the total to 7,410,301 since the start of the conservatorships in September 2008. Approximately 38.7 percent of these actions have been permanent loan modifications.
- There were 6,616 permanent loan modifications in May 2026, bringing the total to 2,864,357 since the conservatorships began in September 2008.
- Approximately 35.3 percent of loan modifications in May involved extend term only. Modifications with principal forbearance accounted for 63.1 percent of all loan modifications during the month.
- The number of borrowers who received payment deferrals after completing a forbearance plan declined from 5,729 in April to 5,389 in May 2026.
- Initiated forbearance plans fell from 9,395 in April to 8,854 in May 2026. However, the number of loans in forbearance increased slightly from 37,517 at the end of April to 37,644 at the end of May, representing approximately 0.12 percent of the total loans serviced and 6.72 percent of the total delinquent loans.

The Enterprises' Mortgage Performance:

- The 30–59-day delinquency rate increased to 1.03 percent, while the serious delinquency rate held steady at 0.58 percent at the end of May 2026.

The Enterprises' Foreclosures:

- Third-party and foreclosure sales fell 11.9 percent to 1,167, while foreclosure starts slipped 2.3 percent to 7,979 in May 2026.

May 2026 Highlights - Refinance Activities

- Total refinance volume decreased in May 2026 as mortgage rates moved higher. During the month, the average 30-year fixed mortgage rate rose to 6.44 percent, compared with 6.33 percent in April.
- The share of cash-out refinance transactions increased to 43.0 percent of total refinance activity in May 2026, though it remains well below the peak of 82.4 percent reached in September 2022.

Foreclosure Prevention Activities

Completed *(Number of loans)*	**Apr-26**	**May-26**
Loan Modifications	7,484	6,616
Repayment Plans	1,476	1,384
Forbearance Plans	2,344	2,313
Charge-offs-in-lieu	34	40
Payment Deferral	5,729	5,389
Home Retention Actions	**17,067**	**15,742**
Short Sales	94	79
Deeds-in-lieu	40	34
Home Forfeiture Actions	**134**	**113**
TOTAL	**17,201**	**15,855**
Inventory *(Number of loans at period end)*		
Repayment Plans	8,635	8,509
Forbearance Plans	37,517	37,644

Source: FHFA (Fannie Mae and Freddie Mac)

Mortgage Performance *(at period end)*

(Number of loans)	**Apr-26**	**May-26**
30-59 Days Delinquent	287,309	313,592
60-plus-days Delinquent	241,424	246,634
Foreclosure Starts	8,169	7,979
Third-party & Foreclosure Sales	1,325	1,167
(Percent of total loans serviced)		
30-59 Days Delinquent	0.94%	1.03%
60-plus-days Delinquent	0.79%	0.81%
Seriously Delinquent*	0.58%	0.58%

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

Source: FHFA (Fannie Mae and Freddie Mac)

Refinance Activities

(Number of loans)	**Apr-26**	**May-26**
Total Refinances	96,028	67,281

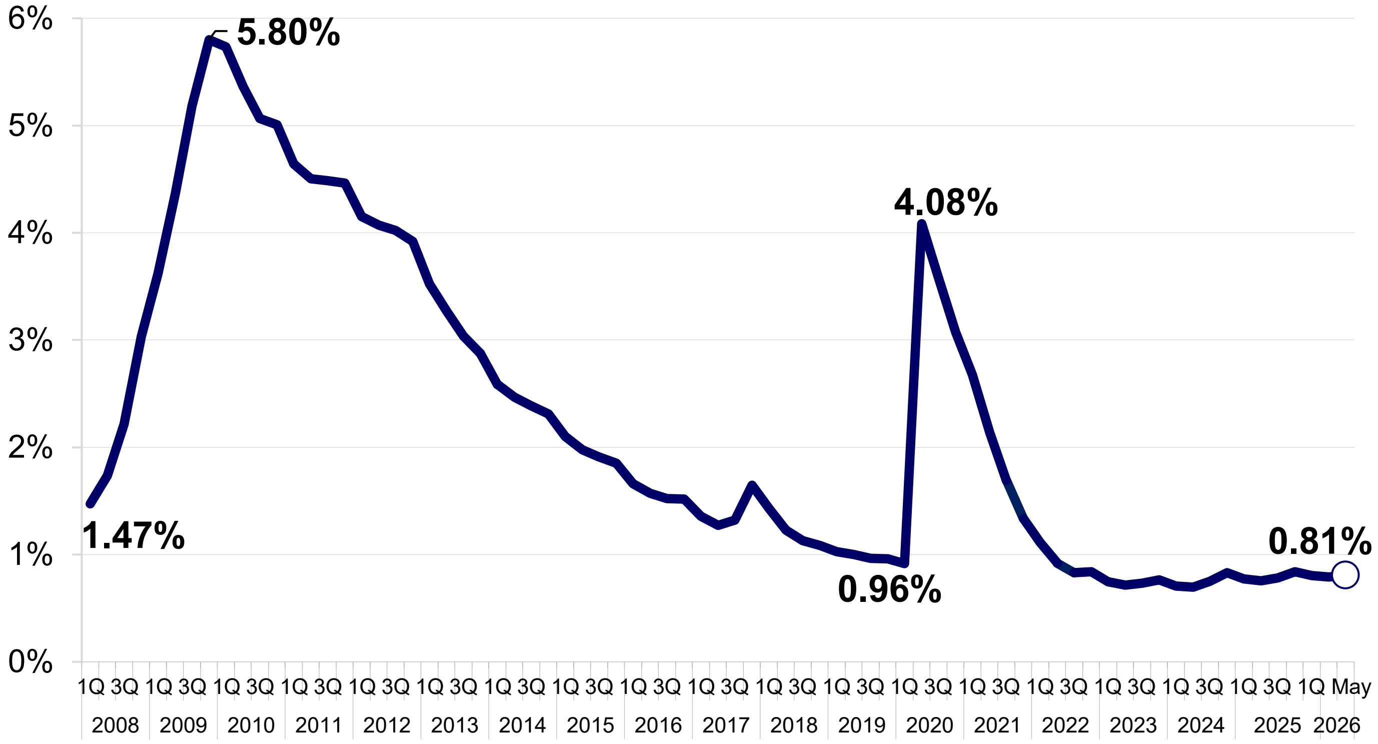
Source: FHFA (Fannie Mae and Freddie Mac)

This is the monthly 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.

Please see glossary on page 22

Enterprises' 60-plus-days Delinquency Rates

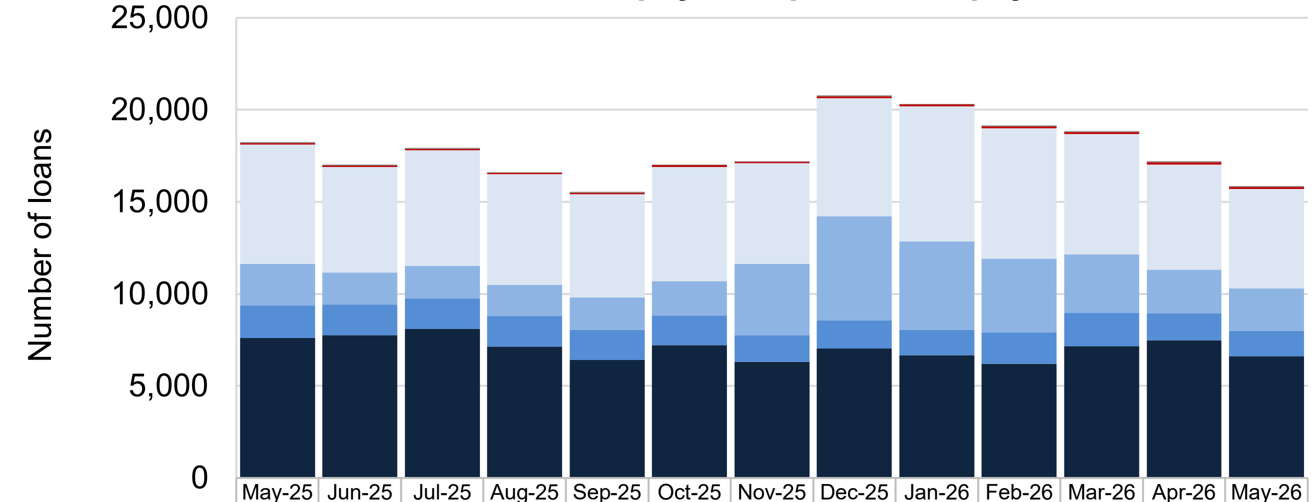
60-plus-day delinquency rate increased in May.



Source: FHFA (Fannie Mae and Freddie Mac)

Foreclosure Prevention Actions Completed

Foreclosure prevention actions declined in May, led by reductions in loan modifications, repayment plans, and payment deferrals.

