



# FORECLOSURE PREVENTION & REFINANCE REPORT

FEDERAL PROPERTY MANAGER'S REPORT

JANUARY 2020



## January 2020 Highlights -- Foreclosure Prevention

### The Enterprises' Foreclosure Prevention Actions:

- The Enterprises completed 9,108 foreclosure prevention actions in January, bringing the total to 4,416,074 since the start of the conservatorships in September 2008. Over half of these actions have been permanent loan modifications.
- There were 5,827 permanent loan modifications in January, bringing the total to 2,395,909 since the conservatorships began in September 2008.
- Twenty-five percent of modifications in January were modifications with principal forbearance. Modifications with extend-term only accounted for 64 percent of all loan modifications during the month.
- There were 442 short sales and deeds-in-lieu of foreclosure completed in January, up 30 percent compared with December 2019.

### The Enterprises' Mortgage Performance:

- The serious delinquency rate decreased slightly from 0.65 percent at the end of December 2019 to 0.64 percent at the end of January 2020.

### The Enterprises' Foreclosures:

- Third-party and foreclosure sales increased 27 percent from 2,537 in December to 3,225 in January.
- Foreclosure starts increased from 10,670 in December to 11,624 in January.

## January 2020 Highlights -- Refinance Activities

- Total refinance volume decreased in January 2020 but remained near the highs observed in late 2019 as mortgage rates remained near lows last observed in 2015. Mortgage rates decreased in January: the average interest rate on a 30-year fixed rate mortgage fell to 3.62 percent from 3.72 percent in December.
- In January 2020, 4 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 15.
- The percentage of cash-out refinances continued at 42 percent in January remaining well below the peak observed in late 2018. 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

	Dec-19	Jan-20
<i>(Number of loans)</i>		
Loan Modifications*	5,473	5,827
Repayment Plans	2,007	2,113
Forbearance Plans	779	652
Charge-offs-in-lieu	93	74
<b>Home Retention Actions</b>	<b>8,352</b>	<b>8,666</b>
Short Sales	238	313
Deeds-in-lieu	102	129
<b>Home Forfeiture Actions</b>	<b>340</b>	<b>442</b>
<b>TOTAL</b>	<b>8,692</b>	<b>9,108</b>

\* Includes HAMP permanent modifications.

Source: FHFA (Fannie Mae and Freddie Mac)

### Mortgage Performance (at period end)

	Dec-19	Jan-20
<i>(Number of loans)</i>		
30-59 Days Delinquent	338,333	296,603
60-plus-days Delinquent	269,146	258,748
Foreclosure Starts	10,670	11,624
Third-party & Foreclosure Sales	2,537	3,225
<i>(Percent of total loans serviced)</i>		
30-59 Days Delinquent	1.21%	1.06%
60-plus-days Delinquent	0.96%	0.92%
Seriously Delinquent*	0.65%	0.64%

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

Source: FHFA (Fannie Mae and Freddie Mac)

### Refinance Activities

	Dec-19	Jan-20
<i>(Number of loans)</i>		
Total Refinance	253,694	225,539
Total High LTV Refinance Option	4	4

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.



## Completed Foreclosure Prevention Actions

Since the first full quarter in conservatorship (4Q08), combined completed foreclosure prevention actions total 4,416,074. More than half of these actions are permanent loan modifications.

	2017	2018	2019	Jan-20	Conservatorship to Date <sup>1</sup>
<b>Home Retention Actions</b>					
Repayment Plans	30,506	32,016	25,106	2,113	964,078
Forbearance Plans	29,897	37,658	14,895	652	270,033
Charge-offs-in-lieu	1,400	1,414	1,493	74	17,908
HomeSaver Advance ( <i>Fannie</i> )	-	-	-	-	70,178
Loan Modifications <sup>2</sup>	<u>128,625</u>	<u>163,175</u>	<u>75,961</u>	<u>5,827</u>	<u>2,395,909</u>
<b>Total</b>	<b>190,428</b>	<b>234,263</b>	<b>117,455</b>	<b>8,666</b>	<b>3,718,106</b>
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales	11,684	6,408	4,053	313	601,300
Deeds-in-lieu	<u>4,786</u>	<u>2,907</u>	<u>1,622</u>	<u>129</u>	<u>96,668</u>
<b>Total</b>	<b>16,470</b>	<b>9,315</b>	<b>5,675</b>	<b>442</b>	<b>697,968</b>
<b>Total Foreclosure Prevention Actions</b>	<b>206,898</b>	<b>243,578</b>	<b>123,130</b>	<b>9,108</b>	<b>4,416,074</b>

