



FORECLOSURE PREVENTION & REFINANCE REPORT

FEDERAL PROPERTY MANAGER'S REPORT

FEBRUARY 2020



February 2020 Highlights -- Foreclosure Prevention

The Enterprises' Foreclosure Prevention Actions:

- The Enterprises completed 8,836 foreclosure prevention actions in February, bringing the total to 4,424,910 since the start of the conservatorships in September 2008. Over half of these actions have been permanent loan modifications.
- There were 5,376 permanent loan modifications in February, bringing the total to 2,401,285 since the conservatorships began in September 2008.
- Twenty-two percent of modifications in February were modifications with principal forbearance. Modifications with extend-term only accounted for 65 percent of all loan modifications during the month.
- There were 364 short sales and deeds-in-lieu of foreclosure completed in February, down 18 percent compared with January 2020.

The Enterprises' Mortgage Performance:

- The serious delinquency rate decreased slightly from 0.64 percent at the end of January to 0.63 percent at the end of February.

The Enterprises' Foreclosures:

- Third-party and foreclosure sales decreased 23 percent from 3,225 in January to 2,491 in February.
- Foreclosure starts decreased from 11,624 in January to 9,061 in February.

February 2020 Highlights -- Refinance Activities

- Total refinance volume decreased in February 2020 but remained near the highs observed in late 2019 as mortgage rates continued to plumb the lows last observed in 2015. Mortgage rates decreased in February: the average interest rate on a 30-year fixed rate mortgage fell to 3.47 percent from 3.62 percent in January.
- In February 2020, 2 refinances were completed through the High LTV Refinance Option, bringing total refinances through the High LTV Refinance Option from the inception of the program to 17.
- The percentage of cash-out refinances decreased to 41 percent in February from 42 percent in January. Mortgage rates have fallen from the highs observed a year ago to lows last observed in 2015, creating more opportunities for non cash-out borrowers to refinance at lower rates and lower their monthly payments.

Foreclosure Prevention Activities

| | Jan-20 | Feb-20 |
|--------------------------------|--------------|--------------|
| <i>(Number of loans)</i> | | |
| Loan Modifications* | 5,827 | 5,376 |
| Repayment Plans | 2,113 | 2,361 |
| Forbearance Plans | 652 | 653 |
| Charge-offs-in-lieu | 74 | 82 |
| Home Retention Actions | 8,666 | 8,472 |
| Short Sales | 313 | 250 |
| Deeds-in-lieu | 129 | 114 |
| Home Forfeiture Actions | 442 | 364 |
| TOTAL | 9,108 | 8,836 |

* Includes HAMP permanent modifications.

Source: FHFA (Fannie Mae and Freddie Mac)

Mortgage Performance (at period end)

| | Jan-20 | Feb-20 |
|--|---------|---------|
| <i>(Number of loans)</i> | | |
| 30-59 Days Delinquent | 296,603 | 324,488 |
| 60-plus-days Delinquent | 258,748 | 255,916 |
| Foreclosure Starts | 11,624 | 9,061 |
| Third-party & Foreclosure Sales | 3,225 | 2,491 |
| <i>(Percent of total loans serviced)</i> | | |
| 30-59 Days Delinquent | 1.06% | 1.16% |
| 60-plus-days Delinquent | 0.92% | 0.91% |
| Seriously Delinquent* | 0.64% | 0.63% |

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

Source: FHFA (Fannie Mae and Freddie Mac)

Refinance Activities

| | Jan-20 | Feb-20 |
|---------------------------------|---------|---------|
| <i>(Number of loans)</i> | | |
| Total Refinance | 225,539 | 216,895 |
| Total High LTV Refinance Option | 4 | 2 |

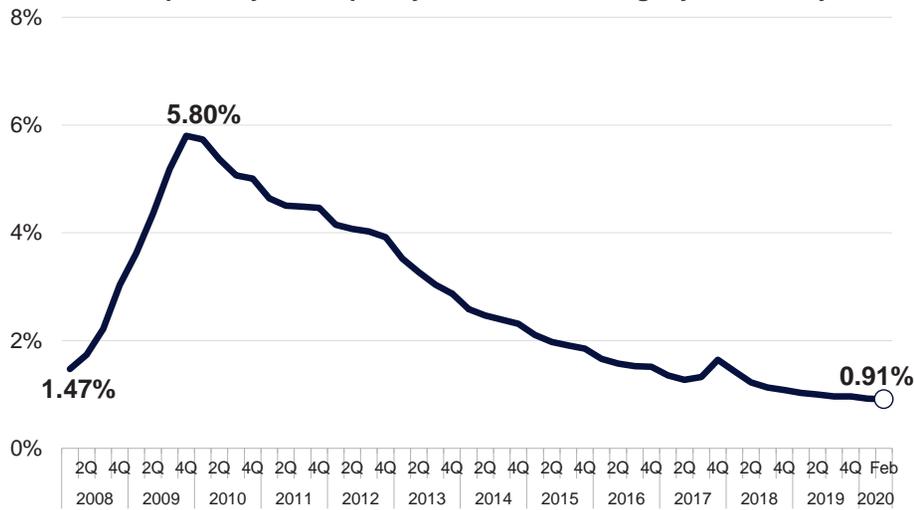
Source: FHFA (Fannie Mae and Freddie Mac)



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.

Enterprises' 60-plus-days Delinquency Rates

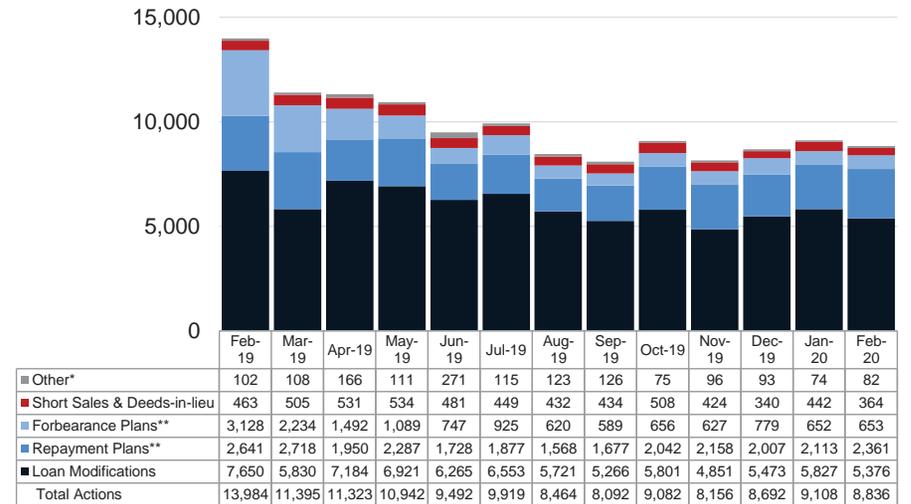
60-plus-days delinquency rate decreased slightly in February.



Source: FHFA (Fannie Mae and Freddie Mac)

Foreclosure Prevention Actions Completed

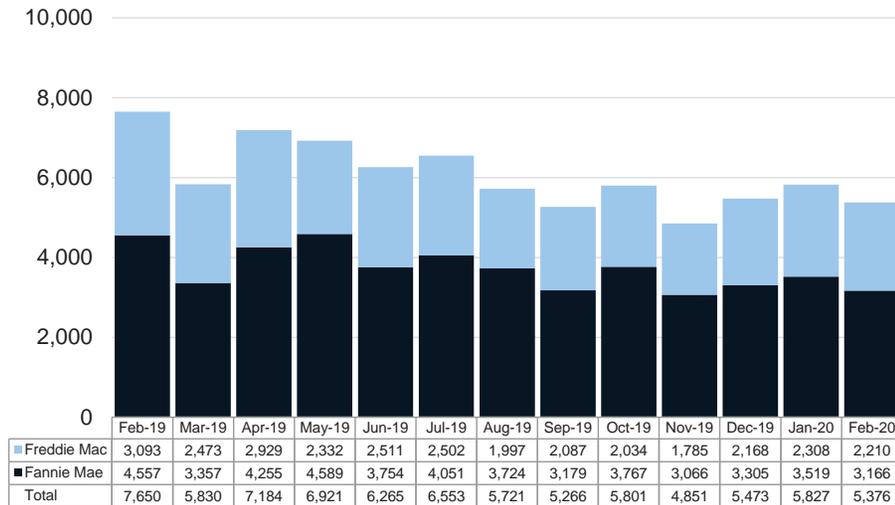
Foreclosure prevention actions decreased 3 percent in February.



Source: FHFA (Fannie Mae and Freddie Mac)

Completed Loan Modifications

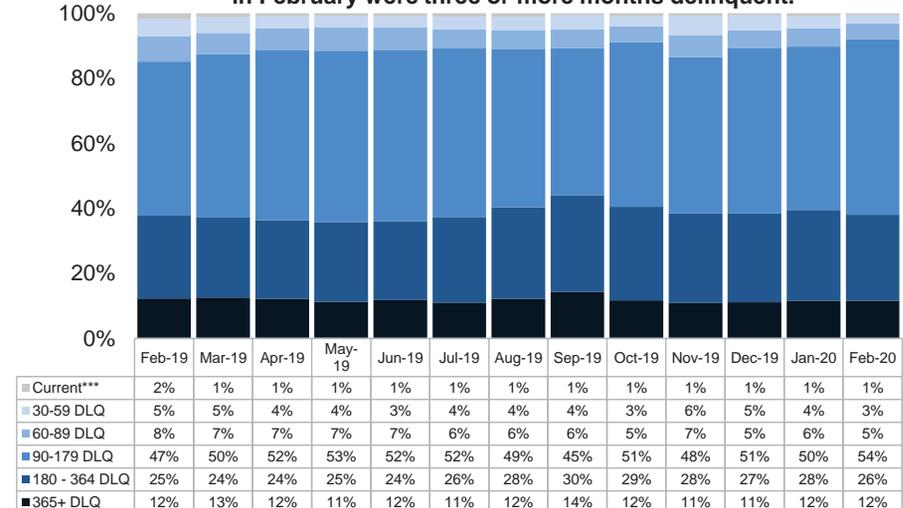
Loan modifications decreased 8 percent in February.



