



**FEDERAL HOUSING FINANCE AGENCY**  
**Office of the Director**

August 5, 2014

The Honorable Tim Johnson  
Chairman  
Committee on Banking, Housing  
and Urban Affairs  
United States Senate  
Washington, DC 20510

Dear Chairman Johnson:

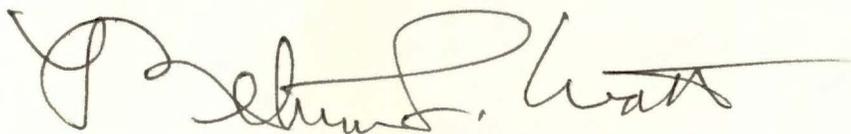
I am transmitting the Federal Property Manager's report of the Federal Housing Finance Agency (FHFA) in accordance with Section 110 of the Emergency Economic Stabilization Act of 2008 (EESA). Section 110 of EESA directs Federal Property Managers (FPM) to develop and implement plans to maximize assistance for homeowners and encourage servicers of underlying mortgages to take advantage of programs to minimize foreclosures. As conservator for Fannie Mae and Freddie Mac, FHFA is a designated FPM. Each FPM is also required to report to Congress the number and types of loan modifications and the number of foreclosures during the reporting period.

Several highlights of the report include the following:

- Fannie Mae and Freddie Mac completed approximately 26,400 foreclosure prevention actions in May, bringing the total foreclosure prevention actions to more than 3.2 million since the start of conservatorship in 2008. Half of these actions have been permanent loan modifications;
- There were more than 16,000 permanent loan modifications in May, down 10 percent from April;
- Approximately 25 percent of all permanent loan modifications in May included principal forbearance;
- There were nearly 4,800 completed short sales and deeds-in-lieu in May, down 4 percent from April;
- The serious delinquency rate dropped to 2.09 percent at the end of May, from 2.14 percent in April; and
- Third-party and foreclosure sales declined 3 percent to nearly 14,400, while foreclosure starts increased 18 percent to 30,800 in May.

Please contact the Congressional Affairs office at (202) 649-3802 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Melvin L. Watt". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Melvin L. Watt

Attachments



**FEDERAL HOUSING FINANCE AGENCY**  
**Office of the Director**

August 5, 2014

The Honorable Michael D. Crapo  
Ranking Minority Member  
Committee on Banking, Housing  
and Urban Affairs  
United States Senate  
Washington, DC 20510

Dear Ranking Minority Member Crapo:

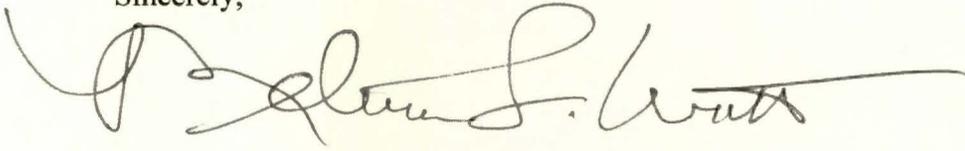
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**FEDERAL HOUSING FINANCE AGENCY**  
**Office of the Director**

August 5, 2014

The Honorable Jeb Hensarling  
Chairman  
Committee on Financial Services  
United States House of Representatives  
Washington, DC 20515

Dear Chairman Hensarling:

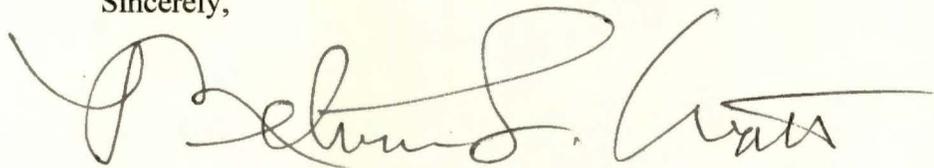
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**FEDERAL HOUSING FINANCE AGENCY**  
**Office of the Director**

August 5, 2014

The Honorable Maxine Waters  
Ranking Member  
Committee on Financial Services  
United States House of Representatives  
Washington, DC 20515

Dear Ranking Member Waters:

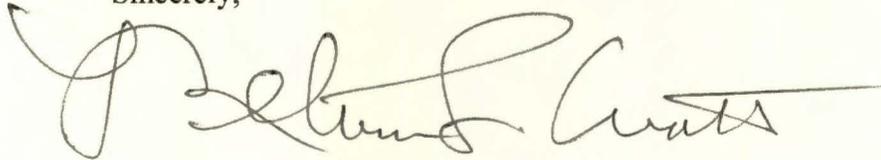
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# Federal Housing Finance Agency

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## Foreclosure Prevention Report May 2014

### FHFA Federal Property Manager's Report

This report contains data on foreclosure prevention activity of Fannie Mae and Freddie Mac (the Enterprises) through May 2014.

**May 2014 Highlights****The Enterprises' Foreclosure Prevention Actions:**

- Approximately 26,400 foreclosure prevention actions were completed in May, bringing the total to more than 3.2 million since the start of the conservatorships in September 2008. Half of these actions have been permanent loan modifications.
- There were nearly 16,000 permanent loan modifications in May, down 10 percent compared with April.
- Approximately 25 percent of all permanent loan modifications in May included principal forbearance.
- Nearly 4,800 short sales and deeds-in-lieu were completed in May, down 4 percent compared with April.

**The Enterprises' Mortgage Performance:**

- The serious delinquency rate dropped to 2.09 percent at the end of May, from 2.14 percent in April.