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

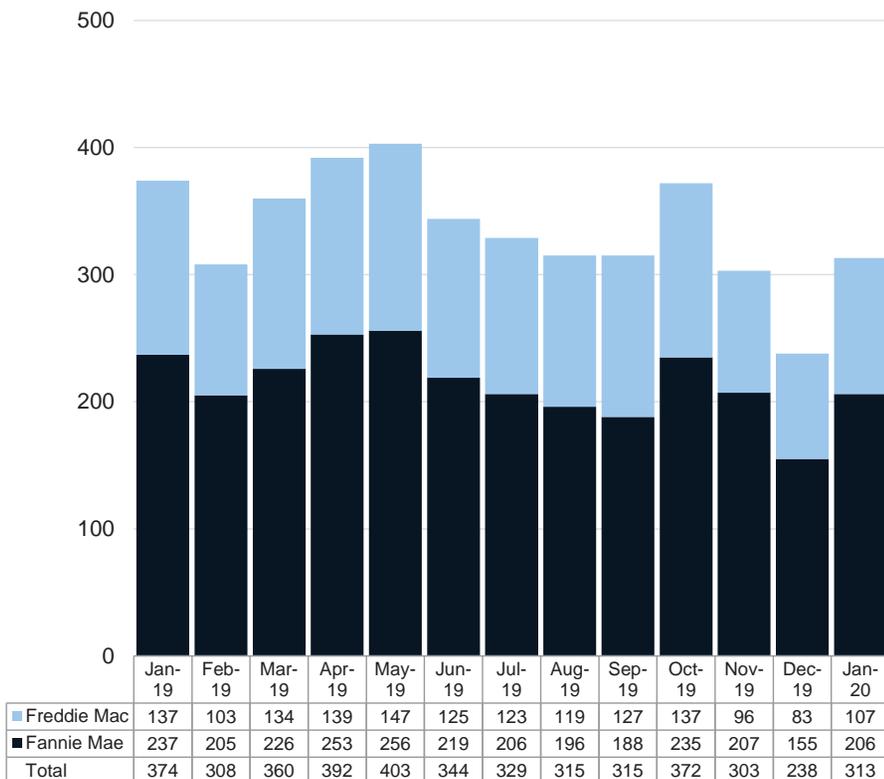
<sup>2</sup> Includes HAMP permanent modifications.

Source: FHFA (Fannie Mae and Freddie Mac)



**Short Sales**

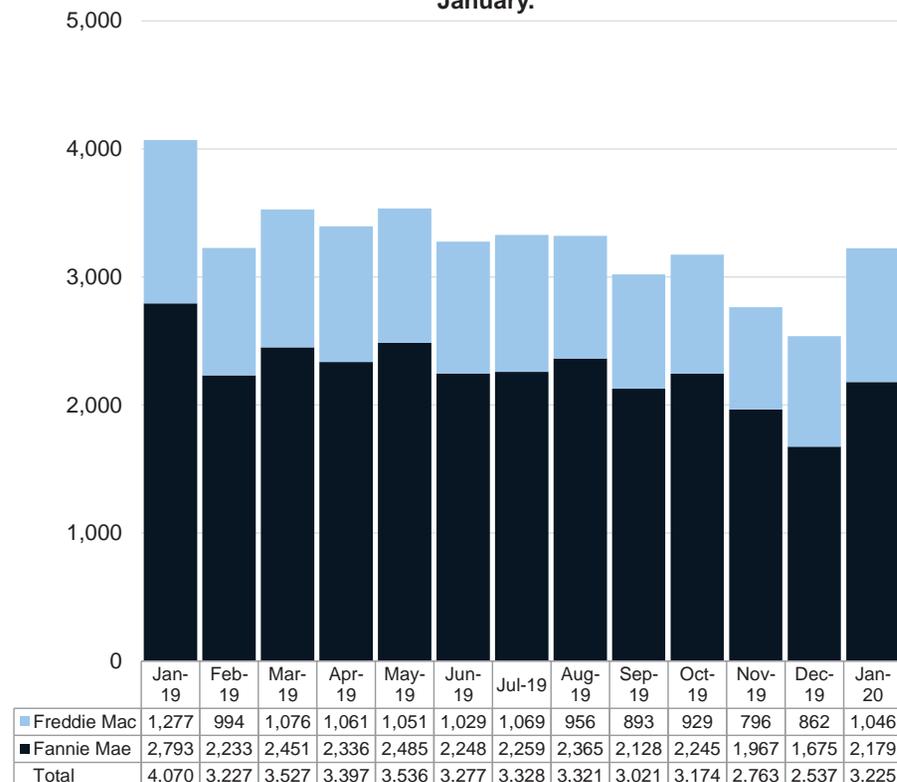
Completed short sales increased 32 percent in January.