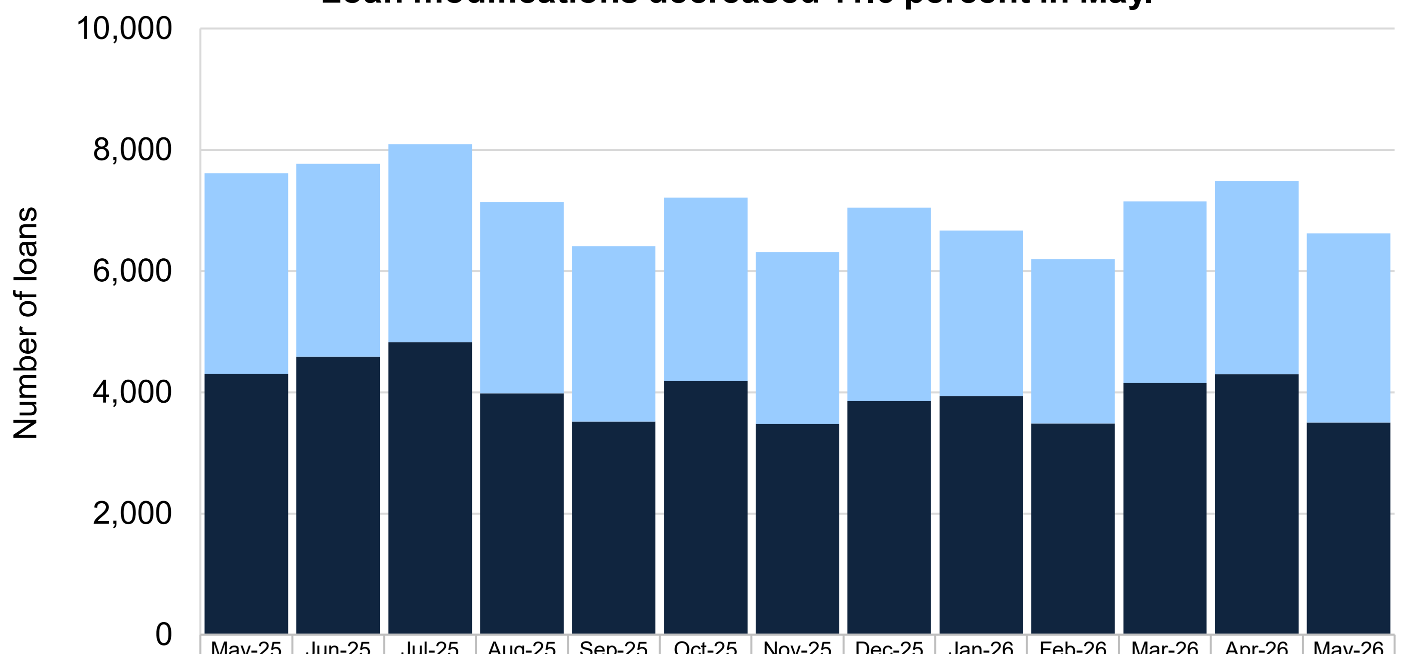


	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26
Other*	57	51	36	41	44	37	27	32	40	48	49	34	40
Short Sales & Deeds-in-lieu	79	68	83	75	80	100	75	103	109	98	106	134	113
Payment Deferral	6,493	5,735	6,275	6,025	5,616	6,208	5,493	6,424	7,344	7,083	6,537	5,729	5,389
Forbearance Plans**	2,256	1,742	1,763	1,687	1,758	1,871	3,855	5,666	4,778	4,011	3,160	2,344	2,313
Repayment Plans**	1,756	1,658	1,683	1,647	1,646	1,606	1,458	1,510	1,389	1,714	1,832	1,476	1,384
Loan Modifications	7,609	7,772	8,089	7,142	6,406	7,210	6,309	7,044	6,670	6,198	7,151	7,484	6,616
Total Actions	18,250	17,026	17,929	16,617	15,550	17,032	17,217	20,779	20,330	19,152	18,835	17,201	15,855

Source: FHFA (Fannie Mae and Freddie Mac)

Completed Loan Modifications

Loan modifications decreased 11.6 percent in May.

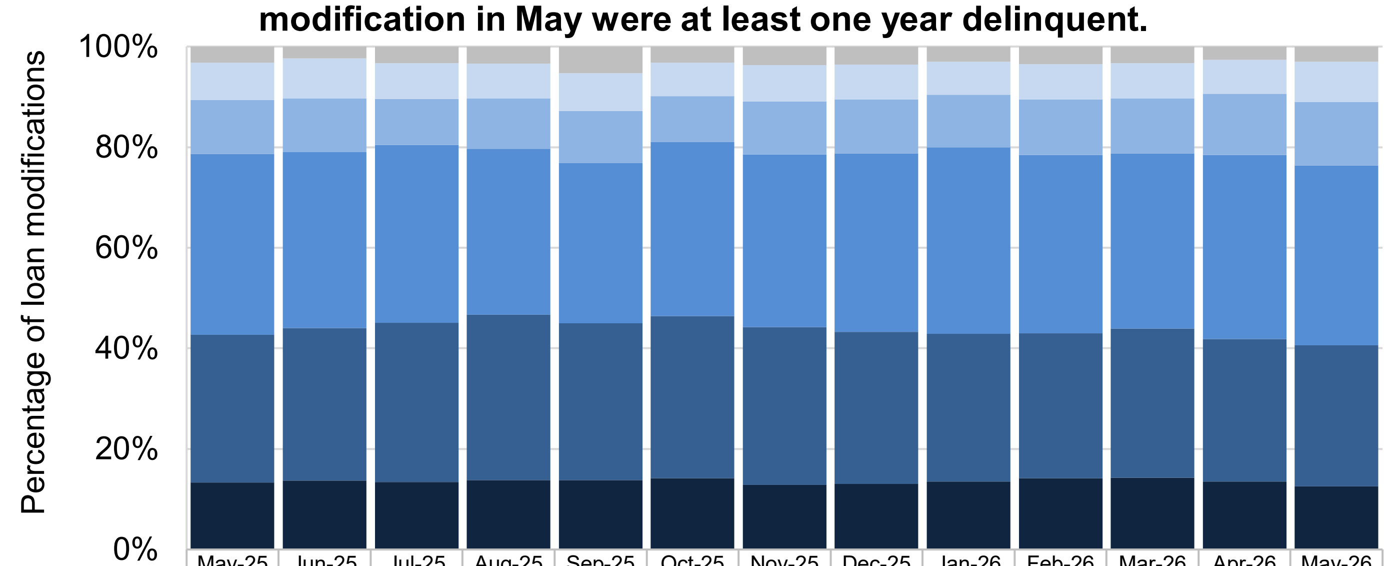


	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26
Freddie Mac	3,302	3,188	3,262	3,157	2,891	3,027	2,834	3,187	2,737	2,709	2,997	3,190	3,115
Fannie Mae	4,307	4,584	4,827	3,985	3,515	4,183	3,475	3,857	3,933	3,489	4,154	4,294	3,501
Total	7,609	7,772	8,089	7,142	6,406	7,210	6,309	7,044	6,670	6,198	7,151	7,484	6,616

Source: FHFA (Fannie Mae and Freddie Mac)

Loan Modifications by Delinquency Status

Approximately 12.6 percent of borrowers who received a modification in May were at least one year delinquent.



	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26
Current***	3%	2%	3%	3%	5%	3%	4%	4%	3%	3%	3%	3%	3%
30-59 DLQ	7%	8%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	8%
60-89 DLQ	11%	11%	9%	10%	10%	9%	10%	11%	10%	11%	11%	12%	13%
90-179 DLQ	36%	35%	35%	33%	32%	35%	34%	35%	37%	35%	35%	37%	36%
180 - 364 DLQ	29%	30%	32%	33%	31%	32%	31%	30%	29%	29%	30%	28%	28%
365+ DLQ	13%	14%	13%	14%	14%	14%	13%	13%	14%	14%	14%	13%	13%

Source: FHFA (Fannie Mae and Freddie Mac)

*Consists of HomeSaver Advance (Fannie Mae) and Charge-offs-in-lieu.
**Include loans that were 30+ days delinquent at initiation of the plan.
***Includes loans with missing delinquency status.

Please see glossary on page 22

Completed Foreclosure Prevention Actions

Since the first full quarter in conservatorship (4Q08), combined completed foreclosure prevention actions total 7,410,301. Approximately 38.7 percent of these actions were permanent loan modifications.

	2023	2024	2025	YTD May-2026	Conservatorship to Date[1]
Home Retention Actions					
Repayment Plans	13,977	18,313	19,928	7,795	1,068,438
Forbearance Plans	36,263	25,626	33,853	16,606	1,325,112
Charge-offs-in-lieu	630	1,184	489	211	22,855
Payment Deferral	84,358	82,204	81,955	32,082	1,352,286
HomeSaver Advance *(Fannie Mae)*	-	-	-	-	70,178
Loan Modifications[2]	57,041	64,740	83,306	34,119	2,864,357
Total	**192,269**	**192,067**	**219,531**	**90,813**	**6,703,226**
Nonforeclosure - Home Forfeiture Actions					
Short Sales	472	491	627	382	608,088
Deeds-in-lieu	156	174	308	178	98,987
Total	**628**	**665**	**935**	**560**	**707,075**
Total Foreclosure Prevention Actions	**192,897**	**192,732**	**220,466**	**91,373**	**7,410,301**