Source: FHFA (Fannie Mae and Freddie Mac)

Loan Modifications by Delinquency Status

Approximately 92 percent of borrowers who received modification in February were three or more months delinquent.



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.



Completed Foreclosure Prevention Actions

Since the first full quarter in conservatorship (4Q08), combined completed foreclosure prevention actions total 4,424,910. More than half of these actions are permanent loan modifications.

| | 2017 | 2018 | 2019 | YTD Feb-20 | Conservatorship to Date ¹ |
|---|----------------|----------------|----------------|---------------|---|
| Home Retention Actions | | | | | |
| Repayment Plans | 30,506 | 32,016 | 25,106 | 4,474 | 966,439 |
| Forbearance Plans | 29,897 | 37,658 | 14,895 | 1,305 | 270,686 |
| Charge-offs-in-lieu | 1,400 | 1,414 | 1,493 | 156 | 17,990 |
| HomeSaver Advance (<i>Fannie</i>) | - | - | - | - | 70,178 |
| Loan Modifications ² | <u>128,625</u> | <u>163,175</u> | <u>75,961</u> | <u>11,203</u> | <u>2,401,285</u> |
| Total | 190,428 | 234,263 | 117,455 | 17,138 | 3,726,578 |
| Nonforeclosure - Home Forfeiture Actions | | | | | |
| Short Sales | 11,684 | 6,408 | 4,053 | 563 | 601,550 |
| Deeds-in-lieu | <u>4,786</u> | <u>2,907</u> | <u>1,622</u> | <u>243</u> | <u>96,782</u> |
| Total | 16,470 | 9,315 | 5,675 | 806 | 698,332 |
| Total Foreclosure Prevention Actions | 206,898 | 243,578 | 123,130 | 17,944 | 4,424,910 |

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

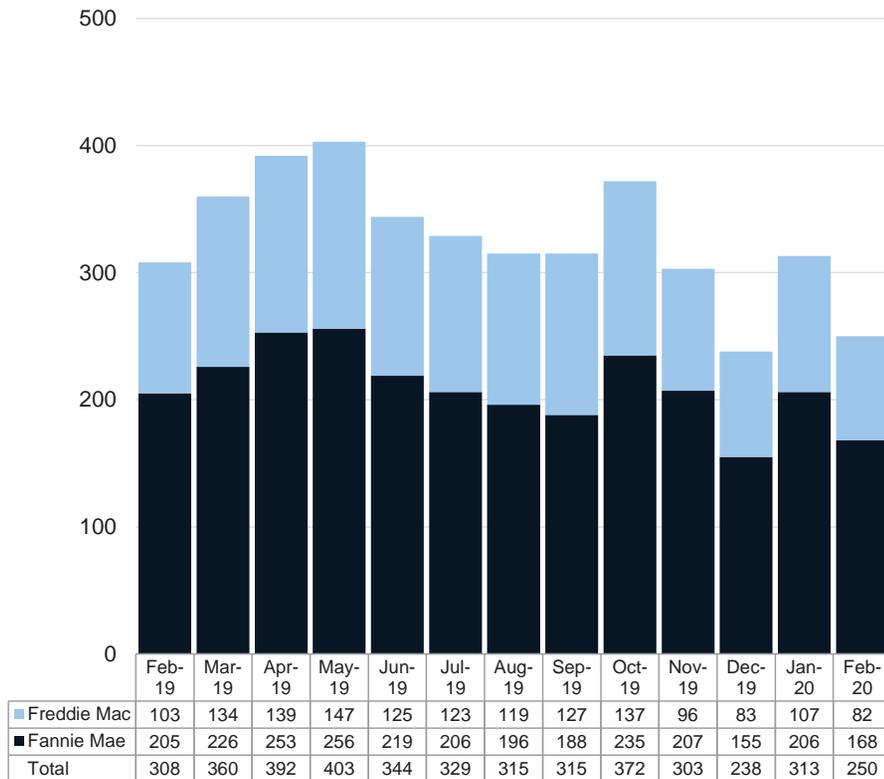
² Includes HAMP permanent modifications.

Source: FHFA (Fannie Mae and Freddie Mac)



Short Sales

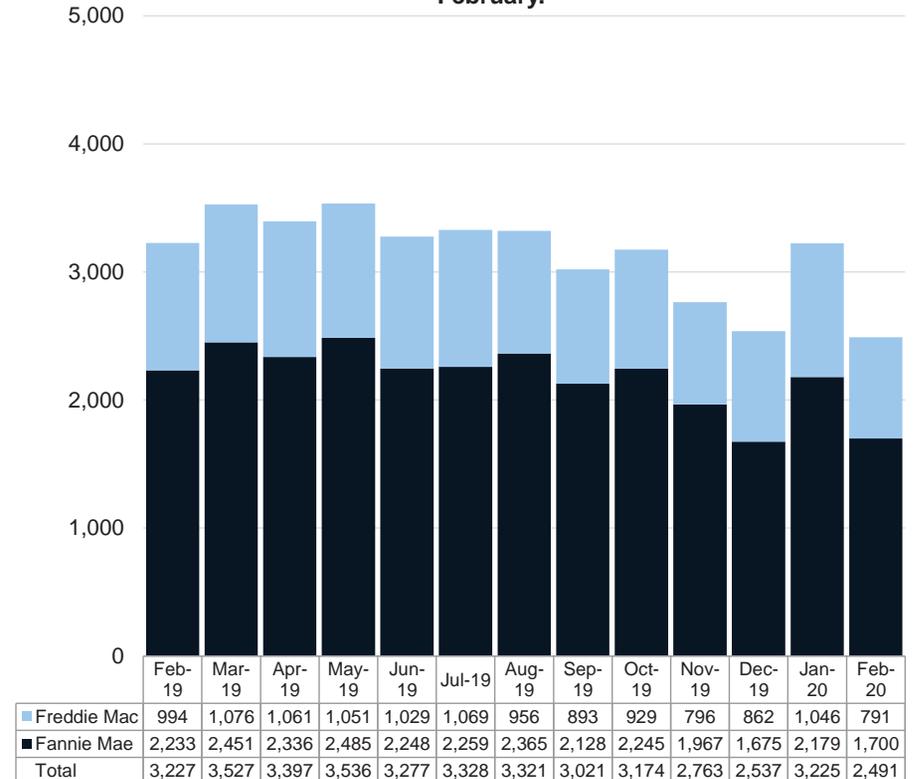
Completed short sales decreased 20 percent in February.



Source: FHFA (Fannie Mae and Freddie Mac)

Foreclosure Sales and Third-party Sales

Foreclosure and third-party sales decreased 23 percent in February.



Source: FHFA (Fannie Mae and Freddie Mac)



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

| (# of loans in thousands) | Feb-19 | Mar-19 | Apr-19 | May-19 | Jun-19 | Jul-19 | Aug-19 | Sep-19 | Oct-19 | Nov-19 | Dec-19 | Jan-20 | Feb-20 |
|--------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Total Loans Serviced | 27,910 | 27,902 | 27,877 | 27,879 | 27,888 | 27,893 | 27,946 | 27,966 | 27,918 | 27,937 | 27,987 | 28,052 | 28,071 |
| Original Credit Score >= 660 | 25,571 | 25,576 | 25,566 | 25,586 | 25,613 | 25,630 | 25,707 | 25,740 | 25,718 | 25,759 | 25,826 | 25,900 | 25,929 |
| Original Credit Score < 660 | 2,339 | 2,325 | 2,311 | 2,293 | 2,274 | 2,262 | 2,239 | 2,226 | 2,200 | 2,179 | 2,161 | 2,151 | 2,142 |
| Total Delinquent Loans | 675 | 636 | 603 | 609 | 675 | 611 | 593 | 608 | 582 | 617 | 607 | 555 | 580 |
| Original Credit Score >= 660 | 423 | 395 | 374 | 385 | 429 | 383 | 372 | 385 | 368 | 393 | 389 | 353 | 375 |
| Original Credit Score < 660 | 252 | 241 | 230 | 224 | 246 | 228 | 221 | 223 | 215 | 224 | 219 | 202 | 205 |
| 30 - 59 Days Delinquent | 377 | 349 | 327 | 338 | 396 | 342 | 327 | 339 | 317 | 349 | 338 | 297 | 324 |
| Original Credit Score >= 660 | 243 | 221 | 206 | 220 | 258 | 219 | 209 | 220 | 205 | 228 | 223 | 193 | 216 |
| Original Credit Score < 660 | 135 | 129 | 121 | 118 | 138 | 123 | 118 | 119 | 113 | 121 | 116 | 104 | 109 |
| 60 - 89 Days Delinquent | 98 | 92 | 88 | 87 | 95 | 92 | 89 | 91 | 89 | 92 | 91 | 86 | 84 |
| Original Credit Score >= 660 | 58 | 55 | 51 | 52 | 57 | 55 | 53 | 55 | 54 | 56 | 55 | 52 | 51 |
| Original Credit Score < 660 | 40 | 38 | 36 | 35 | 38 | 37 | 36 | 36 | 35 | 36 | 36 | 33 | 32 |
| 60-plus-days Delinquent | 298 | 287 | 277 | 271 | 279 | 269 | 266 | 269 | 265 | 268 | 269 | 259 | 256 |
| Original Credit Score >= 660 | | 174 | 168 | 165 | 171 | 164 | 163 | 165 | 163 | 165 | 166 | 160 | 159 |
| Original Credit Score < 660 | 118 | 113 | 109 | 106 | 108 | 104 | 103 | 104 | 102 | 103 | 103 | 98 | 97 |