Source: FHFA (Fannie Mae and Freddie Mac)

**Foreclosure Sales and Third-party Sales**

Foreclosure and third-party sales increased 27 percent in January.



Source: FHFA (Fannie Mae and Freddie Mac)



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

(# of loans in thousands)	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20
<b>Total Loans Serviced</b>	27,901	27,910	27,902	27,877	27,879	27,888	27,893	27,946	27,966	27,918	27,937	27,987	28,052
Original Credit Score >= 660	25,557	25,571	25,576	25,566	25,586	25,613	25,630	25,707	25,740	25,718	25,759	25,826	25,900
Original Credit Score < 660	2,344	2,339	2,325	2,311	2,293	2,274	2,262	2,239	2,226	2,200	2,179	2,161	2,151
<b>Total Delinquent Loans</b>	636	675	636	603	609	675	611	593	608	582	617	607	555
Original Credit Score >= 660	389	423	395	374	385	429	383	372	385	368	393	389	353
Original Credit Score < 660	246	252	241	230	224	246	228	221	223	215	224	219	202
<b>30 - 59 Days Delinquent</b>	338	377	349	327	338	396	342	327	339	317	349	338	297
Original Credit Score >= 660	210	243	221	206	220	258	219	209	220	205	228	223	193
Original Credit Score < 660	128	135	129	121	118	138	123	118	119	113	121	116	104
<b>60 - 89 Days Delinquent</b>	98	98	92	88	87	95	92	89	91	89	92	91	86
Original Credit Score >= 660	57	58	55	51	52	57	55	53	55	54	56	55	52
Original Credit Score < 660	41	40	38	36	35	38	37	36	36	35	36	36	33
<b>60-plus-days Delinquent</b>	298	298	287	277	271	279	269	266	269	265	268	269	259
Original Credit Score >= 660		180	174	168	165	171	164	163	165	163	165	166	160
Original Credit Score < 660	119	118	113	109	106	108	104	103	104	102	103	103	98

Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	2.28%	2.42%	2.28%	2.16%	2.19%	2.42%	2.19%	2.12%	2.17%	2.08%	2.21%	2.17%	1.98%
Original Credit Score >= 660	1.52%	1.65%	1.54%	1.46%	1.50%	1.68%	1.49%	1.45%	1.50%	1.43%	1.53%	1.51%	1.36%
Original Credit Score < 660	10.51%	10.79%	10.38%	9.94%	9.78%	10.82%	10.07%	9.86%	10.02%	9.75%	10.27%	10.12%	9.41%
<b>30 - 59 Days Delinquent</b>	1.21%	1.35%	1.25%	1.17%	1.21%	1.42%	1.23%	1.17%	1.21%	1.14%	1.25%	1.21%	1.06%
Original Credit Score >= 660	0.82%	0.95%	0.86%	0.81%	0.86%	1.01%	0.85%	0.81%	0.85%	0.80%	0.89%	0.86%	0.74%
Original Credit Score < 660	5.45%	5.75%	5.53%	5.22%	5.14%	6.05%	5.45%	5.26%	5.35%	5.12%	5.55%	5.35%	4.84%
<b>60 - 89 Days Delinquent</b>	0.35%	0.35%	0.33%	0.31%	0.31%	0.34%	0.33%	0.32%	0.33%	0.32%	0.33%	0.33%	0.31%
Original Credit Score >= 660	0.22%	0.23%	0.21%	0.20%	0.20%	0.22%	0.21%	0.21%	0.21%	0.21%	0.22%	0.21%	0.20%
Original Credit Score < 660	1.74%	1.72%	1.62%	1.57%	1.55%	1.66%	1.63%	1.61%	1.63%	1.60%	1.67%	1.66%	1.56%
<b>60-plus-days Delinquent</b>	1.07%	1.07%	1.03%	0.99%	0.97%	1.00%	0.96%	0.95%	0.96%	0.95%	0.96%	0.96%	0.92%
Original Credit Score >= 660	0.00%	0.70%	0.68%	0.66%	0.65%	0.67%	0.64%	0.63%	0.64%	0.63%	0.64%	0.64%	0.62%
Original Credit Score < 660	5.06%	5.04%	4.85%	4.72%	4.64%	4.77%	4.62%	4.60%	4.68%	4.64%	4.72%	4.77%	4.57%
<b>Serious Delinquency Rate</b>	0.74%	0.73%	0.71%	0.69%	0.67%	0.67%	0.65%	0.65%	0.65%	0.65%	0.64%	0.65%	0.64%
<b>In Bankruptcy</b>	0.14%	0.14%	0.14%	0.14%	0.14%	0.14%	0.13%	0.13%	0.13%	0.13%	0.13%	0.12%	0.12%