**The Enterprises' Foreclosures:**

- Third-party and foreclosure sales declined 3 percent to nearly 14,400, while foreclosure starts increased 18 percent to approximately 30,800 in May.

**26K**  
Completed  
Foreclosure  
Prevention Actions  
in May

Third-party and  
Foreclosure Sales  
↓ **3%**  
in May

**Foreclosure Prevention Activities**

	Apr-14	May-14
HAMP Active Trials	10,250	9,420
HAMP Active Permanent - Cumulative	430,830	429,948
<b>Completed Foreclosure Prevention Actions</b>		
Loan Modifications *	17,756	15,984
Repayment Plans	4,863	4,563
Forbearance Plans	605	1,038
Charge-offs-in-lieu	107	72
<b>Home Retention Actions</b>	<b>23,331</b>	<b>21,657</b>
Short Sales	3,635	3,550
Deeds-in-lieu	1,353	1,232
<b>Home Forfeiture Actions</b>	<b>4,988</b>	<b>4,782</b>
<b>TOTAL</b>	<b>28,319</b>	<b>26,439</b>

\* Includes HAMP permanent modifications

Source: FHFA (Fannie Mae and Freddie Mac)

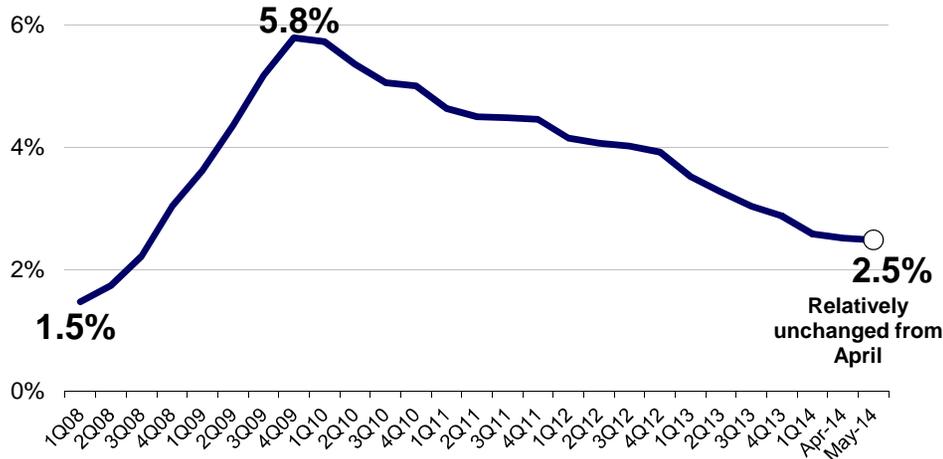
**Mortgage Performance (at period end)**

	Apr-14	May-14
30-59 Days Delinquent	395,253	405,677
60-plus-days Delinquent	704,061	693,799
Foreclosure Starts	26,044	30,792
Third-party & Foreclosure Sales	14,823	14,353
<b>(Percent of total loans serviced)</b>		
30-59 Days Delinquent	1.41%	1.45%
60-plus-days Delinquent	2.52%	2.49%
Seriously Delinquent*	2.14%	2.09%

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

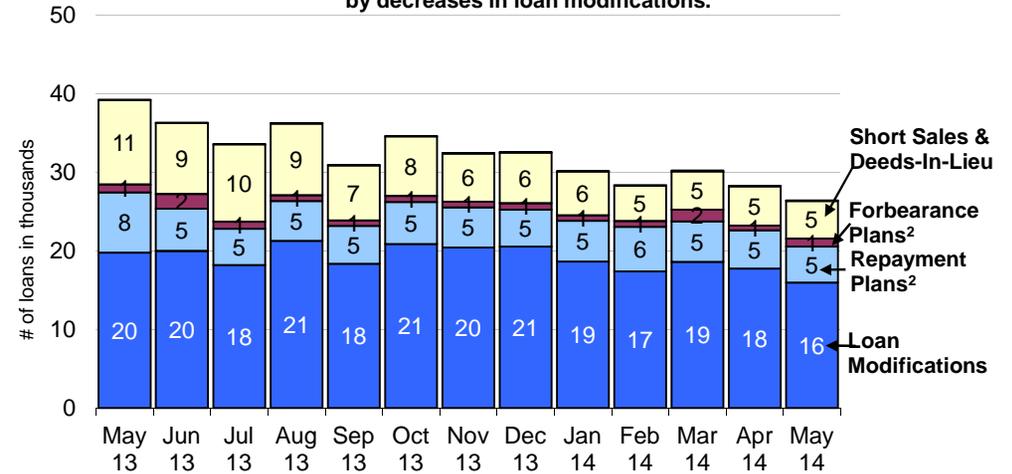
Source: FHFA (Fannie Mae and Freddie Mac)