Percent of Total Loans Serviced

| | | | | | | | | | | | | | |
|---------------------------------|--------|--------|-------|-------|--------|--------|-------|--------|-------|--------|--------|-------|-------|
| Total Delinquent Loans | 2.42% | 2.28% | 2.16% | 2.19% | 2.42% | 2.19% | 2.12% | 2.17% | 2.08% | 2.21% | 2.17% | 1.98% | 2.07% |
| Original Credit Score >= 660 | 1.65% | 1.54% | 1.46% | 1.50% | 1.68% | 1.49% | 1.45% | 1.50% | 1.43% | 1.53% | 1.51% | 1.36% | 1.45% |
| Original Credit Score < 660 | 10.79% | 10.38% | 9.94% | 9.78% | 10.82% | 10.07% | 9.86% | 10.02% | 9.75% | 10.27% | 10.12% | 9.41% | 9.59% |
| 30 - 59 Days Delinquent | 1.35% | 1.25% | 1.17% | 1.21% | 1.42% | 1.23% | 1.17% | 1.21% | 1.14% | 1.25% | 1.21% | 1.06% | 1.16% |
| Original Credit Score >= 660 | 0.95% | 0.86% | 0.81% | 0.86% | 1.01% | 0.85% | 0.81% | 0.85% | 0.80% | 0.89% | 0.86% | 0.74% | 0.83% |
| Original Credit Score < 660 | 5.75% | 5.53% | 5.22% | 5.14% | 6.05% | 5.45% | 5.26% | 5.35% | 5.12% | 5.55% | 5.35% | 4.84% | 5.08% |
| 60 - 89 Days Delinquent | 0.35% | 0.33% | 0.31% | 0.31% | 0.34% | 0.33% | 0.32% | 0.33% | 0.32% | 0.33% | 0.33% | 0.31% | 0.30% |
| Original Credit Score >= 660 | 0.23% | 0.21% | 0.20% | 0.20% | 0.22% | 0.21% | 0.21% | 0.21% | 0.21% | 0.22% | 0.21% | 0.20% | 0.20% |
| Original Credit Score < 660 | 1.72% | 1.62% | 1.57% | 1.55% | 1.66% | 1.63% | 1.61% | 1.63% | 1.60% | 1.67% | 1.66% | 1.56% | 1.51% |
| 60-plus-days Delinquent | 1.07% | 1.03% | 0.99% | 0.97% | 1.00% | 0.96% | 0.95% | 0.96% | 0.95% | 0.96% | 0.96% | 0.92% | 0.91% |
| Original Credit Score >= 660 | 0.00% | 0.68% | 0.66% | 0.65% | 0.67% | 0.64% | 0.63% | 0.64% | 0.63% | 0.64% | 0.64% | 0.62% | 0.61% |
| Original Credit Score < 660 | 5.04% | 4.85% | 4.72% | 4.64% | 4.77% | 4.62% | 4.60% | 4.68% | 4.64% | 4.72% | 4.77% | 4.57% | 4.51% |
| Serious Delinquency Rate | 0.73% | 0.71% | 0.69% | 0.67% | 0.67% | 0.65% | 0.65% | 0.65% | 0.65% | 0.64% | 0.65% | 0.64% | 0.63% |
| In Bankruptcy | 0.14% | 0.14% | 0.14% | 0.14% | 0.14% | 0.13% | 0.13% | 0.13% | 0.13% | 0.13% | 0.12% | 0.12% | 0.12% |



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

| (# of loans in thousands) | Feb-19 | Mar-19 | Apr-19 | May-19 | Jun-19 | Jul-19 | Aug-19 | Sep-19 | Oct-19 | Nov-19 | Dec-19 | Jan-20 | Feb-20 |
|--------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Total Loans Serviced | 17,108 | 17,078 | 17,038 | 17,038 | 17,021 | 17,023 | 17,042 | 17,048 | 16,998 | 17,010 | 16,999 | 17,018 | 17,016 |
| Original Credit Score >= 660 | 15,615 | 15,592 | 15,562 | 15,569 | 15,570 | 15,579 | 15,616 | 15,629 | 15,600 | 15,622 | 15,627 | 15,653 | 15,658 |
| Original Credit Score < 660 | 1,492 | 1,486 | 1,475 | 1,468 | 1,452 | 1,443 | 1,427 | 1,420 | 1,398 | 1,388 | 1,372 | 1,365 | 1,358 |
| Total Delinquent Loans | 435 | 414 | 394 | 382 | 429 | 387 | 380 | 392 | 374 | 398 | 388 | 359 | 371 |
| Original Credit Score >= 660 | 269 | 254 | 241 | 234 | 266 | 238 | 234 | 244 | 233 | 249 | 243 | 224 | 235 |
| Original Credit Score < 660 | 166 | 160 | 153 | 149 | 163 | 149 | 145 | 148 | 142 | 148 | 144 | 135 | 135 |
| 30 - 59 Days Delinquent | 241 | 226 | 212 | 206 | 249 | 212 | 208 | 217 | 202 | 224 | 214 | 190 | 204 |
| Original Credit Score >= 660 | 154 | 141 | 133 | 128 | 158 | 133 | 131 | 138 | 128 | 144 | 138 | 121 | 133 |
| Original Credit Score < 660 | 87 | 85 | 80 | 78 | 91 | 79 | 77 | 79 | 74 | 80 | 76 | 69 | 71 |
| 60 - 89 Days Delinquent | 63 | 60 | 57 | 56 | 60 | 59 | 57 | 59 | 58 | 60 | 60 | 56 | 54 |
| Original Credit Score >= 660 | 36 | 35 | 33 | 33 | 35 | 35 | 34 | 35 | 34 | 36 | 35 | 33 | 33 |
| Original Credit Score < 660 | 26 | 25 | 24 | 24 | 25 | 25 | 24 | 24 | 23 | 25 | 24 | 23 | 22 |
| 60-plus-days Delinquent | 194 | 187 | 181 | 176 | 180 | 175 | 172 | 175 | 172 | 173 | 173 | 169 | 167 |
| Original Credit Score >= 660 | 116 | 112 | 108 | 105 | 108 | 105 | 103 | 106 | 104 | 105 | 105 | 103 | 102 |
| Original Credit Score < 660 | 78 | 75 | 73 | 71 | 72 | 70 | 68 | 70 | 68 | 68 | 68 | 66 | 64 |

Percent of Total Loans Serviced

| | | | | | | | | | | | | | |
|---------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|-------|-------|
| Total Delinquent Loans | 2.54% | 2.42% | 2.31% | 2.24% | 2.52% | 2.27% | 2.23% | 2.30% | 2.20% | 2.34% | 2.28% | 2.11% | 2.18% |
| Original Credit Score >= 660 | 1.73% | 1.63% | 1.55% | 1.50% | 1.71% | 1.53% | 1.50% | 1.56% | 1.49% | 1.60% | 1.56% | 1.43% | 1.50% |
| Original Credit Score < 660 | 11.09% | 10.76% | 10.35% | 10.12% | 11.24% | 10.31% | 10.20% | 10.44% | 10.13% | 10.68% | 10.53% | 9.87% | 9.95% |
| 30 - 59 Days Delinquent | 1.41% | 1.32% | 1.25% | 1.21% | 1.46% | 1.25% | 1.22% | 1.27% | 1.19% | 1.32% | 1.26% | 1.12% | 1.20% |
| Original Credit Score >= 660 | 0.99% | 0.91% | 0.85% | 0.82% | 1.01% | 0.85% | 0.84% | 0.89% | 0.82% | 0.92% | 0.88% | 0.77% | 0.85% |
| Original Credit Score < 660 | 5.86% | 5.71% | 5.42% | 5.29% | 6.27% | 5.48% | 5.40% | 5.55% | 5.28% | 5.77% | 5.57% | 5.05% | 5.22% |
| 60 - 89 Days Delinquent | 0.37% | 0.35% | 0.34% | 0.33% | 0.35% | 0.35% | 0.34% | 0.35% | 0.34% | 0.35% | 0.35% | 0.33% | 0.32% |
| Original Credit Score >= 660 | 0.23% | 0.23% | 0.21% | 0.21% | 0.23% | 0.22% | 0.21% | 0.22% | 0.22% | 0.23% | 0.23% | 0.21% | 0.21% |
| Original Credit Score < 660 | 1.77% | 1.69% | 1.64% | 1.62% | 1.73% | 1.71% | 1.67% | 1.71% | 1.67% | 1.77% | 1.77% | 1.66% | 1.59% |
| 60-plus-days Delinquent | 1.13% | 1.10% | 1.06% | 1.04% | 1.06% | 1.03% | 1.01% | 1.03% | 1.01% | 1.02% | 1.02% | 0.99% | 0.98% |
| Original Credit Score >= 660 | 0.74% | 0.72% | 0.70% | 0.68% | 0.70% | 0.67% | 0.66% | 0.68% | 0.67% | 0.67% | 0.67% | 0.66% | 0.65% |
| Original Credit Score < 660 | 5.23% | 5.06% | 4.94% | 4.83% | 4.97% | 4.83% | 4.79% | 4.90% | 4.84% | 4.91% | 4.96% | 4.82% | 4.73% |
| Serious Delinquency Rate | 0.76% | 0.74% | 0.72% | 0.70% | 0.70% | 0.67% | 0.67% | 0.68% | 0.67% | 0.66% | 0.66% | 0.66% | 0.65% |
| In Bankruptcy | 0.14% | 0.14% | 0.14% | 0.14% | 0.14% | 0.14% | 0.14% | 0.14% | 0.13% | 0.13% | 0.12% | 0.13% | 0.13% |