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

(# of loans in thousands)	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20
<b>Total Loans Serviced</b>	17,116	17,108	17,078	17,038	17,038	17,021	17,023	17,042	17,048	16,998	17,010	16,999	17,018
Original Credit Score >= 660	15,620	15,615	15,592	15,562	15,569	15,570	15,579	15,616	15,629	15,600	15,622	15,627	15,653
Original Credit Score < 660	1,496	1,492	1,486	1,475	1,468	1,452	1,443	1,427	1,420	1,398	1,388	1,372	1,365
<b>Total Delinquent Loans</b>	410	435	414	394	382	429	387	380	392	374	398	388	359
Original Credit Score >= 660	248	269	254	241	234	266	238	234	244	233	249	243	224
Original Credit Score < 660	162	166	160	153	149	163	149	145	148	142	148	144	135
<b>30 - 59 Days Delinquent</b>	216	241	226	212	206	249	212	208	217	202	224	214	190
Original Credit Score >= 660	132	154	141	133	128	158	133	131	138	128	144	138	121
Original Credit Score < 660	83	87	85	80	78	91	79	77	79	74	80	76	69
<b>60 - 89 Days Delinquent</b>	64	63	60	57	56	60	59	57	59	58	60	60	56
Original Credit Score >= 660	37	36	35	33	33	35	35	34	35	34	36	35	33
Original Credit Score < 660	27	26	25	24	24	25	25	24	24	23	25	24	23
<b>60-plus-days Delinquent</b>	194	194	187	181	176	180	175	172	175	172	173	173	169
Original Credit Score >= 660	116	116	112	108	105	108	105	103	106	104	105	105	103
Original Credit Score < 660	79	78	75	73	71	72	70	68	70	68	68	68	66

## Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	2.40%	2.54%	2.42%	2.31%	2.24%	2.52%	2.27%	2.23%	2.30%	2.20%	2.34%	2.28%	2.11%
Original Credit Score >= 660	1.59%	1.73%	1.63%	1.55%	1.50%	1.71%	1.53%	1.50%	1.56%	1.49%	1.60%	1.56%	1.43%
Original Credit Score < 660	10.85%	11.09%	10.76%	10.35%	10.12%	11.24%	10.31%	10.20%	10.44%	10.13%	10.68%	10.53%	9.87%
<b>30 - 59 Days Delinquent</b>	1.26%	1.41%	1.32%	1.25%	1.21%	1.46%	1.25%	1.22%	1.27%	1.19%	1.32%	1.26%	1.12%
Original Credit Score >= 660	0.85%	0.99%	0.91%	0.85%	0.82%	1.01%	0.85%	0.84%	0.89%	0.82%	0.92%	0.88%	0.77%
Original Credit Score < 660	5.58%	5.86%	5.71%	5.42%	5.29%	6.27%	5.48%	5.40%	5.55%	5.28%	5.77%	5.57%	5.05%
<b>60 - 89 Days Delinquent</b>	0.37%	0.37%	0.35%	0.34%	0.33%	0.35%	0.35%	0.34%	0.35%	0.34%	0.35%	0.35%	0.33%
Original Credit Score >= 660	0.23%	0.23%	0.23%	0.21%	0.21%	0.23%	0.22%	0.21%	0.22%	0.22%	0.23%	0.23%	0.21%
Original Credit Score < 660	1.81%	1.77%	1.69%	1.64%	1.62%	1.73%	1.71%	1.67%	1.71%	1.67%	1.77%	1.77%	1.66%
<b>60-plus-days Delinquent</b>	1.14%	1.13%	1.10%	1.06%	1.04%	1.06%	1.03%	1.01%	1.03%	1.01%	1.02%	1.02%	0.99%
Original Credit Score >= 660	0.74%	0.74%	0.72%	0.70%	0.68%	0.70%	0.67%	0.66%	0.68%	0.67%	0.67%	0.67%	0.66%
Original Credit Score < 660	5.27%	5.23%	5.06%	4.94%	4.83%	4.97%	4.83%	4.79%	4.90%	4.84%	4.91%	4.96%	4.82%
<b>Serious Delinquency Rate</b>	0.76%	0.76%	0.74%	0.72%	0.70%	0.70%	0.67%	0.67%	0.68%	0.67%	0.66%	0.66%	0.66%
<b>In Bankruptcy</b>	0.14%	0.14%	0.14%	0.14%	0.14%	0.14%	0.14%	0.14%	0.14%	0.13%	0.13%	0.12%	0.13%



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

(# of loans in thousands)	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20
<b>Total Loans Serviced</b>	10,785	10,803	10,824	10,840	10,841	10,867	10,870	10,904	10,918	10,920	10,927	10,988	11,034
Original Credit Score >= 660	9,937	9,956	9,985	10,004	10,016	10,044	10,051	10,092	10,112	10,118	10,137	10,199	10,247
Original Credit Score < 660	848	847	839	836	825	823	819	812	806	802	791	789	787
<b>Total Delinquent Loans</b>	226	240	223	210	227	246	224	213	216	208	219	220	197
Original Credit Score >= 660	141	153	141	133	151	163	145	138	141	135	144	146	129
Original Credit Score < 660	84	87	81	77	76	83	79	75	75	73	76	74	68
<b>30 - 59 Days Delinquent</b>	122	136	123	114	132	147	130	119	122	115	125	124	107
Original Credit Score >= 660	78	89	80	73	92	100	86	79	82	76	84	85	72
Original Credit Score < 660	44	47	44	41	40	47	44	41	40	39	41	39	35
<b>60 - 89 Days Delinquent</b>	34	35	32	30	31	35	32	32	32	31	32	32	30
Original Credit Score >= 660	21	21	19	18	19	22	20	20	20	20	20	20	19
Original Credit Score < 660	14	14	13	12	12	13	12	12	12	12	12	12	11
<b>60-plus-days Delinquent</b>	104	104	99	96	95	99	94	94	94	93	94	96	90
Original Credit Score >= 660	64	65	62	59	60	63	59	59	59	59	60	61	57
Original Credit Score < 660	40	40	38	36	35	36	35	35	35	34	35	35	32

Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	2.09%	2.23%	2.06%	1.94%	2.09%	2.26%	2.06%	1.95%	1.98%	1.90%	2.01%	2.00%	1.78%
Original Credit Score >= 660	1.42%	1.54%	1.41%	1.33%	1.51%	1.62%	1.44%	1.37%	1.39%	1.33%	1.42%	1.43%	1.26%
Original Credit Score < 660	9.92%	10.27%	9.70%	9.22%	9.17%	10.07%	9.63%	9.27%	9.29%	9.10%	9.56%	9.41%	8.59%
<b>30 - 59 Days Delinquent</b>	1.13%	1.26%	1.14%	1.05%	1.22%	1.35%	1.19%	1.10%	1.12%	1.05%	1.14%	1.13%	0.97%
Original Credit Score >= 660	0.78%	0.89%	0.80%	0.73%	0.91%	1.00%	0.85%	0.78%	0.81%	0.75%	0.83%	0.83%	0.70%
Original Credit Score < 660	5.22%	5.56%	5.22%	4.87%	4.87%	5.67%	5.38%	5.01%	5.00%	4.82%	5.17%	4.97%	4.46%
<b>60 - 89 Days Delinquent</b>	0.32%	0.32%	0.30%	0.28%	0.28%	0.32%	0.30%	0.29%	0.29%	0.29%	0.29%	0.29%	0.27%
Original Credit Score >= 660	0.21%	0.21%	0.20%	0.18%	0.19%	0.22%	0.20%	0.20%	0.20%	0.19%	0.20%	0.20%	0.19%
Original Credit Score < 660	1.62%	1.63%	1.50%	1.45%	1.42%	1.55%	1.48%	1.50%	1.50%	1.48%	1.50%	1.48%	1.38%
<b>60-plus-days Delinquent</b>	0.96%	0.97%	0.92%	0.88%	0.88%	0.91%	0.86%	0.86%	0.86%	0.85%	0.86%	0.87%	0.81%
Original Credit Score >= 660	0.64%	0.65%	0.62%	0.59%	0.59%	0.62%	0.59%	0.59%	0.59%	0.58%	0.59%	0.60%	0.56%
Original Credit Score < 660	4.70%	4.71%	4.49%	4.34%	4.30%	4.40%	4.24%	4.26%	4.29%	4.28%	4.38%	4.44%	4.13%
<b>Serious Delinquency Rate</b>	0.70%	0.69%	0.67%	0.65%	0.63%	0.63%	0.61%	0.61%	0.61%	0.61%	0.62%	0.63%	0.60%
<b>In Bankruptcy</b>	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.12%	0.12%	0.12%	0.12%	0.12%	0.12%	0.11%



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

	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20
<b>Starts</b>													
Repayment Plans <sup>2</sup>	5,276	4,052	3,706	5,044	4,344	4,110	4,870	4,890	4,755	4,714	4,462	5,015	5,391
Forbearance Plans <sup>2</sup>	7,015	3,655	2,197	2,848	1,861	2,380	2,768	2,273	2,209	2,621	2,220	2,134	2,788
<b>Completed</b>													
Repayment Plans <sup>2</sup>	2,453	2,641	2,718	1,950	2,287	1,728	1,877	1,568	1,677	2,042	2,158	2,007	2,113
Forbearance Plans <sup>2</sup>	2,009	3,128	2,234	1,492	1,089	747	925	620	589	656	627	779	652
Charge-offs-in-lieu	107	102	108	166	111	271	115	123	126	75	96	93	74
HomeSaver Advance ( <i>Fannie</i> )	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Modifications	8,446	7,650	5,830	7,184	6,921	6,265	6,553	5,721	5,266	5,801	4,851	5,473	5,827
<b>Home Retention Actions</b>	<b>13,015</b>	<b>13,521</b>	<b>10,890</b>	<b>10,792</b>	<b>10,408</b>	<b>9,011</b>	<b>9,470</b>	<b>8,032</b>	<b>7,658</b>	<b>8,574</b>	<b>7,732</b>	<b>8,352</b>	<b>8,666</b>
Short Sales	374	308	360	392	403	344	329	315	315	372	303	238	313
Deeds-in-lieu	200	155	145	139	131	137	120	117	119	136	121	102	129
<b>Nonforeclosure - Home Forfeiture Actions</b>	<b>574</b>	<b>463</b>	<b>505</b>	<b>531</b>	<b>534</b>	<b>481</b>	<b>449</b>	<b>432</b>	<b>434</b>	<b>508</b>	<b>424</b>	<b>340</b>	<b>442</b>
<b>Total Foreclosure Prevention Actions</b>	<b>13,589</b>	<b>13,984</b>	<b>11,395</b>	<b>11,323</b>	<b>10,942</b>	<b>9,492</b>	<b>9,919</b>	<b>8,464</b>	<b>8,092</b>	<b>9,082</b>	<b>8,156</b>	<b>8,692</b>	<b>9,108</b>