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

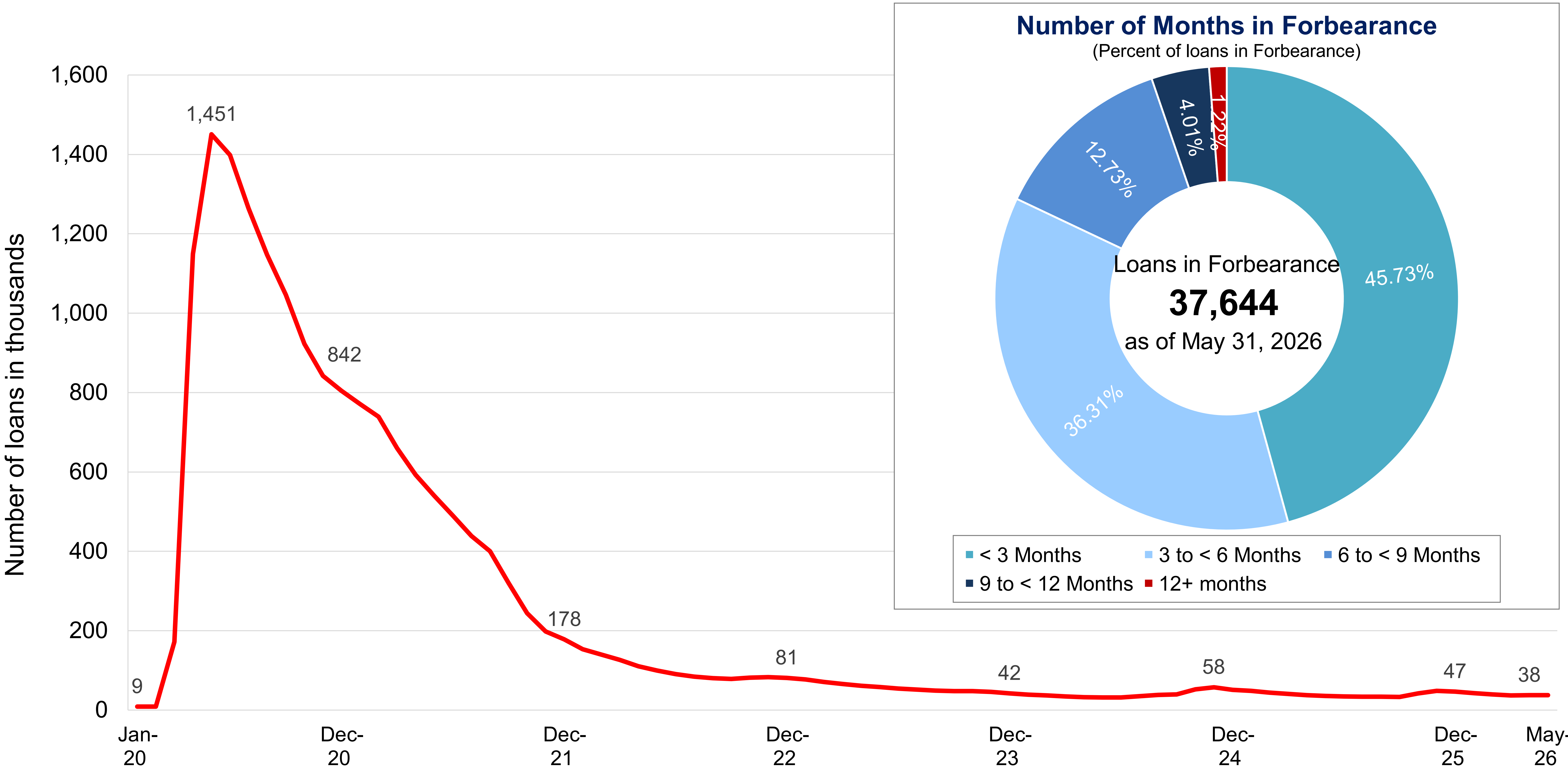
[2] Includes HAMP permanent modifications.

Source: FHFA (Fannie Mae and Freddie Mac)

Please see glossary on page 22

Forbearance Plans Inventory

The number of loans in forbearance increased slightly in May. As of May 31, 2026, 37,644 loans were in forbearance, representing about 0.12 percent of the Enterprises' single-family conventional book of business, up from 37,517 (0.12 percent) at the end of April. Approximately 1.22 percent of these loans have remained in forbearance for more than 12 months.



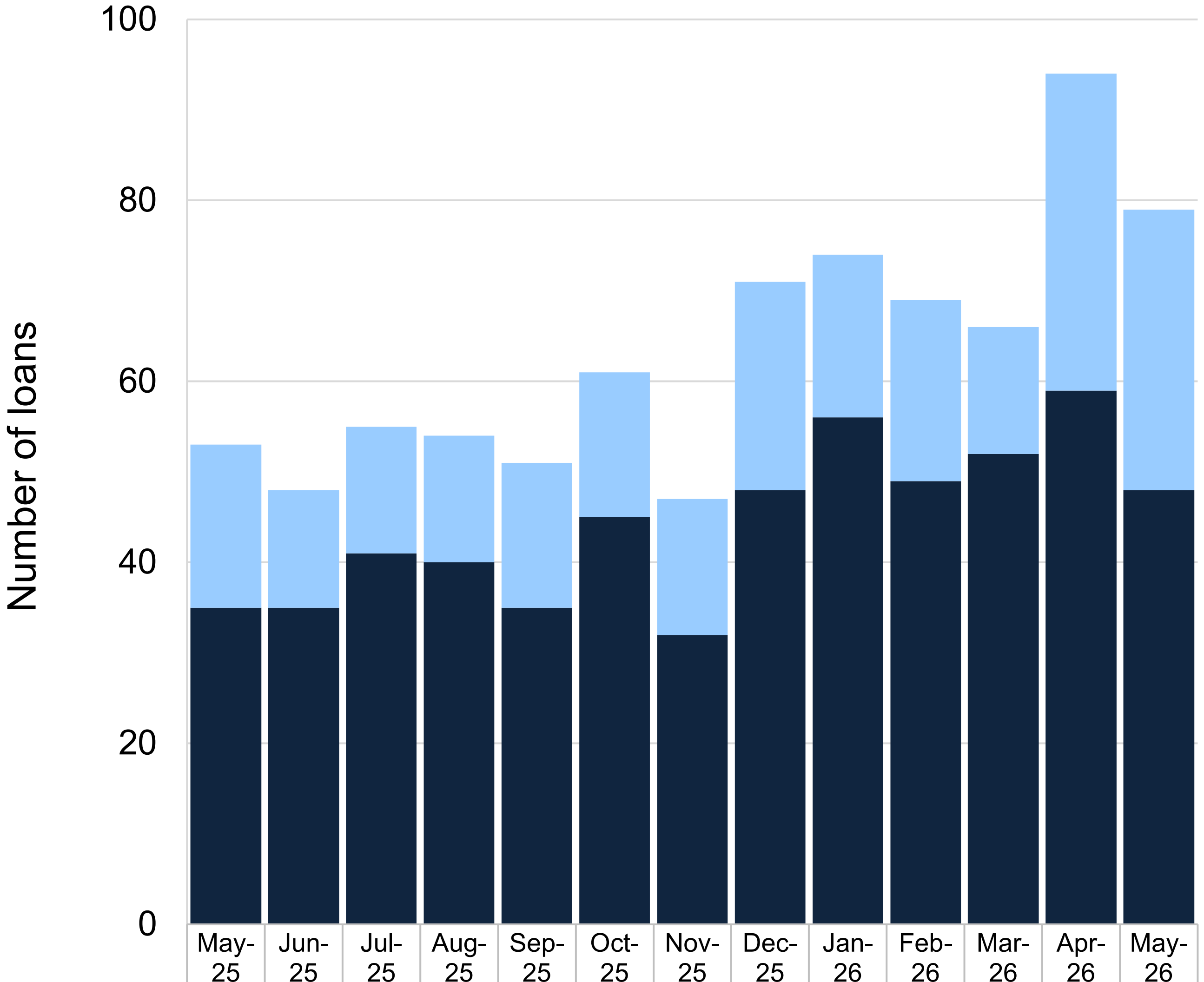
* See page 10 for data on forbearance plans initiated and completed during the month and pages 15-17 for forbearance plans inventory by state.

Source: FHFA (Fannie Mae and Freddie Mac)

Please see glossary on page 22

Short Sales

Completed short sales declined 16.0 percent in May.

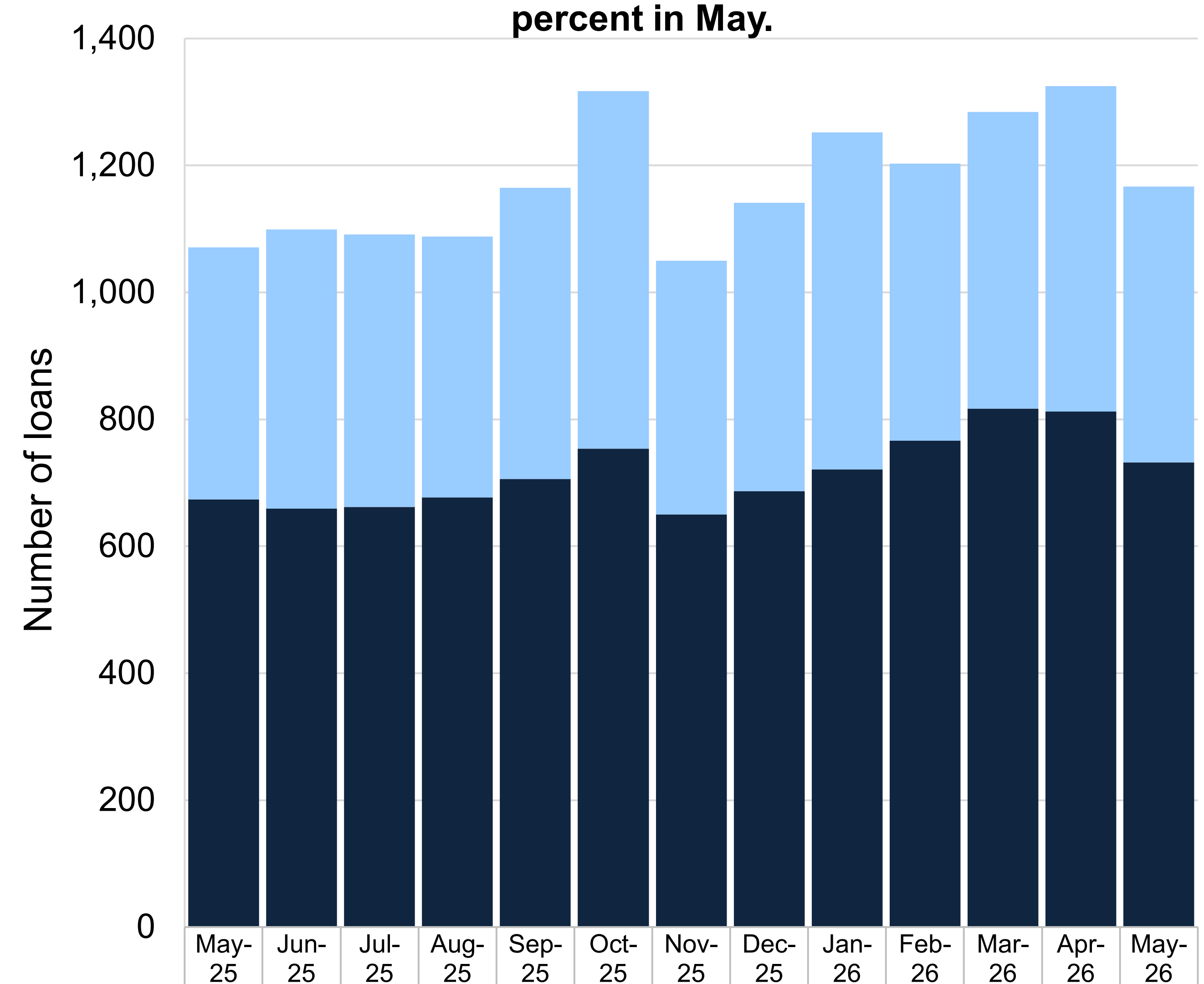


	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26
Freddie Mac	18	13	14	14	16	16	15	23	18	20	14	35	31
Fannie Mae	35	35	41	40	35	45	32	48	56	49	52	59	48
Total	53	48	55	54	51	61	47	71	74	69	66	94	79

Source: FHFA (Fannie Mae and Freddie Mac)

Foreclosure Sales and Third-party Sales

Foreclosure and third-party sales decreased 11.9 percent in May.