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

| (# of loans in thousands) | Feb-19 | Mar-19 | Apr-19 | May-19 | Jun-19 | Jul-19 | Aug-19 | Sep-19 | Oct-19 | Nov-19 | Dec-19 | Jan-20 | Feb-20 |
|--------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Total Loans Serviced | 10,803 | 10,824 | 10,840 | 10,841 | 10,867 | 10,870 | 10,904 | 10,918 | 10,920 | 10,927 | 10,988 | 11,034 | 11,055 |
| Original Credit Score >= 660 | 9,956 | 9,985 | 10,004 | 10,016 | 10,044 | 10,051 | 10,092 | 10,112 | 10,118 | 10,137 | 10,199 | 10,247 | 10,271 |
| Original Credit Score < 660 | 847 | 839 | 836 | 825 | 823 | 819 | 812 | 806 | 802 | 791 | 789 | 787 | 784 |
| Total Delinquent Loans | 240 | 223 | 210 | 227 | 246 | 224 | 213 | 216 | 208 | 219 | 220 | 197 | 210 |
| Original Credit Score >= 660 | 153 | 141 | 133 | 151 | 163 | 145 | 138 | 141 | 135 | 144 | 146 | 129 | 140 |
| Original Credit Score < 660 | 87 | 81 | 77 | 76 | 83 | 79 | 75 | 75 | 73 | 76 | 74 | 68 | 70 |
| 30 - 59 Days Delinquent | 136 | 123 | 114 | 132 | 147 | 130 | 119 | 122 | 115 | 125 | 124 | 107 | 121 |
| Original Credit Score >= 660 | 89 | 80 | 73 | 92 | 100 | 86 | 79 | 82 | 76 | 84 | 85 | 72 | 83 |
| Original Credit Score < 660 | 47 | 44 | 41 | 40 | 47 | 44 | 41 | 40 | 39 | 41 | 39 | 35 | 38 |
| 60 - 89 Days Delinquent | 35 | 32 | 30 | 31 | 35 | 32 | 32 | 32 | 31 | 32 | 32 | 30 | 29 |
| Original Credit Score >= 660 | 21 | 19 | 18 | 19 | 22 | 20 | 20 | 20 | 20 | 20 | 20 | 19 | 19 |
| Original Credit Score < 660 | 14 | 13 | 12 | 12 | 13 | 12 | 12 | 12 | 12 | 12 | 12 | 11 | 11 |
| 60-plus-days Delinquent | 104 | 99 | 96 | 95 | 99 | 94 | 94 | 94 | 93 | 94 | 96 | 90 | 89 |
| Original Credit Score >= 660 | 65 | 62 | 59 | 60 | 63 | 59 | 59 | 59 | 59 | 60 | 61 | 57 | 57 |
| Original Credit Score < 660 | 40 | 38 | 36 | 35 | 36 | 35 | 35 | 35 | 34 | 35 | 35 | 32 | 32 |

Percent of Total Loans Serviced

| | | | | | | | | | | | | | |
|---------------------------------|--------|-------|-------|-------|--------|-------|-------|-------|-------|-------|-------|-------|-------|
| Total Delinquent Loans | 2.23% | 2.06% | 1.94% | 2.09% | 2.26% | 2.06% | 1.95% | 1.98% | 1.90% | 2.01% | 2.00% | 1.78% | 1.90% |
| Original Credit Score >= 660 | 1.54% | 1.41% | 1.33% | 1.51% | 1.62% | 1.44% | 1.37% | 1.39% | 1.33% | 1.42% | 1.43% | 1.26% | 1.36% |
| Original Credit Score < 660 | 10.27% | 9.70% | 9.22% | 9.17% | 10.07% | 9.63% | 9.27% | 9.29% | 9.10% | 9.56% | 9.41% | 8.59% | 8.96% |
| 30 - 59 Days Delinquent | 1.26% | 1.14% | 1.05% | 1.22% | 1.35% | 1.19% | 1.10% | 1.12% | 1.05% | 1.14% | 1.13% | 0.97% | 1.09% |
| Original Credit Score >= 660 | 0.89% | 0.80% | 0.73% | 0.91% | 1.00% | 0.85% | 0.78% | 0.81% | 0.75% | 0.83% | 0.83% | 0.70% | 0.80% |
| Original Credit Score < 660 | 5.56% | 5.22% | 4.87% | 4.87% | 5.67% | 5.38% | 5.01% | 5.00% | 4.82% | 5.17% | 4.97% | 4.46% | 4.84% |
| 60 - 89 Days Delinquent | 0.32% | 0.30% | 0.28% | 0.28% | 0.32% | 0.30% | 0.29% | 0.29% | 0.29% | 0.29% | 0.29% | 0.27% | 0.27% |
| Original Credit Score >= 660 | 0.21% | 0.20% | 0.18% | 0.19% | 0.22% | 0.20% | 0.20% | 0.20% | 0.19% | 0.20% | 0.20% | 0.19% | 0.18% |
| Original Credit Score < 660 | 1.63% | 1.50% | 1.45% | 1.42% | 1.55% | 1.48% | 1.50% | 1.50% | 1.48% | 1.50% | 1.48% | 1.38% | 1.39% |
| 60-plus-days Delinquent | 0.97% | 0.92% | 0.88% | 0.88% | 0.91% | 0.86% | 0.86% | 0.86% | 0.85% | 0.86% | 0.87% | 0.81% | 0.81% |
| Original Credit Score >= 660 | 0.65% | 0.62% | 0.59% | 0.59% | 0.62% | 0.59% | 0.59% | 0.59% | 0.58% | 0.59% | 0.60% | 0.56% | 0.56% |
| Original Credit Score < 660 | 4.71% | 4.49% | 4.34% | 4.30% | 4.40% | 4.24% | 4.26% | 4.29% | 4.28% | 4.38% | 4.44% | 4.13% | 4.12% |
| Serious Delinquency Rate | 0.69% | 0.67% | 0.65% | 0.63% | 0.63% | 0.61% | 0.61% | 0.61% | 0.61% | 0.62% | 0.63% | 0.60% | 0.60% |
| In Bankruptcy | 0.13% | 0.13% | 0.13% | 0.13% | 0.13% | 0.12% | 0.12% | 0.12% | 0.12% | 0.12% | 0.12% | 0.11% | 0.11% |



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

| | Feb-19 | Mar-19 | Apr-19 | May-19 | Jun-19 | Jul-19 | Aug-19 | Sep-19 | Oct-19 | Nov-19 | Dec-19 | Jan-20 | Feb-20 | YTD 2020 |
|---|---------------|---------------|---------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|
| Starts | | | | | | | | | | | | | | |
| Repayment Plans ² | 4,052 | 3,706 | 5,044 | 4,344 | 4,110 | 4,870 | 4,890 | 4,755 | 4,714 | 4,462 | 5,015 | 5,391 | 4,308 | 9,699 |
| Forbearance Plans ² | 3,655 | 2,197 | 2,848 | 1,861 | 2,380 | 2,768 | 2,273 | 2,209 | 2,621 | 2,220 | 2,134 | 2,788 | 2,314 | 5,102 |
| Completed | | | | | | | | | | | | | | |
| Repayment Plans ² | 2,641 | 2,718 | 1,950 | 2,287 | 1,728 | 1,877 | 1,568 | 1,677 | 2,042 | 2,158 | 2,007 | 2,113 | 2,361 | 4,474 |
| Forbearance Plans ² | 3,128 | 2,234 | 1,492 | 1,089 | 747 | 925 | 620 | 589 | 656 | 627 | 779 | 652 | 653 | 1,305 |
| Charge-offs-in-lieu | 102 | 108 | 166 | 111 | 271 | 115 | 123 | 126 | 75 | 96 | 93 | 74 | 82 | 156 |
| HomeSaver Advance (Fannie) | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Loan Modifications | 7,650 | 5,830 | 7,184 | 6,921 | 6,265 | 6,553 | 5,721 | 5,266 | 5,801 | 4,851 | 5,473 | 5,827 | 5,376 | 11,203 |
| Home Retention Actions | 13,521 | 10,890 | 10,792 | 10,408 | 9,011 | 9,470 | 8,032 | 7,658 | 8,574 | 7,732 | 8,352 | 8,666 | 8,472 | 17,138 |
| Short Sales | 308 | 360 | 392 | 403 | 344 | 329 | 315 | 315 | 372 | 303 | 238 | 313 | 250 | 563 |
| Deeds-in-lieu | 155 | 145 | 139 | 131 | 137 | 120 | 117 | 119 | 136 | 121 | 102 | 129 | 114 | 243 |
| Nonforeclosure - Home Forfeiture Actions | 463 | 505 | 531 | 534 | 481 | 449 | 432 | 434 | 508 | 424 | 340 | 442 | 364 | 806 |
| Total Foreclosure Prevention Actions | 13,984 | 11,395 | 11,323 | 10,942 | 9,492 | 9,919 | 8,464 | 8,092 | 9,082 | 8,156 | 8,692 | 9,108 | 8,836 | 17,944 |

Percent of Total Foreclosure Prevention Actions

| | | | | | | | | | | | | | | |
|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Repayment Plans | 19% | 24% | 17% | 21% | 18% | 19% | 19% | 21% | 22% | 26% | 23% | 23% | 27% | 25% |
| Forbearance Plans | 22% | 20% | 13% | 10% | 8% | 9% | 7% | 7% | 7% | 8% | 9% | 7% | 7% | 7% |
| Charge-offs-in-lieu | 1% | 1% | 1% | 1% | 3% | 1% | 1% | 2% | 1% | 1% | 1% | 1% | 1% | 1% |
| HomeSaver Advance (Fannie) | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Loan Modifications | 55% | 51% | 63% | 63% | 66% | 66% | 68% | 65% | 64% | 59% | 63% | 64% | 61% | 62% |
| Home Retention Actions | 97% | 96% | 95% | 95% | 95% | 95% | 95% | 95% | 94% | 95% | 96% | 95% | 96% | 96% |
| Short Sales | 2% | 3% | 3% | 4% | 4% | 3% | 4% | 4% | 4% | 4% | 3% | 3% | 3% | 3% |
| Deeds-in-lieu | 1% | 1% | 1% | 1% | 1% | 1% | 1% | 1% | 1% | 1% | 1% | 1% | 1% | 1% |
| Nonforeclosure - Home Forfeiture Actions | 3% | 4% | 5% | 5% | 5% | 5% | 5% | 5% | 6% | 5% | 4% | 5% | 4% | 4% |