**Enterprises' 60-plus-days Delinquency Rates**  
60-plus-days delinquency rate remained relatively stable in May.



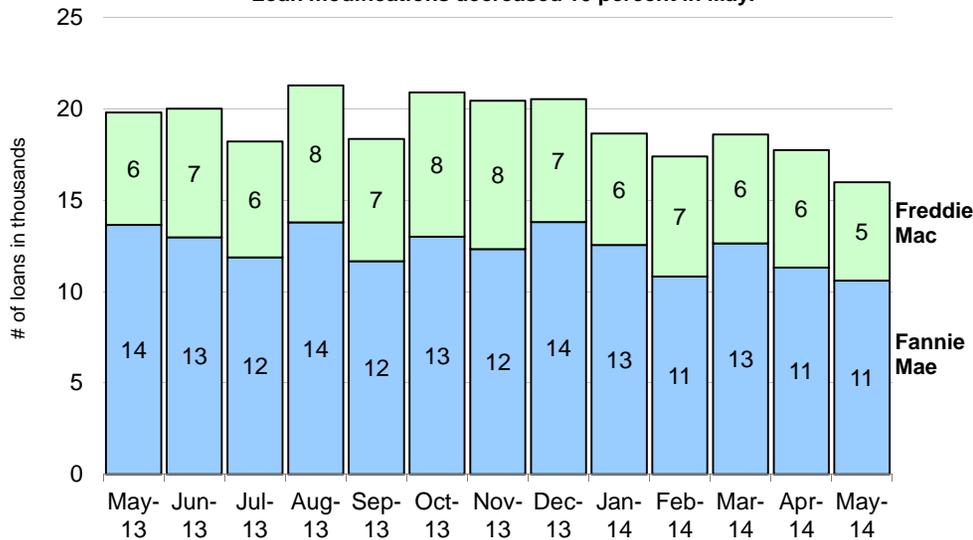
Source: FHFA (Fannie Mae and Freddie Mac)

**Foreclosure Prevention Actions Completed**  
Foreclosure prevention actions declined 7 percent in May driven primarily by decreases in loan modifications.



Source: FHFA (Fannie Mae and Freddie Mac)

**Completed loan modifications**  
Loan modifications decreased 10 percent in May.



Source: FHFA (Fannie Mae and Freddie Mac)

**HAMP Statistics<sup>3</sup>**

Cumulative from April 2009 through	Apr-14	May-14
<b>Trials Ever Started</b>	1,062,089	1,063,833
<b>Less:</b>		
Trials Disqualified	(79,136)	(79,175)
Trials Cancelled	(349,834)	(350,039)
Permanent Modifications	(622,869)	(625,199)
<b>Trials Remaining Active</b>	<b>10,250</b>	<b>9,420</b>
<b>Permanent Modifications Started</b>		
<b>Less:</b>	622,869	625,199
Modifications Defaulted	(171,627)	(173,175)
Modifications Paid off	(20,412)	(21,460)
<b>Active Permanent Modifications</b>	<b>430,830</b>	<b>429,948</b>

Source: FHFA (Fannie Mae and Freddie Mac)

<sup>1</sup> Includes loans with missing original credit score.

<sup>2</sup> Includes loans that were 30+ days delinquent at initiation of the plan. In addition, the completed forbearance plans data have been revised to exclude HAMP.

<sup>3</sup> HAMP trial modifications are based on the first trial payment posted date. HAMP permanent modifications are based on the effective date of modification. As of May 31, 2014, Fannie Mae had more than 255,600 HAMP active permanent modifications and Freddie Mac had approximately 174,300 HAMP active permanent modifications.

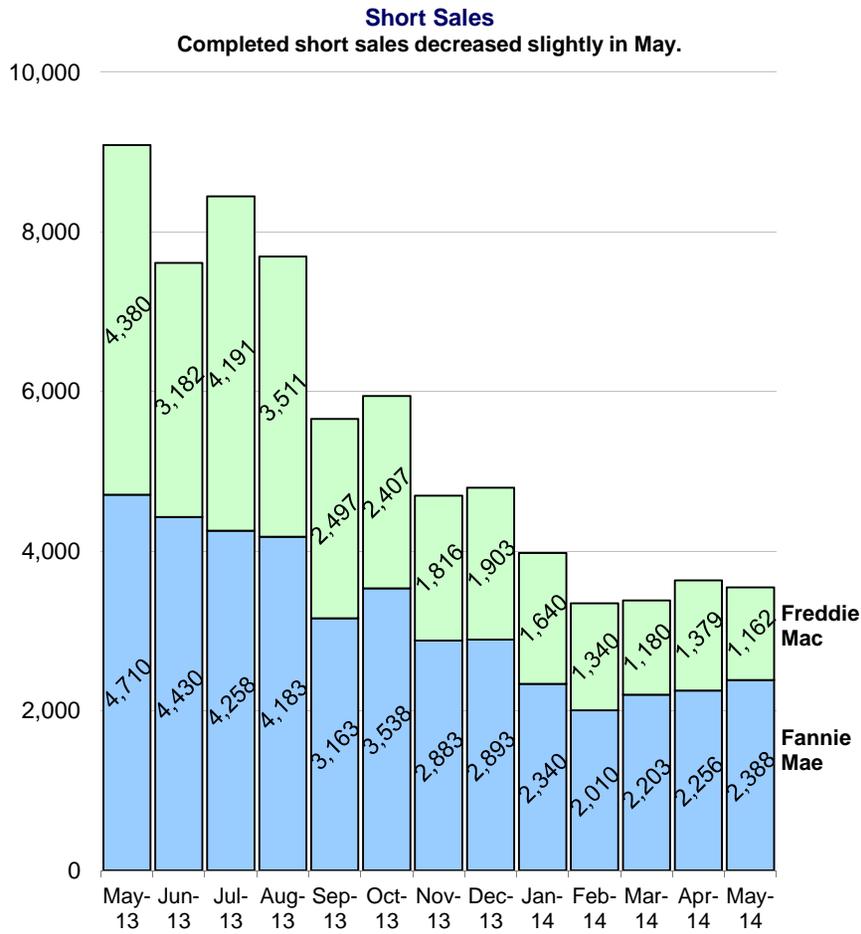
## Completed Foreclosure Prevention Actions

Since the first full quarter in conservatorship (4Q08), combined completed foreclosure prevention actions total more than 3.2 million. Half of these actions are permanent loan modifications.