	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26
Freddie Mac	397	440	429	411	459	563	400	454	531	437	467	513	435
Fannie Mae	674	659	662	677	706	754	650	687	721	766	817	812	732
Total	1,07	1,09	1,09	1,08	1,16	1,31	1,05	1,14	1,25	1,20	1,28	1,32	1,16

Source: FHFA (Fannie Mae and Freddie Mac)

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

(# of loans in thousands)	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26
Total Loans Serviced	30,790	30,779	30,753	30,744	30,718	30,671	30,661	30,644	30,633	30,605	30,563	30,555	30,537
Original Credit Score >= 660	29,203	29,196	29,174	29,168	29,146	29,104	29,097	29,085	29,074	29,047	29,006	28,998	28,979
Original Credit Score < 660	1,588	1,584	1,579	1,576	1,572	1,566	1,564	1,560	1,559	1,558	1,557	1,557	1,557
Total Delinquent Loans	506	533	515	544	540	523	616	572	562	596	527	529	560
Original Credit Score >= 660	393	416	402	425	422	410	486	450	443	473	417	418	443
Original Credit Score < 660	112	116	113	119	117	113	130	121	119	123	110	111	117
30 - 59 Days Delinquent	277	300	283	307	299	286	360	314	303	337	281	287	314
Original Credit Score >= 660	215	235	221	240	234	225	285	247	238	268	222	226	247
Original Credit Score < 660	62	65	62	67	65	62	75	66	65	69	59	61	66
60 - 89 Days Delinquent	69	74	75	77	79	76	88	88	84	82	75	72	76
Original Credit Score >= 660	53	57	58	59	61	59	68	68	65	64	58	56	59
Original Credit Score < 660	16	17	18	18	18	17	20	20	19	18	16	16	17
60-plus-days Delinquent	228	233	233	237	240	237	256	258	259	258	246	241	247
Original Credit Score >= 660		182	182	185	188	186	201	203	204	204	195	192	196
Original Credit Score < 660	50	51	51	52	52	51	55	55	55	54	51	50	51
Percent of Total Loans Serviced													
Total Delinquent Loans	**1.64%**	**1.73%**	**1.68%**	**1.77%**	**1.76%**	**1.71%**	**2.01%**	**1.87%**	**1.83%**	**1.95%**	**1.72%**	**1.73%**	**1.83%**
Original Credit Score >= 660	1.35%	1.43%	1.38%	1.46%	1.45%	1.41%	1.67%	1.55%	1.52%	1.63%	1.44%	1.44%	1.53%
Original Credit Score < 660	7.08%	7.34%	7.16%	7.54%	7.47%	7.20%	8.28%	7.78%	7.65%	7.90%	7.07%	7.10%	7.52%
30 - 59 Days Delinquent	**0.90%**	**0.97%**	**0.92%**	**1.00%**	**0.97%**	**0.93%**	**1.17%**	**1.02%**	**0.99%**	**1.10%**	**0.92%**	**0.94%**	**1.03%**
Original Credit Score >= 660	0.74%	0.80%	0.76%	0.82%	0.80%	0.77%	0.98%	0.85%	0.82%	0.92%	0.76%	0.78%	0.85%
Original Credit Score < 660	3.91%	4.11%	3.93%	4.25%	4.14%	3.95%	4.78%	4.26%	4.15%	4.44%	3.81%	3.91%	4.25%
60 - 89 Days Delinquent	**0.23%**	**0.24%**	**0.24%**	**0.25%**	**0.26%**	**0.25%**	**0.29%**	**0.29%**	**0.28%**	**0.27%**	**0.24%**	**0.23%**	**0.25%**
Original Credit Score >= 660	0.18%	0.19%	0.20%	0.20%	0.21%	0.20%	0.23%	0.24%	0.23%	0.22%	0.20%	0.19%	0.20%
Original Credit Score < 660	1.02%	1.10%	1.11%	1.15%	1.17%	1.10%	1.26%	1.26%	1.21%	1.16%	1.05%	1.01%	1.09%
60-plus-days Delinquent	**0.74%**	**0.76%**	**0.76%**	**0.77%**	**0.78%**	**0.77%**	**0.83%**	**0.84%**	**0.84%**	**0.84%**	**0.81%**	**0.79%**	**0.81%**
Original Credit Score >= 660	0.00%	0.62%	0.62%	0.63%	0.64%	0.64%	0.69%	0.70%	0.70%	0.70%	0.67%	0.66%	0.68%
Original Credit Score < 660	3.17%	3.23%	3.23%	3.29%	3.34%	3.25%	3.51%	3.52%	3.50%	3.46%	3.25%	3.19%	3.28%
Serious Delinquency Rate	**0.54%**	**0.54%**	**0.54%**	**0.54%**	**0.55%**	**0.55%**	**0.57%**	**0.58%**	**0.59%**	**0.60%**	**0.59%**	**0.58%**	**0.58%**
In Bankruptcy	**0.06%**	**0.06%**	**0.06%**	**0.06%**	**0.06%**	**0.06%**	**0.07%**	**0.06%**	**0.07%**	**0.07%**	**0.07%**	**0.07%**	**0.07%**

Please see glossary on page 22

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

(# of loans in thousands)	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26
Total Loans Serviced	17,148	17,130	17,104	17,086	17,056	17,009	16,989	16,958	16,938	16,912	16,883	16,868	16,848
Original Credit Score >= 660	16,222	16,206	16,182	16,167	16,138	16,096	16,077	16,049	16,030	16,005	15,977	15,961	15,941
Original Credit Score < 660	926	924	922	920	917	914	912	909	907	907	906	907	907
Total Delinquent Loans	290	304	294	311	308	298	350	327	322	339	300	300	320
Original Credit Score >= 660	223	234	226	240	238	231	273	254	250	265	234	234	249
Original Credit Score < 660	68	70	68	71	70	68	78	73	72	74	66	66	71
30 - 59 Days Delinquent	158	170	160	174	171	162	203	178	172	190	159	162	178
Original Credit Score >= 660	121	131	123	135	132	125	159	139	134	149	124	126	139
Original Credit Score < 660	37	39	37	40	39	37	44	40	38	41	35	36	40
60 - 89 Days Delinquent	40	43	43	45	46	44	51	51	49	47	43	41	44
Original Credit Score >= 660	30	32	33	34	35	34	39	39	37	36	33	32	34
Original Credit Score < 660	10	10	11	11	11	11	12	12	12	11	10	10	10
60-plus-days Delinquent	132	134	134	136	138	136	147	149	149	149	141	138	142
Original Credit Score >= 660	102	103	103	105	106	105	114	116	116	116	110	108	111
Original Credit Score < 660	30	31	31	31	32	31	33	33	33	33	31	30	31
Percent of Total Loans Serviced													
Total Delinquent Loans	**1.69%**	**1.78%**	**1.72%**	**1.82%**	**1.81%**	**1.75%**	**2.06%**	**1.93%**	**1.90%**	**2.01%**	**1.78%**	**1.78%**	**1.90%**
Original Credit Score >= 660	1.37%	1.45%	1.40%	1.48%	1.47%	1.43%	1.70%	1.59%	1.56%	1.66%	1.47%	1.47%	1.56%
Original Credit Score < 660	7.29%	7.56%	7.34%	7.73%	7.68%	7.41%	8.52%	8.03%	7.90%	8.14%	7.29%	7.32%	7.78%
30 - 59 Days Delinquent	**0.92%**	**0.99%**	**0.94%**	**1.02%**	**1.00%**	**0.95%**	**1.19%**	**1.05%**	**1.02%**	**1.13%**	**0.94%**	**0.96%**	**1.06%**
Original Credit Score >= 660	0.75%	0.81%	0.76%	0.83%	0.82%	0.78%	0.99%	0.86%	0.84%	0.93%	0.77%	0.79%	0.87%
Original Credit Score < 660	4.00%	4.21%	4.01%	4.33%	4.23%	4.04%	4.87%	4.35%	4.23%	4.52%	3.91%	4.00%	4.36%
60 - 89 Days Delinquent	**0.23%**	**0.25%**	**0.25%**	**0.26%**	**0.27%**	**0.26%**	**0.30%**	**0.30%**	**0.29%**	**0.28%**	**0.26%**	**0.24%**	**0.26%**
Original Credit Score >= 660	0.19%	0.20%	0.20%	0.21%	0.21%	0.21%	0.24%	0.24%	0.23%	0.23%	0.21%	0.20%	0.21%
Original Credit Score < 660	1.06%	1.14%	1.15%	1.19%	1.21%	1.15%	1.32%	1.32%	1.27%	1.22%	1.10%	1.06%	1.15%
60-plus-days Delinquent	**0.77%**	**0.78%**	**0.78%**	**0.80%**	**0.81%**	**0.80%**	**0.87%**	**0.88%**	**0.88%**	**0.88%**	**0.84%**	**0.82%**	**0.84%**
Original Credit Score >= 660	0.63%	0.64%	0.64%	0.65%	0.66%	0.65%	0.71%	0.72%	0.72%	0.72%	0.69%	0.68%	0.69%
Original Credit Score < 660	3.29%	3.35%	3.33%	3.39%	3.45%	3.36%	3.64%	3.68%	3.66%	3.62%	3.38%	3.32%	3.42%
Serious Delinquency Rate	**0.53%**	**0.53%**	**0.53%**	**0.53%**	**0.54%**	**0.54%**	**0.57%**	**0.58%**	**0.59%**	**0.60%**	**0.58%**	**0.57%**	**0.58%**
In Bankruptcy	**0.06%**	**0.06%**	**0.06%**	**0.06%**	**0.06%**	**0.06%**	**0.06%**	**0.06%**	**0.07%**	**0.07%**	**0.07%**	**0.07%**	**0.07%**