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

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



3(i) Enterprises Combined - Loan Modifications

| | Feb-19 | Mar-19 | Apr-19 | May-19 | Jun-19 | Jul-19 | Aug-19 | Sep-19 | Oct-19 | Nov-19 | Dec-19 | Jan-20 | Feb-20 | YTD 2020 |
|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----------|
| Loan Modifications (# of loans) | 7,650 | 5,830 | 7,184 | 6,921 | 6,265 | 6,553 | 5,721 | 5,266 | 5,801 | 4,851 | 5,473 | 5,827 | 5,376 | 11,203 |
| Delinquency Status at Modification (% of loan mods) | | | | | | | | | | | | | | |
| Current ¹ | 2% | 1% | 1% | 1% | 1% | 1% | 1% | 1% | 1% | 1% | 1% | 1% | 1% | 1% |
| 30 - 59 days delinquent | 5% | 5% | 4% | 4% | 3% | 4% | 4% | 4% | 3% | 6% | 5% | 4% | 3% | 3% |
| 60 - 89 days delinquent | 8% | 7% | 7% | 7% | 7% | 6% | 6% | 6% | 5% | 7% | 5% | 6% | 5% | 5% |
| 90 - 179 days delinquent | 47% | 50% | 52% | 53% | 52% | 52% | 49% | 45% | 51% | 48% | 51% | 50% | 54% | 52% |
| 180 - 364 days delinquent | 25% | 24% | 24% | 25% | 24% | 26% | 28% | 30% | 29% | 28% | 27% | 28% | 26% | 27% |
| 365+ days delinquent | 12% | 13% | 12% | 11% | 12% | 11% | 12% | 14% | 12% | 11% | 11% | 12% | 12% | 12% |
| MTMLTV at Modification (% of loan mods) | | | | | | | | | | | | | | |
| MTMLTV <= 80% ² | 79% | 81% | 80% | 81% | 81% | 82% | 80% | 81% | 81% | 81% | 81% | 79% | 79% | 79% |
| 80% < MTMLTV <= 100% | 16% | 16% | 15% | 15% | 15% | 15% | 16% | 16% | 16% | 16% | 16% | 17% | 17% | 17% |
| MTMLTV > 100% | 5% | 3% | 4% | 4% | 4% | 4% | 4% | 4% | 3% | 3% | 3% | 4% | 4% | 4% |
| Year of Origination (% of loan mods) | | | | | | | | | | | | | | |
| 2004 & Prior | 17% | 15% | 16% | 17% | 16% | 16% | 15% | 15% | 16% | 15% | 13% | 13% | 12% | 13% |
| 2005-2008 | 36% | 27% | 33% | 33% | 32% | 31% | 30% | 29% | 30% | 27% | 26% | 27% | 26% | 27% |
| 2009 & later | 48% | 58% | 52% | 50% | 52% | 52% | 56% | 56% | 54% | 58% | 60% | 59% | 62% | 60% |
| Modification History (% of loan mods) | | | | | | | | | | | | | | |
| First time modification | 64% | 68% | 67% | 65% | 66% | 68% | 68% | 69% | 67% | 71% | 70% | 69% | 69% | 69% |
| Second time modification | 24% | 22% | 22% | 24% | 23% | 22% | 22% | 21% | 23% | 20% | 21% | 21% | 21% | 21% |
| Three plus time modification | 12% | 9% | 10% | 11% | 11% | 11% | 10% | 10% | 10% | 10% | 9% | 10% | 10% | 10% |
| Property type (% of loan mods) | | | | | | | | | | | | | | |
| Primary residency | 94% | 95% | 95% | 94% | 94% | 94% | 94% | 94% | 95% | 95% | 95% | 95% | 95% | 95% |
| Second home | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% |
| Investment | 4% | 3% | 4% | 4% | 4% | 4% | 4% | 4% | 3% | 4% | 4% | 4% | 4% | 4% |
| Types of Modification (% of loan mods) | | | | | | | | | | | | | | |
| Extend Term Only | 66% | 70% | 67% | 68% | 68% | 67% | 65% | 65% | 67% | 63% | 66% | 64% | 65% | 64% |
| Reduce Rate Only | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Reduce Rate and Extend Term | 5% | 4% | 5% | 5% | 6% | 6% | 6% | 7% | 7% | 8% | 9% | 12% | 12% | 12% |
| Reduce Rate, Extend Term and Forbear Principal ³ | 29% | 26% | 27% | 27% | 26% | 26% | 29% | 29% | 26% | 28% | 25% | 25% | 22% | 23% |
| Other | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |

¹ Includes loans with missing delinquency status.

² Includes loans with missing MTMLTV data.

³ May include principal forgiveness and deferred payment modifications.



3(ii) Fannie Mae - Loan Modifications

| | Feb-19 | Mar-19 | Apr-19 | May-19 | Jun-19 | Jul-19 | Aug-19 | Sep-19 | Oct-19 | Nov-19 | Dec-19 | Jan-20 | Feb-20 | YTD 2020 |
|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----------|
| Loan Modifications (# of loans) | 4,557 | 3,357 | 4,255 | 4,589 | 3,754 | 4,051 | 3,724 | 3,179 | 3,767 | 3,066 | 3,305 | 3,519 | 3,166 | 6,685 |
| Delinquency Status at Modification (% of loan mods) | | | | | | | | | | | | | | |
| Current ¹ | 1% | 1% | 1% | 1% | 1% | 1% | 1% | 1% | 1% | 1% | 1% | 1% | 1% | 1% |
| 30 - 59 days delinquent | 3% | 3% | 3% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% |
| 60 - 89 days delinquent | 7% | 7% | 7% | 8% | 7% | 6% | 6% | 5% | 5% | 5% | 5% | 5% | 5% | 5% |
| 90 - 179 days delinquent | 52% | 54% | 56% | 55% | 56% | 55% | 51% | 51% | 56% | 54% | 56% | 55% | 58% | 56% |
| 180 - 364 days delinquent | 24% | 24% | 23% | 23% | 23% | 26% | 28% | 28% | 26% | 29% | 27% | 27% | 25% | 26% |
| 365+ days delinquent | 13% | 11% | 11% | 11% | 12% | 10% | 12% | 13% | 10% | 10% | 10% | 11% | 11% | 11% |
| MTMLTV at Modification (% of loan mods) | | | | | | | | | | | | | | |
| MTMLTV <= 80% ² | 77% | 81% | 79% | 81% | 80% | 82% | 80% | 81% | 81% | 81% | 81% | 79% | 79% | 79% |
| 80% < MTMLTV <= 100% | 18% | 17% | 16% | 15% | 16% | 15% | 16% | 15% | 16% | 16% | 16% | 18% | 17% | 17% |
| MTMLTV > 100% | 5% | 2% | 4% | 4% | 4% | 4% | 4% | 3% | 3% | 3% | 3% | 4% | 4% | 4% |
| Year of Origination (% of loan mods) | | | | | | | | | | | | | | |
| 2004 & Prior | 17% | 14% | 15% | 17% | 15% | 16% | 15% | 14% | 16% | 15% | 14% | 13% | 12% | 12% |
| 2005-2008 | 35% | 25% | 33% | 33% | 32% | 32% | 31% | 29% | 30% | 28% | 27% | 27% | 24% | 26% |
| 2009 & later | 47% | 61% | 52% | 50% | 53% | 52% | 54% | 57% | 53% | 57% | 59% | 60% | 64% | 62% |
| Modification History (% of loan mods) | | | | | | | | | | | | | | |
| First time modification | 63% | 69% | 67% | 66% | 66% | 66% | 67% | 69% | 65% | 69% | 69% | 69% | 72% | 70% |
| Second time modification | 25% | 22% | 22% | 23% | 22% | 22% | 23% | 21% | 24% | 21% | 21% | 20% | 19% | 20% |
| Three plus time modification | 12% | 8% | 11% | 10% | 12% | 11% | 10% | 10% | 10% | 10% | 10% | 10% | 9% | 10% |
| Property type (% of loan mods) | | | | | | | | | | | | | | |
| Primary residency | 94% | 95% | 94% | 94% | 94% | 94% | 94% | 94% | 95% | 94% | 94% | 95% | 94% | 94% |
| Second home | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 1% | 2% | 1% | 2% | 2% | 2% |
| Investment | 4% | 3% | 4% | 4% | 4% | 4% | 5% | 4% | 4% | 4% | 4% | 4% | 4% | 4% |
| Types of Modification (% of loan mods) | | | | | | | | | | | | | | |
| Extend Term Only | 70% | 75% | 70% | 71% | 70% | 71% | 69% | 68% | 69% | 69% | 70% | 67% | 69% | 68% |
| Reduce Rate Only | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Reduce Rate and Extend Term | 5% | 2% | 4% | 4% | 4% | 5% | 6% | 6% | 7% | 8% | 10% | 12% | 12% | 12% |
| Reduce Rate, Extend Term and Forbear Principal ³ | 25% | 22% | 26% | 24% | 25% | 24% | 26% | 25% | 24% | 22% | 20% | 21% | 19% | 20% |
| Other | 0% | 1% | 1% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |

¹ Includes loans with missing delinquency status.

² Includes loans with missing MTMLTV data.

³ May include principal forgiveness.