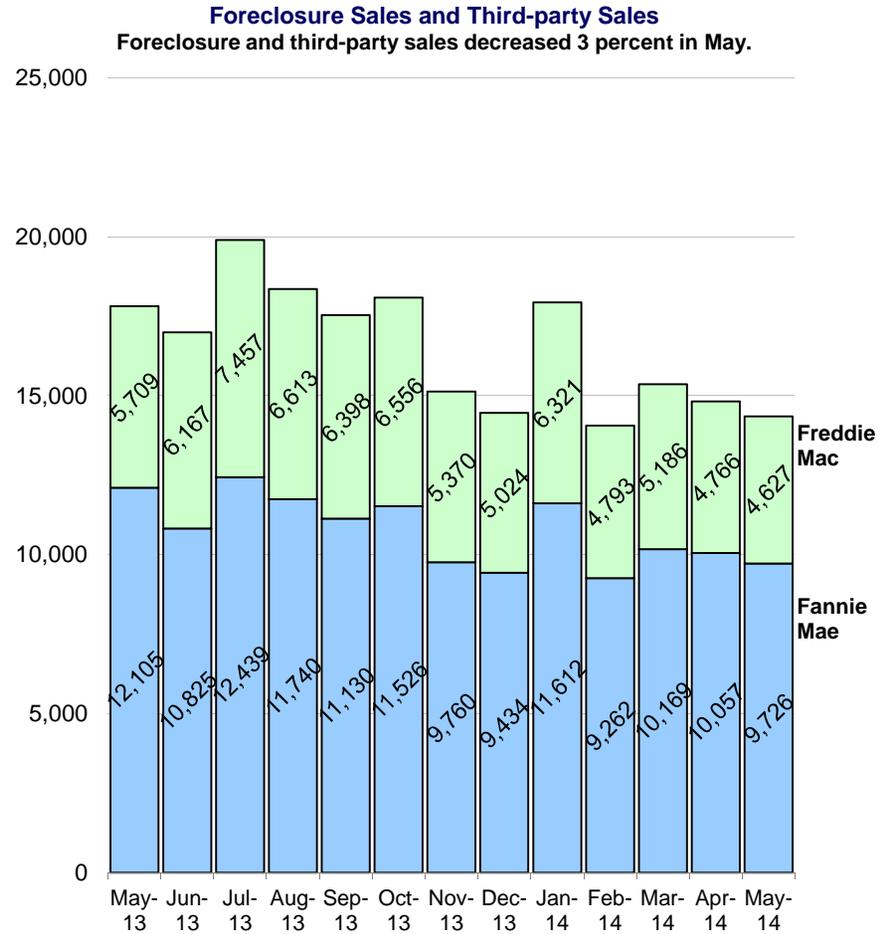
	Full Year 2012	Full Year 2013	YTD May-14	Conservatorship to Date <sup>1</sup>
<b>Home Retention Actions</b>				
Repayment Plans	142,615	85,386	25,482	776,664
Forbearance Plans	22,812	12,671	4,537	164,810
Charge-offs-in-lieu	1,335	647	445	10,328
HomeSaver Advance ( <i>Fannie</i> )	-	-	-	70,178
Loan Modifications	<u>232,993</u>	<u>243,195</u>	<u>88,412</u>	<u>1,649,154</u>
<b>Total</b>	<b>399,755</b>	<b>341,899</b>	<b>118,876</b>	<b>2,671,134</b>
<b>Nonforeclosure - Home Forfeiture Actions</b>				
Short Sales	125,232	87,742	17,898	515,701
Deeds-in-lieu	<u>16,232</u>	<u>18,087</u>	<u>6,804</u>	<u>60,908</u>
<b>Total</b>	<b>141,464</b>	<b>105,829</b>	<b>24,702</b>	<b>576,609</b>
<b>Total Foreclosure Prevention Actions</b>	<b>541,219</b>	<b>447,728</b>	<b>143,578</b>	<b>3,247,743</b>

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

Source: FHFA (Fannie Mae and Freddie Mac)



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Source: FHFA (Fannie Mae and Freddie Mac)

## Appendix: Data Tables

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

(# of loans in thousands)	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14
<b>Total Loans Serviced</b>	27,975	27,978	27,962	27,993	28,047	28,061	28,079	28,071	28,066	28,071	28,009	27,970	27,919
Original Credit Score >= 660	24,728	24,752	24,761	24,814	24,884	24,916	24,947	24,953	24,959	24,973	24,926	24,903	24,867
Original Credit Score < 660	3,247	3,226	3,201	3,179	3,163	3,145	3,132	3,118	3,107	3,098	3,082	3,068	3,052
<b>Total Delinquent Loans</b>	1,361	1,428	1,343	1,319	1,312	1,268	1,298	1,276	1,221	1,199	1,115	1,099	1,099
Original Credit Score >= 660	826	860	806	790	785	756	774	756	724	722	669	658	657
Original Credit Score < 660	535	568	537	529	528	511	524	521	497	477	446	441	443
<b>30 - 59 Days Delinquent</b>	439	513	456	455	460	441	480	469	435	437	391	395	406
Original Credit Score >= 660	245	287	252	252	256	244	269	260	241	251	219	221	228
Original Credit Score < 660	194	226	204	203	204	197	211	210	194	186	172	174	177
<b>60 - 89 Days Delinquent</b>	137	146	142	140	144	139	144	146	140	131	119	116	120
Original Credit Score >= 660	76	80	78	76	78	76	78	79	75	73	67	64	65
Original Credit Score < 660	61	66	64	64	66	63	66	67	64	59	52	52	54
<b>60-plus-days Delinquent</b>	921	915	887	864	852	826	818	807	785	762	724	704	694
Original Credit Score >= 660		572	554	538	529	512	505	496	482	471	450	436	428
Original Credit Score < 660	341	342	333	326	323	314	313	311	303	291	274	268	266

## Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	4.86%	5.10%	4.80%	4.71%	4.68%	4.52%	4.62%	4.55%	4.35%	4.27%	3.98%	3.93%	3.94%
Original Credit Score >= 660	3.34%	3.47%	3.26%	3.18%	3.15%	3.03%	3.10%	3.03%	2.90%	2.89%	2.68%	2.64%	2.64%
Original Credit Score < 660	16.47%	17.60%	16.77%	16.64%	16.68%	16.26%	16.73%	16.69%	16.00%	15.39%	14.48%	14.39%	14.51%
<b>30 - 59 Days Delinquent</b>	1.57%	1.83%	1.63%	1.63%	1.64%	1.57%	1.71%	1.67%	1.55%	1.56%	1.40%	1.41%	1.45%
Original Credit Score >= 660	0.99%	1.16%	1.02%	1.02%	1.03%	0.98%	1.08%	1.04%	0.97%	1.01%	0.88%	0.89%	0.92%
Original Credit Score < 660	5.97%	6.99%	6.37%	6.39%	6.46%	6.27%	6.72%	6.72%	6.24%	6.00%	5.58%	5.67%	5.80%
<b>60 - 89 Days Delinquent</b>	0.49%	0.52%	0.51%	0.50%	0.51%	0.50%	0.51%	0.52%	0.50%	0.47%	0.42%	0.42%	0.43%
Original Credit Score >= 660	0.31%	0.32%	0.31%	0.31%	0.31%	0.31%	0.31%	0.32%	0.30%	0.29%	0.27%	0.26%	0.26%
Original Credit Score < 660	1.88%	2.06%	2.01%	2.01%	2.07%	2.01%	2.10%	2.15%	2.06%	1.89%	1.69%	1.69%	1.78%
<b>60-plus-days Delinquent</b>	3.29%	3.27%	3.17%	3.09%	3.04%	2.94%	2.91%	2.87%	2.80%	2.71%	2.59%	2.52%	2.49%
Original Credit Score >= 660	0.00%	2.31%	2.24%	2.17%	2.12%	2.05%	2.02%	1.99%	1.93%	1.88%	1.80%	1.75%	1.72%
Original Credit Score < 660	10.50%	10.61%	10.40%	10.25%	10.22%	10.00%	10.01%	9.97%	9.76%	9.39%	8.90%	8.72%	8.70%
<b>Serious Delinquency Rate</b>	2.84%	2.78%	2.70%	2.62%	2.56%	2.48%	2.44%	2.38%	2.33%	2.28%	2.19%	2.14%	2.09%
<b>In Bankruptcy</b>	0.48%	0.48%	0.47%	0.46%	0.44%	0.43%	0.43%	0.41%	0.41%	0.40%	0.39%	0.38%	0.38%

## Appendix: Data Tables

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

(# of loans in thousands)	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14
<b>Total Loans Serviced</b>	17,467	17,459	17,471	17,518	17,573	17,608	17,628	17,625	17,618	17,622	17,588	17,560	17,528
Original Credit Score >= 660	15,431	15,436	15,462	15,521	15,586	15,630	15,659	15,663	15,663	15,673	15,648	15,629	15,606
Original Credit Score < 660	2,036	2,023	2,008	1,997	1,987	1,977	1,970	1,962	1,954	1,949	1,940	1,931	1,922
<b>Total Delinquent Loans</b>	862	901	848	829	826	798	816	801	767	755	706	691	691
Original Credit Score >= 660	523	542	508	496	493	476	486	474	454	455	424	414	413
Original Credit Score < 660	339	359	340	333	333	322	330	327	313	300	283	277	278
<b>30 - 59 Days Delinquent</b>	281	325	289	284	288	275	298	291	270	273	248	246	253
Original Credit Score >= 660	156	181	158	156	159	151	166	160	148	156	138	137	142
Original Credit Score < 660	125	144	130	128	129	124	132	132	122	117	110	109	111
<b>60 - 89 Days Delinquent</b>	84	89	86	85	87	84	87	88	84	79	71	69	72
Original Credit Score >= 660	46	48	47	46	47	46	47	47	45	44	40	38	39
Original Credit Score < 660	38	41	39	39	40	38	40	41	39	35	31	31	33
<b>60-plus-days Delinquent</b>	581	576	559	545	538	523	519	510	497	482	458	445	439
Original Credit Score >= 660	367	361	350	340	335	325	321	314	306	299	285	277	271
Original Credit Score < 660	214	215	209	205	204	198	198	196	191	183	173	168	167

## Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	4.93%	5.16%	4.85%	4.73%	4.70%	4.53%	4.63%	4.55%	4.35%	4.28%	4.02%	3.94%	3.94%
Original Credit Score >= 660	3.39%	3.51%	3.29%	3.20%	3.17%	3.04%	3.11%	3.03%	2.90%	2.90%	2.71%	2.65%	2.65%
Original Credit Score < 660	16.64%	17.73%	16.91%	16.67%	16.74%	16.30%	16.75%	16.68%	16.01%	15.38%	14.57%	14.36%	14.47%
<b>30 - 59 Days Delinquent</b>	1.61%	1.86%	1.65%	1.62%	1.64%	1.56%	1.69%	1.65%	1.53%	1.55%	1.41%	1.40%	1.44%
Original Credit Score >= 660	1.01%	1.17%	1.02%	1.01%	1.02%	0.96%	1.06%	1.02%	0.95%	1.00%	0.88%	0.88%	0.91%
Original Credit Score < 660	6.13%	7.12%	6.49%	6.42%	6.50%	6.27%	6.70%	6.71%	6.24%	5.98%	5.67%	5.66%	5.77%
<b>60 - 89 Days Delinquent</b>	0.48%	0.51%	0.49%	0.48%	0.50%	0.48%	0.49%	0.50%	0.48%	0.45%	0.41%	0.39%	0.41%
Original Credit Score >= 660	0.30%	0.31%	0.30%	0.30%	0.30%	0.29%	0.30%	0.30%	0.29%	0.28%	0.26%	0.25%	0.25%
Original Credit Score < 660	1.85%	2.01%	1.96%	1.95%	2.02%	1.94%	2.04%	2.08%	1.99%	1.81%	1.61%	1.60%	1.72%
<b>60-plus-days Delinquent</b>	3.33%	3.30%	3.20%	3.11%	3.06%	2.97%	2.94%	2.89%	2.82%	2.73%	2.61%	2.53%	2.50%
Original Credit Score >= 660	2.38%	2.34%	2.27%	2.19%	2.15%	2.08%	2.05%	2.01%	1.95%	1.91%	1.82%	1.77%	1.74%
Original Credit Score < 660	10.51%	10.61%	10.41%	10.25%	10.24%	10.02%	10.06%	9.97%	9.77%	9.40%	8.90%	8.70%	8.70%
<b>Serious Delinquency Rate</b>	2.83%	2.77%	2.70%	2.61%	2.55%	2.48%	2.44%	2.38%	2.33%	2.27%	2.19%	2.13%	2.08%
<b>In Bankruptcy</b>	0.46%	0.47%	0.44%	0.43%	0.41%	0.40%	0.39%	0.38%	0.38%	0.37%	0.36%	0.35%	0.35%

## Appendix: Data Tables

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

(# of loans in thousands)	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14
<b>Total Loans Serviced</b>	10,508	10,519	10,491	10,476	10,473	10,454	10,451	10,446	10,448	10,449	10,421	10,410	10,391
Original Credit Score >= 660	9,297	9,315	9,298	9,293	9,298	9,286	9,288	9,290	9,296	9,300	9,278	9,273	9,261
Original Credit Score < 660	1,211	1,203	1,193	1,182	1,175	1,168	1,163	1,156	1,153	1,149	1,142	1,137	1,130
<b>Total Delinquent Loans</b>	499	527	495	490	486	470	482	475	454	444	409	408	408
Original Credit Score >= 660	303	318	298	294	292	281	288	282	269	267	245	244	244
Original Credit Score < 660	196	209	197	196	195	189	194	193	184	177	164	164	165
<b>30 - 59 Days Delinquent</b>	159	188	168	171	173	166	182	178	165	165	143	149	153
Original Credit Score >= 660	90	107	94	96	98	93	104	100	93	95	81	85	87
Original Credit Score < 660	69	82	74	75	75	73	79	78	72	69	62	64	66
<b>60 - 89 Days Delinquent</b>	53	57	56	55	56	55	57	58	55	52	47	47	47
Original Credit Score >= 660	30	32	31	30	31	30	31	32	30	29	27	26	26
Original Credit Score < 660	24	26	25	25	25	25	26	26	25	23	21	21	21
<b>60-plus-days Delinquent</b>	340	339	327	319	314	303	299	297	289	280	266	259	255
Original Credit Score >= 660	213	211	204	198	194	187	184	182	176	172	164	160	157
Original Credit Score < 660	127	128	124	121	120	116	115	115	112	108	102	100	98

## Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	4.75%	5.01%	4.72%	4.68%	4.64%	4.49%	4.61%	4.55%	4.34%	4.25%	3.93%	3.92%	3.93%
Original Credit Score >= 660	3.26%	3.41%	3.20%	3.16%	3.14%	3.02%	3.10%	3.03%	2.90%	2.87%	2.65%	2.63%	2.63%
Original Credit Score < 660	16.20%	17.39%	16.54%	16.58%	16.58%	16.21%	16.70%	16.72%	15.98%	15.40%	14.33%	14.44%	14.57%
<b>30 - 59 Days Delinquent</b>	1.51%	1.79%	1.60%	1.63%	1.65%	1.59%	1.74%	1.71%	1.58%	1.57%	1.38%	1.43%	1.47%
Original Credit Score >= 660	0.96%	1.15%	1.01%	1.03%	1.05%	1.01%	1.11%	1.08%	1.00%	1.03%	0.88%	0.91%	0.94%
Original Credit Score < 660	5.71%	6.78%	6.17%	6.34%	6.39%	6.25%	6.77%	6.75%	6.24%	6.02%	5.42%	5.67%	5.87%
<b>60 - 89 Days Delinquent</b>	0.51%	0.54%	0.53%	0.53%	0.54%	0.53%	0.54%	0.56%	0.53%	0.50%	0.46%	0.45%	0.46%
Original Credit Score >= 660	0.32%	0.34%	0.33%	0.33%	0.33%	0.33%	0.34%	0.34%	0.32%	0.31%	0.29%	0.28%	0.28%
Original Credit Score < 660	1.95%	2.13%	2.09%	2.10%	2.17%	2.13%	2.22%	2.29%	2.18%	2.02%	1.82%	1.84%	1.88%
<b>60-plus-days Delinquent</b>	3.24%	3.22%	3.12%	3.05%	2.99%	2.90%	2.86%	2.84%	2.76%	2.68%	2.55%	2.49%	2.46%
Original Credit Score >= 660	2.29%	2.27%	2.19%	2.13%	2.08%	2.01%	1.98%	1.95%	1.90%	1.85%	1.77%	1.72%	1.69%
Original Credit Score < 660	10.49%	10.61%	10.37%	10.24%	10.19%	9.95%	9.93%	9.96%	9.74%	9.39%	8.91%	8.77%	8.70%
<b>Serious Delinquency Rate</b>	2.85%	2.79%	2.70%	2.64%	2.58%	2.48%	2.43%	2.39%	2.34%	2.29%	2.20%	2.15%	2.10%
<b>In Bankruptcy</b>	0.51%	0.51%	0.50%	0.50%	0.49%	0.48%	0.48%	0.47%	0.46%	0.45%	0.43%	0.43%	0.43%