Please see glossary on page 22

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

(# of loans in thousands)	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26
Total Loans Serviced	13,642	13,649	13,649	13,658	13,663	13,662	13,672	13,686	13,695	13,693	13,679	13,687	13,688
Original Credit Score >= 660	12,981	12,990	12,991	13,001	13,008	13,009	13,020	13,035	13,044	13,042	13,029	13,037	13,038
Original Credit Score < 660	661	660	658	657	655	653	652	651	651	651	650	650	650
Total Delinquent Loans	215	228	221	233	231	225	265	244	240	257	227	228	241
Original Credit Score >= 660	170	182	176	186	184	180	213	196	193	207	183	184	194
Original Credit Score < 660	45	46	45	48	47	45	52	48	48	49	44	44	47
30 - 59 Days Delinquent	119	130	122	133	129	124	157	135	131	147	122	125	135
Original Credit Score >= 660	94	104	97	106	103	99	127	109	105	119	98	100	109
Original Credit Score < 660	25	26	25	27	26	25	30	27	26	28	24	25	27
60 - 89 Days Delinquent	29	31	32	33	33	32	37	37	35	35	32	30	32
Original Credit Score >= 660	23	24	25	25	26	25	29	29	28	28	25	24	25
Original Credit Score < 660	06	07	07	07	07	07	08	08	07	07	06	06	07
60-plus-days Delinquent	96	98	99	101	102	101	108	109	109	110	105	103	105
Original Credit Score >= 660	76	78	79	80	82	81	87	87	88	88	85	84	85
Original Credit Score < 660	20	20	20	21	21	20	22	21	21	21	20	20	20
Percent of Total Loans Serviced													
Total Delinquent Loans	**1.58%**	**1.67%**	**1.62%**	**1.71%**	**1.69%**	**1.65%**	**1.94%**	**1.78%**	**1.75%**	**1.87%**	**1.66%**	**1.67%**	**1.76%**
Original Credit Score >= 660	1.31%	1.40%	1.35%	1.43%	1.42%	1.38%	1.64%	1.50%	1.48%	1.59%	1.41%	1.41%	1.49%
Original Credit Score < 660	6.78%	7.04%	6.90%	7.28%	7.18%	6.91%	7.96%	7.43%	7.31%	7.56%	6.75%	6.80%	7.17%
30 - 59 Days Delinquent	**0.87%**	**0.95%**	**0.90%**	**0.97%**	**0.94%**	**0.91%**	**1.15%**	**0.99%**	**0.95%**	**1.07%**	**0.89%**	**0.91%**	**0.99%**
Original Credit Score >= 660	0.72%	0.80%	0.75%	0.81%	0.79%	0.76%	0.97%	0.83%	0.80%	0.91%	0.75%	0.77%	0.83%
Original Credit Score < 660	3.79%	3.97%	3.82%	4.14%	4.00%	3.82%	4.65%	4.14%	4.03%	4.33%	3.68%	3.79%	4.10%
60 - 89 Days Delinquent	**0.21%**	**0.23%**	**0.23%**	**0.24%**	**0.24%**	**0.23%**	**0.27%**	**0.27%**	**0.26%**	**0.25%**	**0.23%**	**0.22%**	**0.23%**
Original Credit Score >= 660	0.18%	0.19%	0.19%	0.20%	0.20%	0.19%	0.22%	0.23%	0.22%	0.21%	0.19%	0.19%	0.19%
Original Credit Score < 660	0.96%	1.04%	1.04%	1.10%	1.11%	1.04%	1.17%	1.18%	1.12%	1.08%	0.98%	0.94%	1.01%
60-plus-days Delinquent	**0.71%**	**0.72%**	**0.72%**	**0.74%**	**0.75%**	**0.74%**	**0.79%**	**0.79%**	**0.80%**	**0.80%**	**0.77%**	**0.76%**	**0.77%**
Original Credit Score >= 660	0.59%	0.60%	0.61%	0.61%	0.63%	0.62%	0.67%	0.67%	0.67%	0.68%	0.65%	0.64%	0.65%
Original Credit Score < 660	2.99%	3.07%	3.08%	3.14%	3.19%	3.09%	3.32%	3.29%	3.28%	3.23%	3.07%	3.01%	3.07%
Serious Delinquency Rate	**0.55%**	**0.55%**	**0.55%**	**0.56%**	**0.57%**	**0.56%**	**0.58%**	**0.59%**	**0.60%**	**0.61%**	**0.60%**	**0.59%**	**0.59%**
In Bankruptcy	**0.06%**	**0.06%**	**0.06%**	**0.06%**	**0.06%**	**0.06%**	**0.07%**	**0.06%**	**0.06%**	**0.07%**	**0.07%**	**0.07%**	**0.07%**

Please see glossary on page 22

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

	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	YTD 2026
Inventory *(at period end)*														
Repayment Plans	10,444	10,661	11,149	10,678	10,023	10,180	9,787	9,514	10,362	9,650	8,871	8,635	8,509	8,509
Forbearance Plans	35,900	34,713	33,927	33,523	33,360	42,112	48,737	46,680	42,733	39,318	37,196	37,517	37,644	37,644
Starts														
Repayment Plans[2]	3,263	3,465	3,897	3,352	3,126	3,336	2,784	2,961	3,712	2,796	2,668	2,568	2,561	14,305
Forbearance Plans[2]	7,371	7,145	8,030	7,781	7,863	17,075	16,511	11,102	9,567	8,997	8,913	9,395	8,854	45,726
Completed														
Repayment Plans[2]	1,756	1,658	1,683	1,647	1,646	1,606	1,458	1,510	1,389	1,714	1,832	1,476	1,384	7,795
Forbearance Plans[2]	2,256	1,742	1,763	1,687	1,758	1,871	3,855	5,666	4,778	4,011	3,160	2,344	2,313	16,606
Charge-offs-in-lieu	57	51	36	41	44	37	27	32	40	48	49	34	40	211
Payment Deferral	6,493	5,735	6,275	6,025	5,616	6,208	5,493	6,424	7,344	7,083	6,537	5,729	5,389	32,082
Loan Modifications	7,609	7,772	8,089	7,142	6,406	7,210	6,309	7,044	6,670	6,198	7,151	7,484	6,616	34,119
Home Retention Actions	**18,171**	**16,958**	**17,846**	**16,542**	**15,470**	**16,932**	**17,142**	**20,676**	**20,221**	**19,054**	**18,729**	**17,067**	**15,742**	**90,813**
Short Sales	53	48	55	54	51	61	47	71	74	69	66	94	79	382
Deeds-in-lieu	26	20	28	21	29	39	28	32	35	29	40	40	34	178
Nonforeclosure - Home Forfeiture Actions	**79**	**68**	**83**	**75**	**80**	**100**	**75**	**103**	**109**	**98**	**106**	**134**	**113**	**560**
Total Foreclosure Prevention Actions	**18,250**	**17,026**	**17,929**	**16,617**	**15,550**	**17,032**	**17,217**	**20,779**	**20,330**	**19,152**	**18,835**	**17,201**	**15,855**	**91,373**

Percent of Total Foreclosure Prevention Actions

	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	YTD 2026
Repayment Plans	10%	10%	9%	10%	11%	9%	8%	7%	7%	9%	10%	9%	9%	9%
Forbearance Plans	12%	10%	10%	10%	11%	11%	22%	27%	24%	21%	17%	14%	15%	18%
Charge-offs-in-lieu	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Payment Deferral	36%	34%	35%	36%	36%	36%	32%	31%	36%	37%	35%	33%	34%	35%
Loan Modifications	42%	46%	45%	43%	41%	42%	37%	34%	33%	32%	38%	44%	42%	37%
Home Retention Actions	**99.6%**	**99.6%**	**99.5%**	**99.5%**	**99.5%**	**99.4%**	**99.6%**	**99.5%**	**99.5%**	**99.5%**	**99.4%**	**99.2%**	**99.3%**	**99.4%**
Short Sales	0.3%	0.3%	0.3%	0.3%	0.3%	0.4%	0.3%	0.3%	0.4%	0.4%	0.4%	0.5%	0.5%	0.4%
Deeds-in-lieu	0.1%	0.1%	0.2%	0.1%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%
Nonforeclosure - Home Forfeiture Actions	**0.4%**	**0.4%**	**0.5%**	**0.5%**	**0.5%**	**0.6%**	**0.4%**	**0.5%**	**0.5%**	**0.5%**	**0.6%**	**0.8%**	**0.7%**	**0.6%**

[1] The number of foreclosure prevention actions reported in this table may not tie to the Enterprises' financial statements due to timing differences in reporting systems.

[2] Includes loans that were 30+ days delinquent at initiation of the plan.