3(iii) Freddie Mac - Loan Modifications

| | Feb-19 | Mar-19 | Apr-19 | May-19 | Jun-19 | Jul-19 | Aug-19 | Sep-19 | Oct-19 | Nov-19 | Dec-19 | Jan-20 | Feb-20 | YTD 2020 |
|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----------|
| Loan Modifications (# of loans) | 3,093 | 2,473 | 2,929 | 2,332 | 2,511 | 2,502 | 1,997 | 2,087 | 2,034 | 1,785 | 2,168 | 2,308 | 2,210 | 4,518 |
| Delinquency Status at Modification (% of loan mods) | | | | | | | | | | | | | | |
| Current | 3% | 2% | 1% | 1% | 1% | 2% | 1% | 1% | 1% | 1% | 1% | 1% | 1% | 1% |
| 30 - 59 days delinquent | 9% | 7% | 5% | 6% | 6% | 7% | 8% | 8% | 6% | 14% | 9% | 7% | 4% | 5% |
| 60 - 89 days delinquent | 8% | 7% | 7% | 6% | 7% | 6% | 6% | 7% | 5% | 9% | 7% | 6% | 5% | 6% |
| 90 - 179 days delinquent | 40% | 45% | 47% | 48% | 48% | 46% | 44% | 36% | 41% | 38% | 43% | 43% | 49% | 46% |
| 180 - 364 days delinquent | 27% | 25% | 27% | 27% | 27% | 27% | 27% | 31% | 33% | 26% | 28% | 29% | 29% | 29% |
| 365+ days delinquent | 12% | 14% | 13% | 12% | 12% | 12% | 13% | 17% | 14% | 12% | 12% | 13% | 12% | 13% |
| MTMLTV at Modification (% of loan mods) | | | | | | | | | | | | | | |
| MTMLTV <= 80% | 82% | 81% | 81% | 82% | 82% | 81% | 80% | 80% | 81% | 81% | 81% | 80% | 78% | 79% |
| 80% < MTMLTV <= 100% | 13% | 15% | 14% | 14% | 14% | 15% | 16% | 16% | 15% | 16% | 15% | 15% | 17% | 16% |
| MTMLTV > 100% | 5% | 4% | 5% | 4% | 4% | 4% | 4% | 5% | 4% | 4% | 4% | 4% | 4% | 4% |
| Year of Origination (% of loan mods) | | | | | | | | | | | | | | |
| 2004 & Prior | 15% | 18% | 16% | 17% | 16% | 17% | 16% | 15% | 15% | 15% | 13% | 14% | 13% | 13% |
| 2005-2008 | 36% | 30% | 32% | 33% | 33% | 31% | 27% | 30% | 29% | 25% | 25% | 28% | 29% | 29% |
| 2009 & later | 49% | 52% | 52% | 50% | 51% | 53% | 58% | 55% | 56% | 60% | 62% | 58% | 58% | 58% |
| Modification History (% of loan mods) | | | | | | | | | | | | | | |
| First time modification | 65% | 67% | 68% | 63% | 65% | 70% | 70% | 68% | 70% | 73% | 71% | 68% | 65% | 67% |
| Second time modification | 24% | 23% | 22% | 26% | 25% | 20% | 21% | 21% | 21% | 18% | 20% | 21% | 23% | 22% |
| Three plus time modification | 11% | 10% | 10% | 11% | 10% | 10% | 10% | 10% | 9% | 9% | 8% | 10% | 12% | 11% |
| Property type (% of loan mods) | | | | | | | | | | | | | | |
| Primary residency | 94% | 95% | 95% | 95% | 95% | 93% | 95% | 94% | 95% | 95% | 95% | 95% | 95% | 95% |
| Second home | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 2% | 1% | 2% | 2% | 2% | 2% |
| Investment | 4% | 3% | 3% | 3% | 3% | 5% | 3% | 4% | 3% | 4% | 3% | 4% | 3% | 3% |
| Types of Modification (% of loan mods) | | | | | | | | | | | | | | |
| Extend Term Only | 59% | 62% | 63% | 62% | 64% | 59% | 59% | 59% | 63% | 53% | 60% | 59% | 61% | 60% |
| Reduce Rate Only | 0% | 0% | 0% | 0% | 0% | 1% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Reduce Rate and Extend Term | 6% | 7% | 7% | 7% | 8% | 9% | 7% | 7% | 8% | 7% | 9% | 11% | 13% | 12% |
| Reduce Rate, Extend Term and Forbear Principal ¹ | 34% | 31% | 30% | 32% | 29% | 31% | 34% | 34% | 29% | 39% | 32% | 29% | 26% | 28% |
| Other | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |

¹ May include principal forgiveness and deferred payment modifications.



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

| | Feb-19 | Mar-19 | Apr-19 | May-19 | Jun-19 | Jul-19 | Aug-19 | Sep-19 | Oct-19 | Nov-19 | Dec-19 | Jan-20 | Feb-20 | YTD 2020 |
|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----------|
| Short Sales | 308 | 360 | 392 | 403 | 344 | 329 | 315 | 315 | 372 | 303 | 238 | 313 | 250 | 563 |
| Deeds-in-lieu | 155 | 145 | 139 | 131 | 137 | 120 | 117 | 119 | 136 | 121 | 102 | 129 | 114 | 243 |
| Nonforeclosure - Home Forfeiture Actions ¹ | 463 | 505 | 531 | 534 | 481 | 449 | 432 | 434 | 508 | 424 | 340 | 442 | 364 | 806 |
| Third-party Sales | 1,176 | 1,174 | 1,193 | 1,237 | 1,162 | 1,111 | 1,157 | 952 | 948 | 998 | 828 | 1,128 | 965 | 2,093 |
| Foreclosure Sales | 2,051 | 2,353 | 2,204 | 2,299 | 2,115 | 2,217 | 2,164 | 2,069 | 2,226 | 1,765 | 1,709 | 2,097 | 1,526 | 3,623 |
| Third-party & Foreclosure Sales | 3,227 | 3,527 | 3,397 | 3,536 | 3,277 | 3,328 | 3,321 | 3,021 | 3,174 | 2,763 | 2,537 | 3,225 | 2,491 | 5,716 |
| Foreclosure Starts | 10,116 | 11,238 | 10,320 | 9,995 | 9,165 | 10,054 | 8,941 | 10,975 | 9,678 | 9,662 | 10,670 | 11,624 | 9,061 | 20,685 |

Top Five Reasons for Delinquency

| | | | | | | | | | | | | | |
|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Curtaiment of Income | 24% | 24% | 25% | 26% | 27% | 27% | 26% | 26% | 26% | 24% | 22% | 22% | 22% |
| Excessive obligations | 22% | 21% | 21% | 22% | 22% | 21% | 22% | 23% | 22% | 23% | 22% | 21% | 21% |
| Unemployment | 6% | 5% | 6% | 6% | 6% | 6% | 6% | 7% | 6% | 7% | 7% | 7% | 7% |
| Illness of principal mortgagor or family member | 7% | 7% | 7% | 7% | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% | 8% |
| Marital Difficulties | 3% | 2% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% | 3% |

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



Overview of the Enterprises' High LTV Refinance Options to Replace HARP

As a replacement for HARP, Fannie Mae and Freddie Mac have created options for refinancing mortgages with a high loan-to-value (LTV) ratio:

- The Fannie Mae option is called the high loan-to-value refinance option.
- The Freddie Mac option is called the Enhanced Relief Refinance Mortgage Program.

Deliveries were eligible beginning January 1, 2019.

FHFA will report on the Enterprises' high LTV refinance volumes under these options as they develop. Currently seventeen loans have been transacted under these options, per the table below.

Total Loan Volume, High LTV Refinance Option

| | Jan-20 | Feb-20 | 2019 | Inception To Date |
|---------------------------|----------|----------|----------|-------------------|
| Fannie Mae | 3 | 1 | 9 | 13 |
| Freddie Mac | <u>1</u> | <u>1</u> | <u>2</u> | <u>4</u> |
| Total | 4 | 2 | 11 | 17 |
| LTV >75% -105% | | | | |
| Fannie Mae | 3 | 1 | 8 | 12 |
| Freddie Mac | <u>0</u> | <u>1</u> | <u>1</u> | <u>2</u> |
| Total | 3 | 2 | 9 | 14 |
| LTV >105% -125% | | | | |
| Fannie Mae | 0 | 0 | 1 | 1 |
| Freddie Mac | <u>0</u> | <u>0</u> | <u>1</u> | <u>1</u> |
| Total | 0 | 0 | 2 | 2 |
| LTV >125% | | | | |
| Fannie Mae | 0 | 0 | 0 | 0 |
| Freddie Mac | <u>1</u> | <u>0</u> | <u>0</u> | <u>1</u> |
| Total | 1 | 0 | 0 | 1 |

Eligibility Criteria for the Enterprises' High LTV Refinance Options

Below are the basic eligibility criteria:

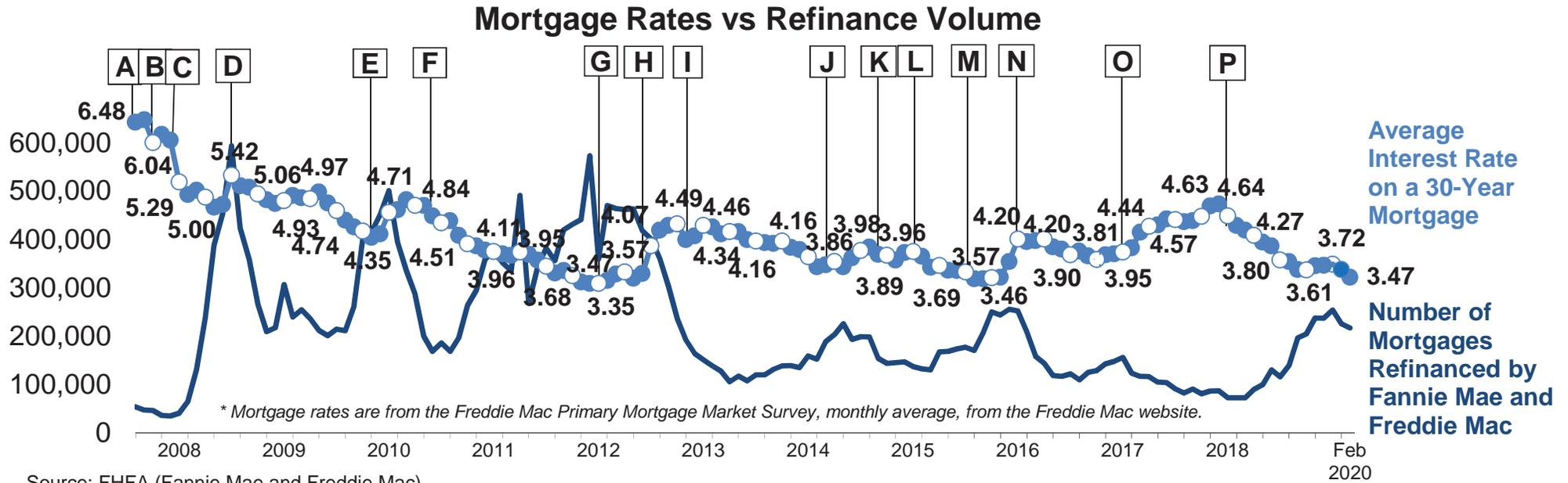
- Loans must be owned or guaranteed by Fannie Mae or Freddie Mac.
- Loans must have been originated on or after October 1, 2017 and paid for at least 15 months.
- LTV ratios must be greater than the following percentages:

| Occupancy | Number of Units | Fannie Mae | Freddie Mac |
|---------------------|-----------------|------------|-------------|
| Principal Residence | 1 | 97 | 97 |
| | 2 | 85 | 85 |
| | 3-4 | 75 | 80 |
| Second Home | 1 | 90 | 90 |
| Investment Property | 1 | 75 | 85 |
| | 2-4 | 75 | 75 |

- Borrowers must benefit in at least one of the following ways:
 - Reduced monthly principal and interest payment
 - Lower interest rate
 - Shorter amortization term
 - Moving from an adjustable-rate mortgage to a fixed-rate mortgage
- Borrowers must be current on their mortgage payments at the time of the refinance.
- Payment history - borrower is allowed one late payment in the past 12 months, as long as it did not occur in the 6 months prior to the refinance.