## Appendix: Data Tables

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

	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	YTD 2014
<b>Starts<sup>2</sup></b>														
HAMP Active Trial & Perm. - Cum.	454,091	451,475	451,058	451,691	447,840	446,510	445,875	445,054	444,087	442,765	442,441	441,080	439,368	439,368
Repayment Plans	15,455	13,612	15,091	15,071	14,592	14,665	11,003	13,390	13,521	10,807	10,615	9,650	9,136	53,729
Forbearance Plans	7,638	8,209	6,217	5,879	6,382	6,596	5,695	5,161	4,807	4,030	3,816	4,346	6,860	23,859
<b>Completed</b>														
Repayment Plans <sup>3</sup>	7,639	5,381	4,600	5,068	4,839	5,316	5,092	4,741	5,200	5,687	5,169	4,863	4,563	25,482
Forbearance Plans <sup>3</sup>	1,001	1,876	896	744	690	772	748	792	687	696	1,511	605	1,038	4,537
Charge-offs-in-lieu	57	56	51	59	54	59	52	55	49	76	141	107	72	445
HomeSaver Advance (Fannie)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Modifications	19,815	20,011	18,224	21,293	18,361	20,908	20,462	20,546	18,659	17,407	18,606	17,756	15,984	88,412
<b>Home Retention Actions</b>	<b>28,512</b>	<b>27,324</b>	<b>23,771</b>	<b>27,164</b>	<b>23,944</b>	<b>27,055</b>	<b>26,354</b>	<b>26,134</b>	<b>24,595</b>	<b>23,866</b>	<b>25,427</b>	<b>23,331</b>	<b>21,657</b>	<b>118,876</b>
Short Sales	9,090	7,612	8,449	7,694	5,660	5,945	4,699	4,796	3,980	3,350	3,383	3,635	3,550	17,898
Deeds-in-lieu	1,671	1,407	1,415	1,420	1,359	1,635	1,415	1,671	1,594	1,170	1,455	1,353	1,232	6,804
<b>Nonforeclosure - Home Forfeiture Actions</b>	<b>10,761</b>	<b>9,019</b>	<b>9,864</b>	<b>9,114</b>	<b>7,019</b>	<b>7,580</b>	<b>6,114</b>	<b>6,467</b>	<b>5,574</b>	<b>4,520</b>	<b>4,838</b>	<b>4,988</b>	<b>4,782</b>	<b>24,702</b>
<b>Total Foreclosure Prevention Actions</b>	<b>39,273</b>	<b>36,343</b>	<b>33,635</b>	<b>36,278</b>	<b>30,963</b>	<b>34,635</b>	<b>32,468</b>	<b>32,601</b>	<b>30,169</b>	<b>28,386</b>	<b>30,265</b>	<b>28,319</b>	<b>26,439</b>	<b>143,578</b>

## Percent of Total Foreclosure Prevention Actions

Repayment Plans	19%	15%	14%	14%	16%	15%	16%	15%	17%	20%	17%	17%	17%	18%
Forbearance Plans	3%	5%	3%	2%	2%	2%	2%	2%	2%	2%	5%	2%	4%	3%
Charge-offs-in-lieu	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
HomeSaver Advance (Fannie)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Loan Modifications	50%	55%	54%	59%	59%	60%	63%	63%	62%	61%	61%	63%	60%	62%
<b>Home Retention Actions</b>	<b>73%</b>	<b>75%</b>	<b>71%</b>	<b>75%</b>	<b>77%</b>	<b>78%</b>	<b>81%</b>	<b>80%</b>	<b>82%</b>	<b>84%</b>	<b>84%</b>	<b>82%</b>	<b>82%</b>	<b>83%</b>
Short Sales	23%	21%	25%	21%	18%	17%	14%	15%	13%	12%	11%	13%	13%	12%
Deeds-in-lieu	4%	4%	4%	4%	4%	5%	4%	5%	5%	4%	5%	5%	5%	5%
<b>Nonforeclosure - Home Forfeiture Actions</b>	<b>27%</b>	<b>25%</b>	<b>29%</b>	<b>25%</b>	<b>23%</b>	<b>22%</b>	<b>19%</b>	<b>20%</b>	<b>18%</b>	<b>16%</b>	<b>16%</b>	<b>18%</b>	<b>18%</b>	<b>17%</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> Forbearance plans initiated include HAMP trials initiated by servicers under the MHA program. HAMP trial modifications are based on the first trial payment posted date. HAMP permanent modifications are based on the effective date of modification. As of May 31, 2014, Fannie Mae had more than 255,600 HAMP active permanent modifications and Freddie Mac had approximately 174,300 HAMP active permanent modifications.<sup>3</sup> Includes loans that were 30+ days delinquent at initiation of the plan. In addition, the completed forbearance plans data have been revised to exclude HAMP.