## Percent of Total Foreclosure Prevention Actions

Repayment Plans	18%	19%	24%	17%	21%	18%	19%	19%	21%	22%	26%	23%	23%
Forbearance Plans	15%	22%	20%	13%	10%	8%	9%	7%	7%	7%	8%	9%	7%
Charge-offs-in-lieu	1%	1%	1%	1%	1%	3%	1%	1%	2%	1%	1%	1%	1%
HomeSaver Advance ( <i>Fannie</i> )	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Loan Modifications	62%	55%	51%	63%	63%	66%	66%	68%	65%	64%	59%	63%	64%
<b>Home Retention Actions</b>	<b>96%</b>	<b>97%</b>	<b>96%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>95%</b>	<b>94%</b>	<b>95%</b>	<b>96%</b>	<b>95%</b>
Short Sales	3%	2%	3%	3%	4%	4%	3%	4%	4%	4%	4%	3%	3%
Deeds-in-lieu	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
<b>Nonforeclosure - Home Forfeiture Actions</b>	<b>4%</b>	<b>3%</b>	<b>4%</b>	<b>5%</b>	<b>5%</b>	<b>5%</b>	<b>5%</b>	<b>5%</b>	<b>5%</b>	<b>6%</b>	<b>5%</b>	<b>4%</b>	<b>5%</b>

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

<sup>2</sup> Includes loans that were 30+ days delinquent at initiation of the plan.



## 3(i) Enterprises Combined - Loan Modifications

	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20
<b>Loan Modifications (# of loans)</b>	8,446	7,650	5,830	7,184	6,921	6,265	6,553	5,721	5,266	5,801	4,851	5,473	5,827
<b>Delinquency Status at Modification (% of loan mods)</b>													
Current <sup>1</sup>	3%	2%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
30 - 59 days delinquent	6%	5%	5%	4%	4%	3%	4%	4%	4%	4%	3%	6%	4%
60 - 89 days delinquent	7%	8%	7%	7%	7%	7%	6%	6%	6%	5%	7%	5%	6%
90 - 179 days delinquent	45%	47%	50%	52%	53%	52%	52%	49%	45%	51%	48%	51%	50%
180 - 364 days delinquent	26%	25%	24%	24%	25%	24%	26%	28%	30%	29%	28%	27%	28%
365+ days delinquent	13%	12%	13%	12%	11%	12%	11%	12%	14%	12%	11%	11%	12%
<b>MTMLTV at Modification (% of loan mods)</b>													
MTMLTV <= 80% <sup>2</sup>	78%	79%	81%	80%	81%	81%	82%	80%	81%	81%	81%	81%	79%
80% < MTMLTV <= 100%	16%	16%	16%	15%	15%	15%	15%	16%	16%	16%	16%	16%	17%
MTMLTV > 100%	6%	5%	3%	4%	4%	4%	4%	4%	4%	3%	3%	3%	4%
<b>Year of Origination (% of loan mods)</b>													
2004 & Prior	16%	17%	15%	16%	17%	16%	16%	15%	15%	16%	15%	13%	13%
2005-2008	34%	36%	27%	33%	33%	32%	31%	30%	29%	30%	27%	26%	27%
2009 & later	49%	48%	58%	52%	50%	52%	52%	56%	56%	54%	58%	60%	59%
<b>Modification History (% of loan mods)</b>													
First time modification	66%	64%	68%	67%	65%	66%	68%	68%	69%	67%	71%	70%	69%
Second time modification	23%	24%	22%	22%	24%	23%	22%	22%	21%	23%	20%	21%	21%
Three plus time modification	11%	12%	9%	10%	11%	11%	11%	10%	10%	10%	10%	9%	10%
<b>Property type (% of loan mods)</b>													
Primary residency	94%	94%	95%	95%	94%	94%	94%	94%	94%	95%	95%	95%	95%
Second home	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Investment	4%	4%	3%	4%	4%	4%	4%	4%	4%	3%	4%	4%	4%
<b>Types of Modification (% of loan mods)</b>													
Extend Term Only	62%	66%	70%	67%	68%	68%	67%	65%	65%	67%	63%	66%	64%
Reduce Rate Only	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	6%	5%	4%	5%	5%	6%	6%	6%	7%	7%	8%	9%	12%
Reduce Rate, Extend Term and Forbear Principal <sup>3</sup>	31%	29%	26%	27%	27%	26%	26%	29%	29%	26%	28%	25%	25%
Other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

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

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

<sup>3</sup> May include principal forgiveness and deferred payment modifications.