Total refinance volume decreased in February 2020 but remained near the highs observed in late 2019 as mortgage rates continued to plumb the lows last observed in 2015. Mortgage rates decreased in February: the average interest rate on a 30-year fixed rate mortgage fell to 3.47 percent from 3.62 percent in January.



- A - Highest rate in 2008 for a 30-year mortgage.
- B - GSEs placed into conservatorship on 09/06/08.
- C - Fed announces MBS purchase program on 11/25/08.
- D - Treasury rates sharply rose and reached a 2009 high on a better than expected June unemployment report.
- E - 30-year mortgage rates reached 4.17 percent in early November, marking the lowest level observed since Freddie Mac began tracking rates in 1971.
- F - Treasury rates fell amid ongoing concerns of a growing debt crisis in Europe.
- G - 30-year mortgage rates reached new historic lows in November 2012.

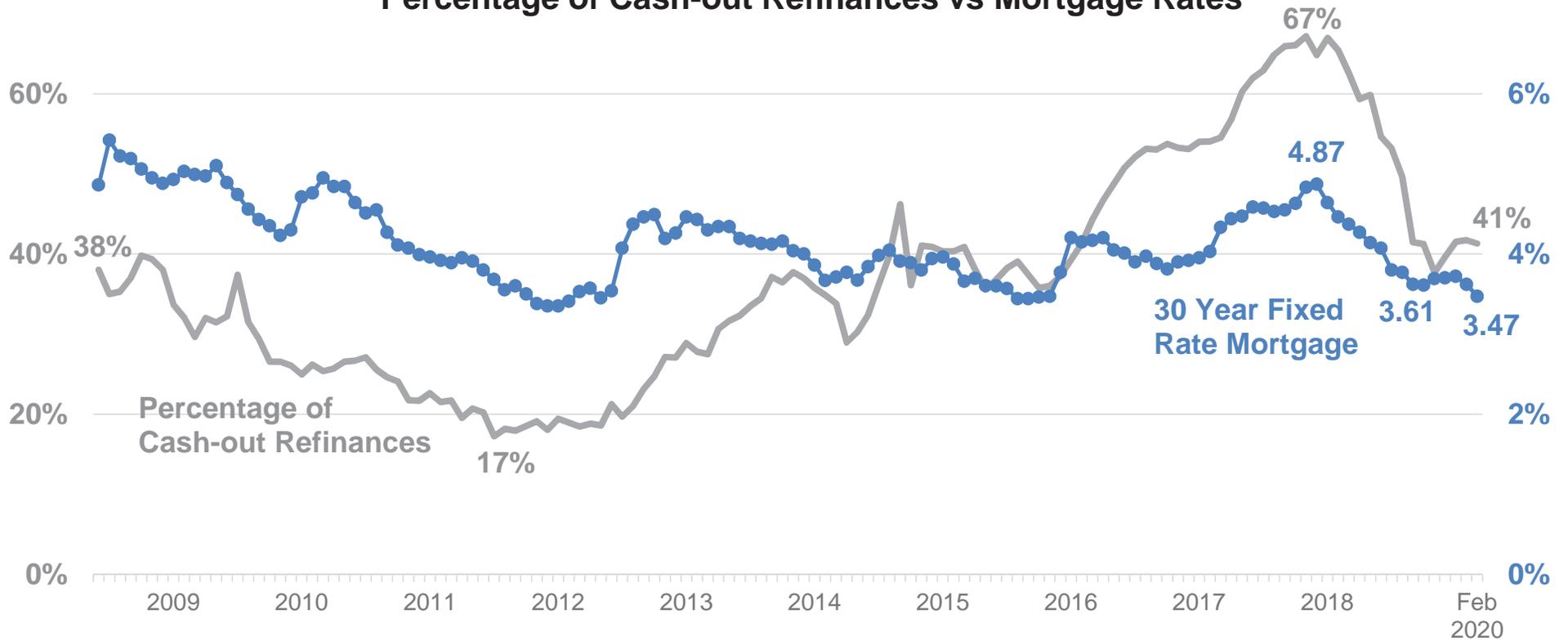
- H - Mortgage rates rose after Federal Reserve Chairman Bernanke stated in late May that the central bank was considering slowing its \$85 billion per month bond buying program known as quantitative easing.
- I - Highest rate for a 30-year mortgage since July 2011.
- J - 30-year mortgage rates reached a monthly average of 3.67 percent in January, the lowest level seen since mid 2013.
- K - 30-year mortgage rates reached a monthly average of 4.05 percent in 6/2015, the highest level observed since 9/2014, amid expectations of a rate hike by the Federal Reserve.
- L - The Federal Reserve raised the target federal funds rate from 0.25% to 0.5% on 12/16/15 in response to a strengthening economy.
- M- 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.

- N - 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 12/14/16 in response to a strengthening economy.
- O - Mortgage rates fell from the beginning to the end of 2017 as the target Federal Funds rate was raised to 1% on March 16th, 1.25% on June 15, and 1.5% on December 14, with the Federal Reserve following a steady path to normalize its benchmark rate.
- P - Mortgage rates rose from the beginning to the end of 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.



The percentage of cash-out refinances decreased to 41 percent in February from 42 percent in January. Mortgage rates have fallen from the highs observed a year ago to lows last observed in 2015, creating more opportunities for non cash-out borrowers to refinance at lower rates and lower their monthly payments.

Percentage of Cash-out Refinances vs Mortgage Rates

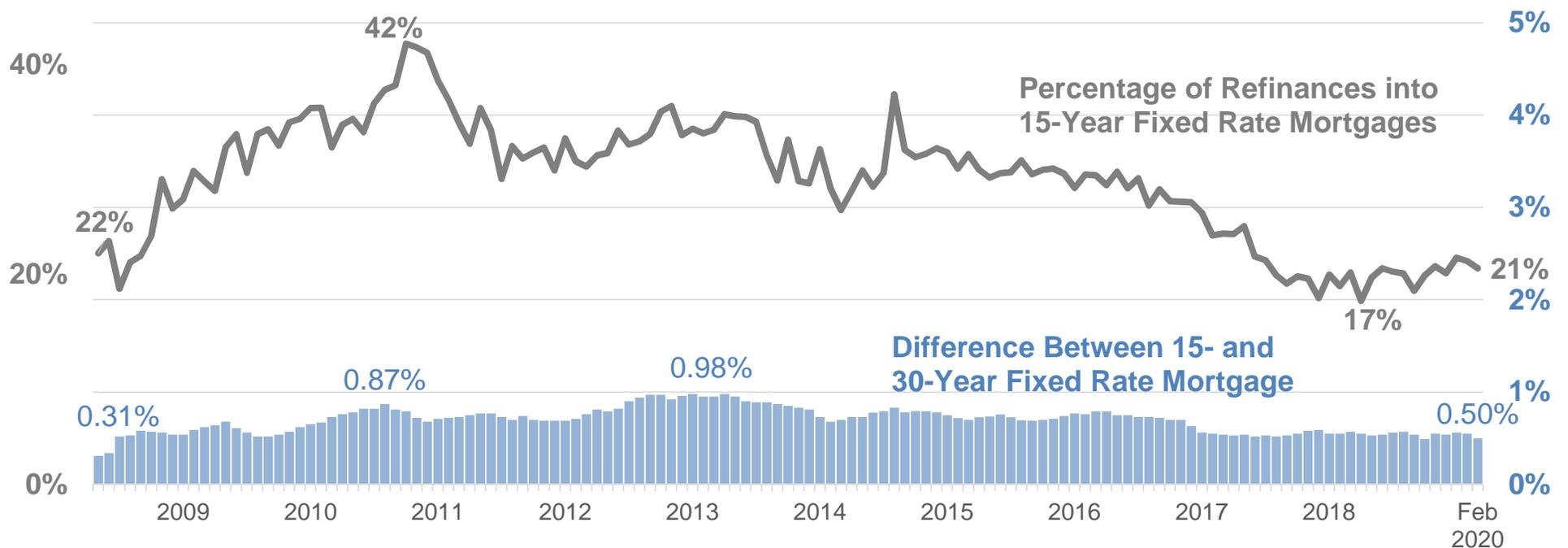


Source: FHFA (Fannie Mae and Freddie Mac). Mortgage rates are from the Freddie Mac Primary Mortgage Market Survey, monthly average, from the Freddie Mac website.



The percentage of borrowers refinancing into shorter term 15-year fixed rate mortgages continued at 21 percent in February, remaining below the levels observed in the past when the difference between the 15- and 30- year fixed-rate mortgages was bigger.