## Appendix: Data Tables

## 3(i) Enterprises Combined - Loan Modifications

	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	YTD 2014
Loan Modifications (# of loans)	19,815	20,011	18,224	21,293	18,361	20,908	20,462	20,546	18,659	17,407	18,606	17,756	15,984	88,412
<b>Types of Modification (%)</b>														
Extend Term Only	19%	18%	17%	21%	22%	20%	18%	23%	26%	29%	32%	30%	33%	30%
Reduce Rate Only	9%	9%	9%	9%	7%	7%	5%	5%	6%	5%	6%	5%	5%	5%
Reduce Rate and Extend Term	38%	41%	40%	40%	41%	42%	45%	41%	38%	39%	36%	38%	37%	38%
Reduce Rate, Extend Term and Forbear Principal	34%	33%	34%	30%	30%	31%	31%	31%	29%	28%	25%	26%	25%	27%
Other	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%

## Appendix: Data Tables

## 3(ii) Fannie Mae - Loan Modifications

	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	YTD 2014
Loan Modifications (# of loans)	13,650	12,967	11,870	13,791	11,676	13,006	12,338	13,815	12,565	10,837	12,642	11,321	10,606	57,971
<b>Types of Modification (%)</b>														
Extend Term Only	25%	24%	23%	26%	27%	25%	24%	29%	31%	35%	37%	40%	42%	37%
Reduce Rate Only	8%	8%	8%	8%	7%	7%	6%	5%	6%	5%	6%	5%	5%	5%
Reduce Rate and Extend Term	35%	37%	37%	37%	38%	39%	40%	36%	34%	34%	32%	30%	30%	32%
Reduce Rate, Extend Term and Forbear Principal	32%	31%	31%	29%	28%	29%	30%	30%	28%	26%	25%	24%	23%	25%
Other	0%	0%	0%	0%	0%	0%	0%	0%	1%	-1%	0%	0%	0%	0%

## Appendix: Data Tables

## 3(iii) Freddie Mac - Loan Modifications

	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	YTD 2014
Loan Modifications (# of loans)	6,165	7,044	6,354	7,502	6,685	7,902	8,124	6,731	6,094	6,570	5,964	6,435	5,378	30,441
Types of Modification (%)														
Extend Term Only	5%	7%	6%	10%	15%	12%	9%	9%	17%	18%	23%	14%	16%	17%
Reduce Rate Only	11%	10%	10%	11%	6%	6%	5%	5%	6%	6%	4%	6%	5%	5%
Reduce Rate and Extend Term	45%	48%	45%	47%	44%	47%	53%	52%	47%	46%	46%	52%	51%	48%
Reduce Rate, Extend Term and Forbear Principal	38%	35%	39%	32%	34%	35%	33%	33%	30%	30%	26%	29%	28%	29%
Other	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	1%	1%	1%	0%

## Appendix: Data Tables

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

	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	YTD 2014
Short Sales	9,090	7,612	8,449	7,694	5,660	5,945	4,699	4,796	3,980	3,350	3,383	3,635	3,550	17,898
Deeds-in-lieu	1,671	1,407	1,415	1,420	1,359	1,635	1,415	1,671	1,594	1,170	1,455	1,353	1,232	6,804
Nonforeclosure - Home Forfeiture Actions <sup>1</sup>	10,761	9,019	9,864	9,114	7,019	7,580	6,114	6,467	5,574	4,520	4,838	4,988	4,782	24,702
Third-party Sales	1,754	1,627	1,674	1,380	1,334	1,354	1,126	1,165	1,749	1,558	1,736	1,858	1,986	8,887
Foreclosure Sales	16,060	15,365	18,222	16,973	16,194	16,728	14,004	13,293	16,184	12,497	13,619	12,965	12,367	67,632
Third-party & Foreclosure Sales	17,814	16,992	19,896	18,353	17,528	18,082	15,130	14,458	17,933	14,055	15,355	14,823	14,353	76,519
Foreclosure Starts	42,697	37,955	40,781	37,218	38,616	40,822	37,390	34,953	32,871	21,901	29,907	26,044	30,792	141,515

## Top Five Reasons for Delinquency

Curtailment of Income	35%	34%	33%	33%	32%	33%	32%	32%	32%	31%	30%	30%	30%
Excessive obligations	16%	17%	16%	17%	17%	17%	17%	17%	17%	17%	19%	19%	20%
Unemployment	8%	8%	7%	7%	7%	7%	7%	8%	8%	8%	8%	8%	8%
Illness of principal mortgagor or family member	6%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Marital Difficulties	4%	4%	3%	4%	3%	4%	4%	4%	4%	4%	4%	4%	4%

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

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

## Glossary

*Data and definitions in this report have been revised relative to prior versions of the report. FHFA continues to work with the Enterprises to improve the comparability of reported data.*

### Section 1: Mortgage Performance

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

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

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

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

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

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

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

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

### Section 2: Completed Foreclosure Prevention Actions

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

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

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

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

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

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

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

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

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

### Section 3: Loan Modifications

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

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

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

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

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

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

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

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

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

### Section 4: Third-party Sales and Foreclosures

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

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

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