Please see glossary on page 22

3(i) Enterprises Combined - Loan Modifications

	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	YTD 2026
Loan Modifications *(# of loans)*	7,609	7,772	8,089	7,142	6,406	7,210	6,309	7,044	6,670	6,198	7,151	7,484	6,616	34,119
Delinquency Status at Modification *(% of loan mods)*														
Current[1]	3%	2%	3%	3%	5%	3%	4%	4%	3%	3%	3%	3%	3%	3%
30 - 59 days delinquent	7%	8%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	8%	7%
60 - 89 days delinquent	11%	11%	9%	10%	10%	9%	10%	11%	10%	11%	11%	12%	13%	11%
90 - 179 days delinquent	36%	35%	35%	33%	32%	35%	34%	35%	37%	35%	35%	37%	36%	36%
180 - 364 days delinquent	29%	30%	32%	33%	31%	32%	31%	30%	29%	29%	30%	28%	28%	29%
365+ days delinquent	13%	14%	13%	14%	14%	14%	13%	13%	14%	14%	14%	13%	13%	14%
MTMLTV at Modification *(% of loan mods)*														
MTMLTV <= 80%[2]	85%	84%	83%	83%	84%	82%	81%	81%	81%	80%	80%	80%	79%	80%
80% < MTMLTV <= 100%	14%	14%	15%	15%	14%	15%	16%	16%	16%	17%	17%	17%	18%	17%
MTMLTV > 100%	1%	1%	1%	2%	2%	2%	3%	3%	2%	3%	3%	3%	3%	3%
Year of Origination *(% of loan mods)*														
2004 & Prior	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
2005-2008	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
2009 & later	95%	95%	95%	95%	94%	95%	95%	96%	95%	95%	95%	95%	95%	95%
Modification History *(% of loan mods)*														
First time modification	84%	84%	85%	83%	84%	83%	84%	83%	83%	84%	83%	84%	83%	84%
Second time modification	14%	13%	12%	15%	14%	15%	13%	14%	14%	14%	15%	14%	15%	14%
Three plus time modification	3%	2%	3%	3%	3%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Property type *(% of loan mods)*														
Primary residency	97%	96%	96%	96%	96%	96%	96%	96%	96%	96%	96%	96%	96%	96%
Second home	1%	1%	2%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Investment	2%	2%	3%	3%	2%	3%	3%	3%	2%	2%	2%	3%	2%	2%
Types of Modification *(% of loan mods)*														
Extend Term Only	35%	34%	34%	35%	36%	36%	36%	35%	37%	35%	36%	37%	35%	36%
Reduce Rate Only	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	1%	0%	1%	1%	1%	1%	1%	0%	1%	1%	1%	1%	2%	1%
Reduce Rate, Extend Term and Forbear Principal[3]	64%	65%	65%	65%	64%	64%	63%	65%	62%	64%	63%	62%	63%	63%

[1] Includes loans with missing delinquency status.

[2] Includes loans with missing MTMLTV data.

[3] May include principal forgiveness and deferred payment modifications.

Please see glossary on page 22

3(ii) Fannie Mae - Loan Modifications

	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	YTD 2026
Loan Modifications *(# of loans)*	4,307	4,584	4,827	3,985	3,515	4,183	3,475	3,857	3,933	3,489	4,154	4,294	3,501	19,371
Delinquency Status at Modification *(% of loan mods)*														
Current[1]	0%	-1%	0%	0%	3%	0%	0%	1%	0%	0%	1%	0%	0%	0%
30 - 59 days delinquent	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
60 - 89 days delinquent	2%	2%	1%	2%	2%	2%	2%	2%	2%	3%	3%	2%	2%	2%
90 - 179 days delinquent	41%	40%	40%	35%	35%	38%	40%	41%	43%	41%	40%	43%	42%	42%
180 - 364 days delinquent	38%	40%	41%	43%	39%	41%	39%	37%	36%	35%	36%	35%	36%	36%
365+ days delinquent	17%	19%	18%	19%	20%	19%	18%	18%	18%	20%	19%	19%	18%	19%
MTMLTV at Modification *(% of loan mods)*														
MTMLTV <= 80%[2]	87%	87%	85%	85%	85%	84%	83%	82%	83%	83%	82%	83%	82%	82%
80% < MTMLTV <= 100%	12%	12%	14%	13%	13%	14%	15%	16%	15%	15%	15%	15%	16%	15%
MTMLTV > 100%	1%	1%	1%	1%	2%	2%	3%	3%	2%	2%	3%	2%	2%	2%
Year of Origination *(% of loan mods)*														
2004 & Prior	3%	2%	2%	3%	3%	2%	2%	2%	2%	3%	3%	2%	3%	2%
2005-2008	4%	4%	4%	4%	4%	4%	4%	3%	4%	3%	3%	3%	4%	4%
2009 & later	93%	93%	94%	93%	93%	93%	94%	95%	94%	94%	94%	94%	93%	94%
Modification History *(% of loan mods)*														
First time modification	82%	82%	82%	80%	80%	81%	82%	82%	81%	81%	82%	82%	81%	82%
Second time modification	15%	15%	15%	16%	16%	16%	15%	16%	16%	16%	16%	16%	17%	16%
Three plus time modification	3%	3%	3%	3%	4%	3%	3%	3%	3%	2%	2%	2%	3%	2%
Property type *(% of loan mods)*														
Primary residency	96%	96%	96%	96%	96%	96%	96%	96%	97%	96%	96%	96%	96%	96%
Second home	1%	2%	2%	1%	2%	1%	2%	1%	1%	1%	1%	1%	1%	1%
Investment	2%	3%	3%	3%	2%	3%	3%	2%	2%	2%	2%	2%	2%	2%
Types of Modification *(% of loan mods)*														
Extend Term Only	36%	36%	35%	34%	36%	36%	36%	34%	36%	37%	36%	37%	37%	37%
Reduce Rate Only	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	1%	1%	1%	1%	1%	1%	1%	0%	1%	1%	1%	1%	1%	1%
Reduce Rate, Extend Term and Forbear Principal[3]	64%	63%	64%	65%	64%	63%	63%	65%	63%	62%	63%	61%	62%	62%

[1] Includes loans with missing delinquency status.
[2] Includes loans with missing MTMLTV data.
[3] May include principal forgiveness.

3(iii) Freddie Mac - Loan Modifications

	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	YTD 2026
Loan Modifications *(# of loans)*	3,302	3,188	3,262	3,157	2,891	3,027	2,834	3,187	2,737	2,709	2,997	3,190	3,115	14,748
Delinquency Status at Modification *(% of loan mods)*														
Current	7%	7%	8%	7%	8%	7%	8%	7%	7%	8%	7%	6%	6%	7%
30 - 59 days delinquent	16%	18%	17%	15%	15%	15%	15%	14%	15%	15%	15%	15%	16%	15%
60 - 89 days delinquent	22%	24%	21%	20%	20%	19%	21%	21%	22%	22%	22%	26%	25%	23%
90 - 179 days delinquent	30%	28%	29%	30%	28%	30%	28%	29%	29%	29%	28%	28%	28%	28%
180 - 364 days delinquent	18%	17%	19%	21%	22%	21%	22%	22%	20%	20%	20%	19%	19%	20%
365+ days delinquent	8%	7%	7%	7%	7%	8%	7%	7%	7%	6%	7%	7%	6%	7%
MTMLTV at Modification *(% of loan mods)*														
MTMLTV <= 80%	83%	80%	80%	80%	82%	80%	80%	80%	79%	77%	77%	76%	76%	77%
80% < MTMLTV <= 100%	16%	18%	18%	18%	16%	18%	18%	17%	18%	20%	20%	21%	20%	20%
MTMLTV > 100%	1%	2%	2%	2%	2%	3%	2%	3%	3%	3%	3%	3%	4%	3%
Year of Origination *(% of loan mods)*														
2004 & Prior	2%	1%	1%	1%	2%	1%	1%	2%	2%	1%	2%	2%	1%	2%
2005-2008	3%	2%	3%	3%	3%	2%	3%	2%	2%	2%	2%	2%	2%	2%
2009 & later	96%	97%	96%	96%	96%	96%	96%	96%	96%	97%	97%	96%	96%	96%
Modification History *(% of loan mods)*														
First time modification	86%	88%	89%	86%	88%	86%	87%	86%	86%	87%	85%	86%	86%	86%
Second time modification	12%	11%	8%	12%	11%	12%	11%	13%	12%	12%	13%	12%	12%	12%
Three plus time modification	2%	2%	2%	2%	2%	1%	2%	2%	2%	1%	2%	1%	2%	2%
Property type *(% of loan mods)*														
Primary residency	97%	96%	96%	96%	97%	96%	97%	96%	96%	97%	97%	96%	97%	96%
Second home	1%	1%	2%	1%	1%	2%	1%	1%	1%	1%	1%	1%	1%	1%
Investment	2%	2%	3%	2%	2%	2%	2%	3%	2%	2%	2%	3%	2%	2%
Types of Modification *(% of loan mods)*														
Extend Term Only	35%	31%	32%	35%	35%	35%	36%	36%	37%	33%	36%	35%	33%	35%
Reduce Rate Only	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	1%	0%	1%	1%	1%	1%	1%	0%	1%	1%	1%	1%	2%	1%
Reduce Rate, Extend Term and Forbear Principal[1]	64%	68%	68%	64%	64%	65%	63%	64%	62%	66%	63%	63%	65%	64%

[1] May include principal forgiveness and deferred payment modifications.