**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 - Monthly Refinance Volume (# of loans)

| | Feb-19 | Mar-19 | Apr-19 | May-19 | Jun-19 | Jul-19 | Aug-19 | Sep-19 | Oct-19 | Nov-19 | Dec-19 | Jan-20 | Feb-20 |
|--|--------|--------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Total Refinances | | | | | | | | | | | | | |
| Fannie Mae | 40,020 | 43,043 | 53,833 | 77,070 | 66,267 | 84,789 | 118,482 | 122,170 | 140,307 | 139,954 | 138,925 | 128,138 | 127,259 |
| Freddie Mac | 32,627 | 46,805 | 46,178 | 53,290 | 49,655 | 54,317 | 78,225 | 82,595 | 97,436 | 97,451 | 114,769 | 97,401 | 89,636 |
| Total | 72,647 | 89,848 | 100,011 | 130,360 | 115,922 | 139,106 | 196,707 | 204,765 | 237,743 | 237,405 | 253,694 | 225,539 | 216,895 |
| Total High LTV Refinance Option | | | | | | | | | | | | | |
| Fannie Mae | - | - | - | - | - | 1 | 1 | - | 2 | 2 | 3 | 3 | 1 |
| Freddie Mac | - | - | - | - | - | - | - | - | - | 1 | 1 | 1 | 1 |
| Total | - | - | - | - | - | 1 | 1 | - | 2 | 3 | 4 | 4 | 2 |
| High LTV Refinance Option, LTV >75% -105% | | | | | | | | | | | | | |
| Fannie Mae | - | - | - | - | - | 1 | 1 | - | 2 | 2 | 2 | 3 | 1 |
| Freddie Mac | - | - | - | - | - | - | - | - | - | 1 | - | - | 1 |
| Total | - | - | - | - | - | 1 | 1 | - | 2 | 3 | 2 | 3 | 2 |
| High LTV Refinance Option, LTV >105% -125% | | | | | | | | | | | | | |
| Fannie Mae | - | - | - | - | - | - | - | - | - | - | 1 | - | - |
| Freddie Mac | - | - | - | - | - | - | - | - | - | - | 1 | - | - |
| Total | - | - | - | - | - | - | - | - | - | - | 2 | - | - |
| High LTV Refinance Option, LTV >125% | | | | | | | | | | | | | |
| Fannie Mae | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Freddie Mac | - | - | - | - | - | - | - | - | - | - | - | 1 | - |
| Total | - | - | - | - | - | - | - | - | - | - | - | 1 | - |
| High LTV (>80 to 97% LTV, Non New Program) | | | | | | | | | | | | | |
| Fannie Mae | 2,713 | 3,438 | 4,635 | 6,605 | 6,491 | 9,541 | 13,461 | 15,062 | 19,303 | 18,670 | 17,307 | 15,759 | 16,171 |
| Freddie Mac | 2,512 | 3,199 | 3,949 | 5,591 | 5,913 | 6,596 | 9,686 | 11,776 | 13,825 | 12,857 | 14,131 | 11,332 | 10,009 |
| Total | 5,225 | 6,637 | 8,584 | 12,196 | 12,404 | 16,137 | 23,147 | 26,838 | 33,128 | 31,527 | 31,438 | 27,091 | 26,180 |

Notes:

Total Refinances

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

High LTV Refinance Option: As a replacement for HARP, Fannie Mae and Freddie Mac have created options for refinancing mortgages with a high loan-to-value (LTV) ratio:

- The Fannie Mae option is called the high loan-to-value refinance option.
- The Freddie Mac option is called the Enhanced Relief Refinance Mortgage Program.

Deliveries were eligible beginning January 1, 2019.

FHFA will report on the Enterprises' high LTV refinance volumes under these options as they develop.



Appendix: Data Tables

Fannie Mae - Loan Count by LTV and Product (Mortgage Term)

| | Feb-19 | Mar-19 | Apr-19 | May-19 | Jun-19 | Jul-19 | Aug-19 | Sep-19 | Oct-19 | Nov-19 | Dec-19 | Jan-20 | Feb-20 |
|--|--------|--------|--------|--------|--------|--------|--------|--------|---------|---------|--------|--------|--------|
| Total Refinances | | | | | | | | | | | | | |
| FRM 30 (incl FRM 25 & 40) | 28,525 | 31,113 | 38,330 | 53,420 | 47,326 | 62,349 | 87,108 | 87,782 | 101,567 | 101,064 | 98,346 | 90,271 | 90,092 |
| FRM 20 | 2,807 | 2,692 | 3,307 | 6,125 | 4,095 | 4,699 | 7,147 | 8,239 | 8,764 | 9,610 | 9,145 | 9,890 | 10,180 |
| FRM 15 | 7,981 | 8,761 | 11,722 | 17,109 | 14,386 | 17,210 | 23,759 | 25,737 | 29,468 | 28,581 | 30,448 | 27,109 | 26,038 |
| All Other | 707 | 477 | 474 | 416 | 460 | 531 | 468 | 412 | 508 | 699 | 986 | 868 | 949 |
| High LTV Refinance Option, LTV >75% -105% | | | | | | | | | | | | | |
| FRM 30 (incl FRM 25 & 40) | - | - | - | - | - | 1 | - | - | 2 | 1 | 2 | 3 | - |
| FRM 20 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| FRM 15 | - | - | - | - | - | - | - | - | - | 1 | - | - | 1 |
| All Other | - | - | - | - | - | - | 1 | - | - | - | - | - | - |
| High LTV Refinance Option, LTV >105% -125% | | | | | | | | | | | | | |
| FRM 30 (incl FRM 25 & 40) | - | - | - | - | - | - | - | - | - | - | 1 | - | - |
| FRM 20 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| FRM 15 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| All Other | - | - | - | - | - | - | - | - | - | - | - | - | - |
| High LTV Refinance Option, LTV >125% | | | | | | | | | | | | | |
| FRM 30 (incl FRM 25 & 40) | - | - | - | - | - | - | - | - | - | - | - | - | - |
| FRM 20 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| FRM 15 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| All Other | - | - | - | - | - | - | - | - | - | - | - | - | - |
| High LTV (>80 to 97% LTV, Non New Program) | | | | | | | | | | | | | |
| FRM 30 (incl FRM 25 & 40) | 2,249 | 2,889 | 3,894 | 5,597 | 5,562 | 8,422 | 11,858 | 13,149 | 16,862 | 16,243 | 15,023 | 13,536 | 13,729 |
| FRM 20 | 135 | 165 | 246 | 295 | 302 | 363 | 527 | 721 | 930 | 946 | 849 | 945 | 1,109 |
| FRM 15 | 300 | 350 | 468 | 687 | 600 | 726 | 1,046 | 1,169 | 1,472 | 1,418 | 1,338 | 1,214 | 1,264 |
| All Other | 29 | 34 | 27 | 26 | 27 | 30 | 30 | 23 | 39 | 63 | 97 | 64 | 69 |



Appendix: Data Tables

Freddie Mac - Loan Count by LTV and Product (Mortgage Term)

| | Feb-19 | Mar-19 | Apr-19 | May-19 | Jun-19 | Jul-19 | Aug-19 | Sep-19 | Oct-19 | Nov-19 | Dec-19 | Jan-20 | Feb-20 |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Total Refinances | | | | | | | | | | | | | |
| FRM 30 (incl FRM 25 & 40) | 23,525 | 35,503 | 33,397 | 40,073 | 36,347 | 38,981 | 59,719 | 59,513 | 67,665 | 69,724 | 80,623 | 67,730 | 64,004 |
| FRM 20 | 1,712 | 2,326 | 2,606 | 2,752 | 3,070 | 3,449 | 4,897 | 6,929 | 8,446 | 7,207 | 8,517 | 7,417 | 6,050 |
| FRM 15 | 6,726 | 6,997 | 8,048 | 9,782 | 9,219 | 10,820 | 12,632 | 15,082 | 20,077 | 19,363 | 24,368 | 20,870 | 18,635 |
| All Other | 664 | 1,979 | 2,127 | 683 | 1,019 | 1,067 | 977 | 1,071 | 1,248 | 1,157 | 1,261 | 1,384 | 947 |
| High LTV Refinance Option, LTV >75% -105% | | | | | | | | | | | | | |
| FRM 30 (incl FRM 25 & 40) | - | - | - | - | - | - | - | - | - | 1 | - | - | 1 |
| FRM 20 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| FRM 15 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| All Other | - | - | - | - | - | - | - | - | - | - | - | - | - |
| High LTV Refinance Option, LTV >105% -125% | | | | | | | | | | | | | |
| FRM 30 (incl FRM 25 & 40) | - | - | - | - | - | - | - | - | - | - | 1 | - | - |
| FRM 20 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| FRM 15 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| All Other | - | - | - | - | - | - | - | - | - | - | - | - | - |
| High LTV Refinance Option, LTV >125% | | | | | | | | | | | | | |
| FRM 30 (incl FRM 25 & 40) | - | - | - | - | - | - | - | - | - | - | - | 1 | - |
| FRM 20 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| FRM 15 | - | - | - | - | - | - | - | - | - | - | - | - | - |
| All Other | - | - | - | - | - | - | - | - | - | - | - | - | - |
| High LTV (>80 to 97% LTV, Non New Program) | | | | | | | | | | | | | |
| FRM 30 (incl FRM 25 & 40) | 2,073 | 2,683 | 3,284 | 4,818 | 5,011 | 5,722 | 8,523 | 10,296 | 11,862 | 11,099 | 12,195 | 9,766 | 8,792 |
| FRM 20 | 102 | 118 | 174 | 217 | 294 | 305 | 488 | 694 | 883 | 812 | 813 | 732 | 497 |
| FRM 15 | 302 | 370 | 410 | 506 | 503 | 527 | 637 | 739 | 1,042 | 901 | 1,080 | 784 | 686 |
| All Other | 35 | 28 | 81 | 50 | 105 | 42 | 38 | 47 | 38 | 45 | 43 | 50 | 34 |



Glossary

Section 1: Mortgage Performance

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

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

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

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

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

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

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

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

Section 2: Completed Foreclosure Prevention Actions

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

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

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

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

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

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

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

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

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

Section 3: Loan Modifications

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

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

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

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

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

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

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

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

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

Section 4: Third-party Sales and Foreclosures

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

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

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