Please see glossary on page 22

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

	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	YTD 2026
Short Sales	53	48	55	54	51	61	47	71	74	69	66	94	79	382
Deeds-in-lieu	26	20	28	21	29	39	28	32	35	29	40	40	34	178
Nonforeclosure - Home Forfeiture Actions[1]	**79**	**68**	**83**	**75**	**80**	**100**	**75**	**103**	**109**	**98**	**106**	**134**	**113**	**560**
Third-party Sales	652	669	617	600	660	689	565	579	547	647	689	695	612	3,190
Foreclosure Sales	**419**	**430**	**474**	**488**	**505**	**628**	**485**	**562**	**705**	**556**	**595**	**630**	**555**	**3,041**
Third-party & Foreclosure Sales	**1,071**	**1,099**	**1,091**	**1,088**	**1,165**	**1,317**	**1,050**	**1,141**	**1,252**	**1,203**	**1,284**	**1,325**	**1,167**	**6,231**
Foreclosure Starts	**7,402**	**7,303**	**8,073**	**7,745**	**8,984**	**9,255**	**7,307**	**9,586**	**8,603**	**8,414**	**8,396**	**8,169**	**7,979**	**41,561**

Top Five Reasons for Delinquency

Curtailment of Income	28%	27%	28%	28%	27%	27%	28%	28%	29%	29%	29%	29%	29%
Excessive obligations	19%	19%	19%	19%	19%	21%	20%	20%	20%	19%	18%	18%	17%
Unemployment	16%	16%	16%	17%	16%	17%	17%	16%	16%	16%	16%	17%	17%
Illness of principal mortgagor or family member	12%	12%	12%	12%	12%	12%	12%	12%	11%	11%	12%	12%	12%
Marital Difficulties	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%

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

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Enterprises Single-Family Forbearance Loans - As of May 31, 2026

State	Loans in Forbearance Plan					
	30-89 Days	90-179 Days	180-269 Days	270-364 Days	365+ Days	Total
AK	16	15	-	-	-	31
AL	142	107	31	7	1	288
AR	71	50	22	8	1	152
AZ	481	373	144	41	6	1,045
CA	1,894	1,521	556	160	134	4,265
CO	412	362	111	41	4	930
CT	157	147	51	13	6	374
DC	65	59	29	3	4	160
DE	57	43	18	4	1	123
FL	1,661	1,269	406	134	41	3,511
GA	748	666	241	82	25	1,762
HI	80	32	17	5	8	142
IA	125	92	36	12	17	282
ID	84	78	27	6	3	198
IL	784	589	228	76	20	1,697
IN	335	242	70	39	4	690
KS	91	67	27	5	2	192
KY	115	122	24	8	3	272
LA	180	150	70	14	1	415
MA	282	214	88	26	6	616
MD	497	458	183	59	16	1,213
ME	36	36	11	1	-	84
MI	502	356	101	32	5	996
MN	360	275	107	33	5	780
MO	242	203	66	19	6	536
MS	100	73	21	1	1	196
MT	39	26	11	1	2	79
NC	496	392	120	50	9	1,067
ND	15	17	4	3	-	39
NE	84	58	26	9	1	178
NH	61	63	18	3	-	145
NJ	519	448	123	44	12	1,146
NM	56	38	23	6	-	123
NV	238	198	84	24	6	550
NY	592	530	172	52	13	1,359
OH	442	345	144	50	9	990
OK	122	94	29	11	1	257
OR	264	192	85	22	9	572
PA	495	410	131	31	8	1,075
RI	34	22	3	3	3	65
SC	243	186	65	16	3	513
SD	26	13	8	3	-	50
TN	359	229	55	20	2	665
TX	2,045	1,600	566	207	33	4,451
UT	241	196	59	16	3	515
VA	427	346	123	44	13	953
VT	20	14	5	-	-	39
WA	596	407	173	35	7	1,218
WI	198	164	54	18	6	440
WV	29	29	13	7	-	78
WY	25	12	4	1	-	42
Other [1]	32	39	8	5	1	85
Total	**17,215**	**13,667**	**4,791**	**1,510**	**461**	**37,644**

[1] Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.

Please see glossary on page 22

Fannie Mae Single-Family Forbearance Loans - As of May 31, 2026

State	Loans in Forbearance Plan					
	30-89 Days	90-179 Days	180-269 Days	270-364 Days	365+ Days	Total
AK	10	8	-	-	-	18
AL	89	67	17	3	-	176
AR	43	32	18	4	1	98
AZ	274	230	99	32	3	638
CA	1,163	1,007	375	105	86	2,736
CO	236	233	69	25	3	566
CT	79	98	31	7	4	219
DC	36	31	13	3	2	85
DE	30	29	9	3	1	72
FL	975	792	243	78	28	2,116
GA	398	413	148	50	15	1,024
HI	54	20	11	3	8	96
IA	79	60	27	9	15	190
ID	52	55	19	4	3	133
IL	420	359	137	54	12	982
IN	171	144	41	21	1	378
KS	47	33	19	2	1	102
KY	54	73	14	1	2	144
LA	103	101	54	9	1	268
MA	135	132	52	13	3	335
MD	265	293	92	33	12	695
ME	23	26	8	1	-	58
MI	246	192	58	21	3	520
MN	227	152	70	19	3	471
MO	127	107	47	15	2	298
MS	63	52	14	-	1	130
MT	24	20	10	-	2	56
NC	280	246	75	31	4	636
ND	8	12	2	3	-	25
NE	60	37	19	7	1	124
NH	32	38	11	1	-	82
NJ	293	264	83	24	9	673
NM	32	27	13	2	-	74
NV	151	134	52	17	5	359
NY	333	342	110	34	11	830
OH	223	230	106	29	5	593
OK	65	61	20	6	-	152
OR	150	114	52	17	4	337
PA	288	254	85	19	6	652
RI	19	14	1	3	2	39
SC	132	122	41	10	3	308
SD	17	9	7	2	-	35
TN	204	134	38	11	2	389
TX	1,181	1,072	365	129	25	2,772
UT	126	107	29	10	1	273
VA	232	211	71	21	10	545
VT	11	5	3	-	-	19
WA	378	251	109	20	5	763
WI	126	101	35	14	5	281
WV	23	15	5	4	-	47
WY	16	5	2	-	-	23
Other [1]	18	31	5	4	1	59
Total	**9,821**	**8,595**	**3,034**	**933**	**311**	**22,694**

[1] Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.

Please see glossary on page 22

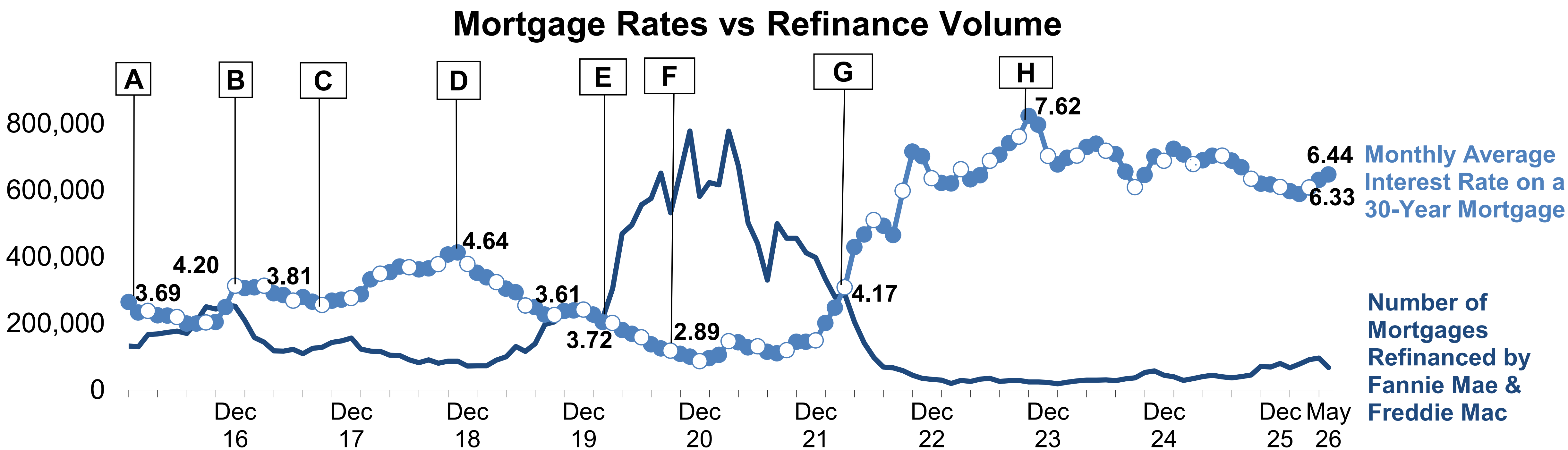
Freddie Mac Single-Family Forbearance Loans - As of May 31, 2026

State	Loans in Forbearance Plan					
	30-89 Days	90-179 Days	180-269 Days	270-364 Days	365+ Days	Total
AK	6	7	-	-	-	13
AL	53	40	14	4	1	112
AR	28	18	4	4	-	54
AZ	207	143	45	9	3	407
CA	731	514	181	55	48	1,529
CO	176	129	42	16	1	364
CT	78	49	20	6	2	155
DC	29	28	16	-	2	75
DE	27	14	9	1	-	51
FL	686	477	163	56	13	1,395
GA	350	253	93	32	10	738
HI	26	12	6	2	-	46
IA	46	32	9	3	2	92
ID	32	23	8	2	-	65
IL	364	230	91	22	8	715
IN	164	98	29	18	3	312
KS	44	34	8	3	1	90
KY	61	49	10	7	1	128
LA	77	49	16	5	-	147
MA	147	82	36	13	3	281
MD	232	165	91	26	4	518
ME	13	10	3	-	-	26
MI	256	164	43	11	2	476
MN	133	123	37	14	2	309
MO	115	96	19	4	4	238
MS	37	21	7	1	-	66
MT	15	6	1	1	-	23
NC	216	146	45	19	5	431
ND	7	5	2	-	-	14
NE	24	21	7	2	-	54
NH	29	25	7	2	-	63
NJ	226	184	40	20	3	473
NM	24	11	10	4	-	49
NV	87	64	32	7	1	191
NY	259	188	62	18	2	529
OH	219	115	38	21	4	397
OK	57	33	9	5	1	105
OR	114	78	33	5	5	235
PA	207	156	46	12	2	423
RI	15	8	2	-	1	26
SC	111	64	24	6	-	205
SD	9	4	1	1	-	15
TN	155	95	17	9	-	276
TX	864	528	201	78	8	1,679
UT	115	89	30	6	2	242
VA	195	135	52	23	3	408
VT	9	9	2	-	-	20
WA	218	156	64	15	2	455
WI	72	63	19	4	1	159
WV	6	14	8	3	-	31
WY	9	7	2	1	-	19
Other [1]	14	8	3	1	-	26
Total	**7,394**	**5,072**	**1,757**	**577**	**150**	**14,950**

[1] Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.

Please see glossary on page 22

Total refinance volume decreased in May 2026 as mortgage rates moved higher. During the month, the average 30-year fixed mortgage rate rose to 6.44 percent, compared with 6.33 percent in April.



** 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 Federal Funds rate was raised to 1% on March 16, 1.25% on June 15, and 1.5% on December 14.

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.

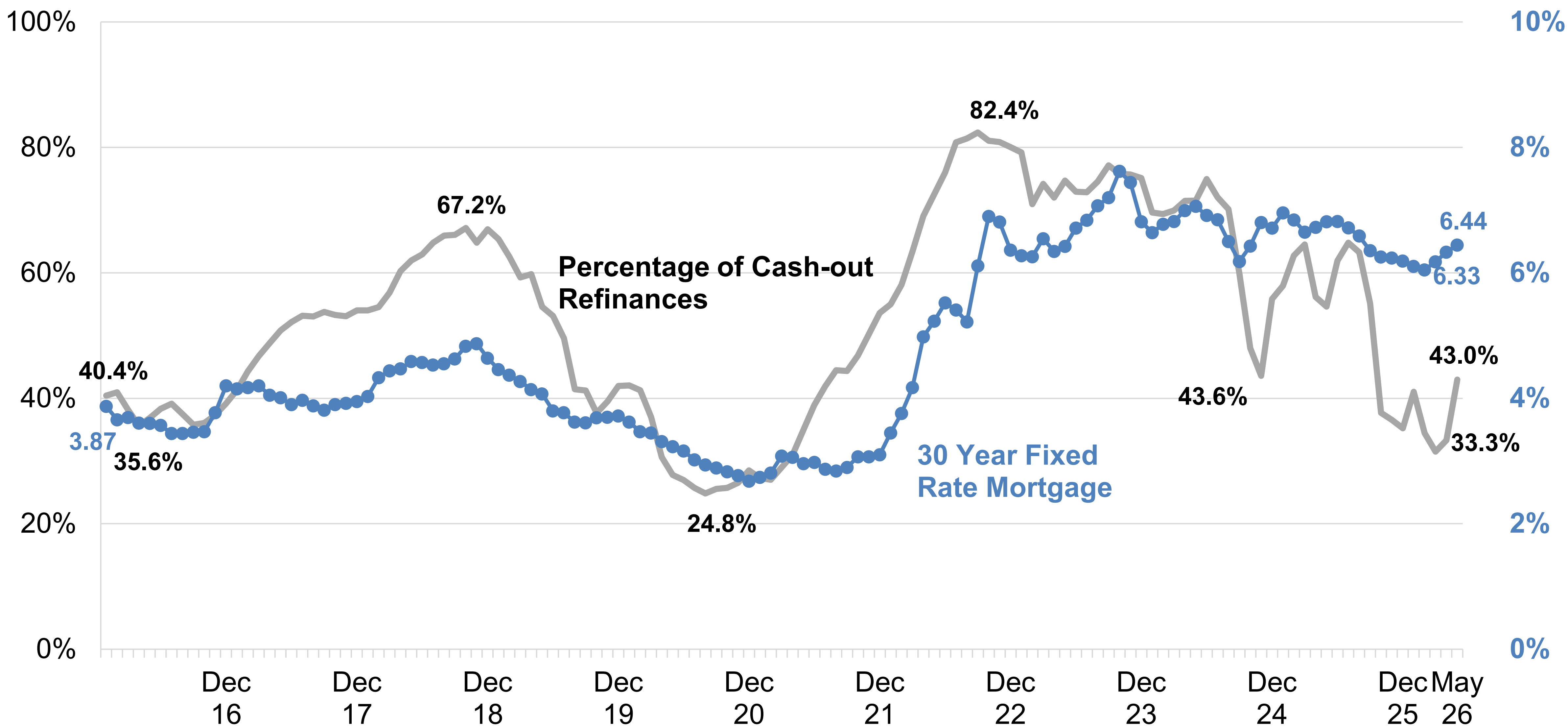
F - Mortgage rates continued to fall in 2020, as the target Federal Funds rate was cut to near zero levels in response to reduced economic activity driven by the COVID-19 pandemic.

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.

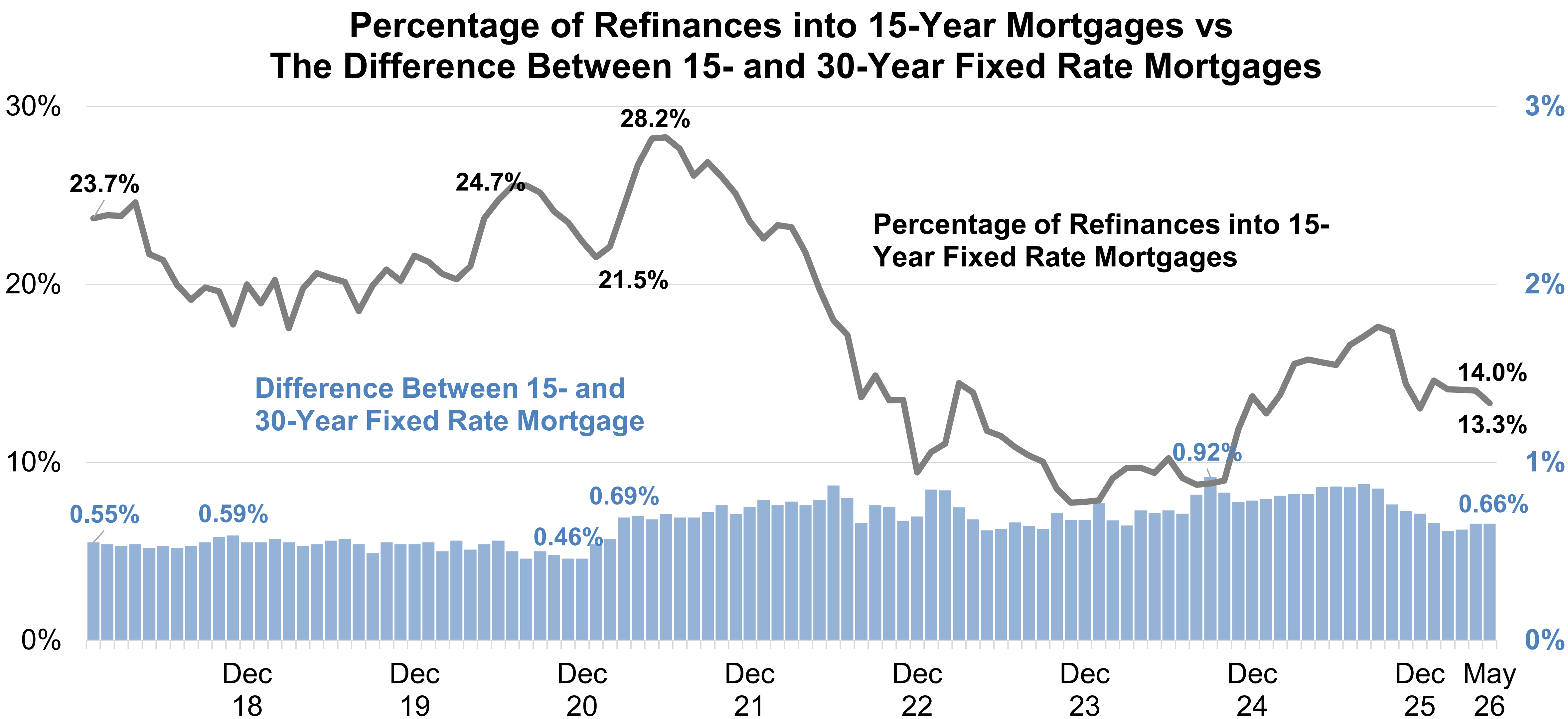
The share of cash-out refinance transactions increased to 43.0 percent of total refinance activity in May 2026, though it remains well below the peak of 82.4 percent reached in September 2022.

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 declined to 13.3 percent in May 2026, even as the rate spread between 15- and 30-year fixed-rate mortgages remained unchanged.



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 - Monthly Refinance Volume *(# of loans)*

	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26
Total Refinances													
Fannie Mae	23,769	22,236	18,906	20,648	21,305	33,701	33,513	36,437	34,949	38,887	47,020	49,234	34,098
Freddie Mac	20,931	17,848	17,441	20,237	24,188	37,586	35,938	43,490	32,086	39,524	44,573	46,794	33,183
Total	44,700	40,084	36,347	40,885	45,493	71,287	69,451	79,927	67,035	78,411	91,593	96,028	67,281
Fannie Mae													
FRM 30 (incl FRM 25 & 40)	18,317	17,260	14,878	15,966	15,982	24,340	24,094	26,947	25,763	29,982	36,304	36,829	26,269
FRM 20	1,613	1,440	1,047	1,125	1,356	2,640	3,629	3,572	3,470	2,768	2,442	2,523	1,722
FRM 15	3,297	3,241	2,746	3,261	3,575	5,676	4,815	4,944	4,714	5,327	6,939	7,703	4,903
All Other	542	295	235	296	392	1,045	975	974	1,002	810	1,335	2,179	1,204
Freddie Mac													
FRM 30 (incl FRM 25 & 40)	15,153	13,044	12,396	14,714	17,469	25,822	25,091	31,919	23,473	30,072	34,758	36,682	26,286
FRM 20	1,075	965	1,046	1,112	1,365	3,190	4,012	4,683	2,407	2,518	2,302	2,337	1,566
FRM 15	3,683	2,960	3,285	3,727	4,444	6,681	5,190	5,469	5,075	5,735	5,960	5,770	4,064
All Other	1,020	879	714	684	910	1,893	1,645	1,419	1,131	1,199	1,553	2,005	1,267

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.