## 3(ii) Fannie Mae - Loan Modifications

	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20
<b>Loan Modifications (# of loans)</b>	5,020	4,557	3,357	4,255	4,589	3,754	4,051	3,724	3,179	3,767	3,066	3,305	3,519
<b>Delinquency Status at Modification (% of loan mods)</b>													
Current <sup>1</sup>	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
30 - 59 days delinquent	3%	3%	3%	3%	2%	2%	2%	2%	2%	2%	2%	2%	2%
60 - 89 days delinquent	6%	7%	7%	7%	8%	7%	6%	6%	5%	5%	5%	5%	5%
90 - 179 days delinquent	52%	52%	54%	56%	55%	56%	55%	51%	51%	56%	54%	56%	55%
180 - 364 days delinquent	26%	24%	24%	23%	23%	23%	26%	28%	28%	26%	29%	27%	27%
365+ days delinquent	13%	13%	11%	11%	11%	12%	10%	12%	13%	10%	10%	10%	11%
<b>MTMLTV at Modification (% of loan mods)</b>													
MTMLTV <= 80% <sup>2</sup>	76%	77%	81%	79%	81%	80%	82%	80%	81%	81%	81%	81%	79%
80% < MTMLTV <= 100%	18%	18%	17%	16%	15%	16%	15%	16%	15%	16%	16%	16%	18%
MTMLTV > 100%	6%	5%	2%	4%	4%	4%	4%	4%	3%	3%	3%	3%	4%
<b>Year of Origination (% of loan mods)</b>													
2004 & Prior	15%	17%	14%	15%	17%	15%	16%	15%	14%	16%	15%	14%	13%
2005-2008	34%	35%	25%	33%	33%	32%	32%	31%	29%	30%	28%	27%	27%
2009 & later	51%	47%	61%	52%	50%	53%	52%	54%	57%	53%	57%	59%	60%
<b>Modification History (% of loan mods)</b>													
First time modification	66%	63%	69%	67%	66%	66%	66%	67%	69%	65%	69%	69%	69%
Second time modification	23%	25%	22%	22%	23%	22%	22%	23%	21%	24%	21%	21%	20%
Three plus time modification	11%	12%	8%	11%	10%	12%	11%	10%	10%	10%	10%	10%	10%
<b>Property type (% of loan mods)</b>													
Primary residency	94%	94%	95%	94%	94%	94%	94%	94%	94%	95%	94%	94%	95%
Second home	2%	2%	2%	2%	2%	2%	2%	2%	2%	1%	2%	1%	2%
Investment	4%	4%	3%	4%	4%	4%	4%	5%	4%	4%	4%	4%	4%
<b>Types of Modification (% of loan mods)</b>													
Extend Term Only	70%	70%	75%	70%	71%	70%	71%	69%	68%	69%	69%	70%	67%
Reduce Rate Only	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	5%	5%	2%	4%	4%	4%	5%	6%	6%	7%	8%	10%	12%
Reduce Rate, Extend Term and Forbear Principal <sup>3</sup>	24%	25%	22%	26%	24%	25%	24%	26%	25%	24%	22%	20%	21%
Other	0%	0%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%

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

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

<sup>3</sup> May include principal forgiveness.



3(iii) Freddie Mac - Loan Modifications

	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20
<b>Loan Modifications (# of loans)</b>	3,426	3,093	2,473	2,929	2,332	2,511	2,502	1,997	2,087	2,034	1,785	2,168	2,308
<b>Delinquency Status at Modification (% of loan mods)</b>													
Current	6%	3%	2%	1%	1%	1%	2%	1%	1%	1%	1%	1%	1%
30 - 59 days delinquent	12%	9%	7%	5%	6%	6%	7%	8%	8%	6%	14%	9%	7%
60 - 89 days delinquent	9%	8%	7%	7%	6%	7%	6%	6%	7%	5%	9%	7%	6%
90 - 179 days delinquent	33%	40%	45%	47%	48%	48%	46%	44%	36%	41%	38%	43%	43%
180 - 364 days delinquent	26%	27%	25%	27%	27%	27%	27%	27%	31%	33%	26%	28%	29%
365+ days delinquent	13%	12%	14%	13%	12%	12%	12%	13%	17%	14%	12%	12%	13%
<b>MTMLTV at Modification (% of loan mods)</b>													
MTMLTV <= 80%	81%	82%	81%	81%	82%	82%	81%	80%	80%	81%	81%	81%	80%
80% < MTMLTV <= 100%	14%	13%	15%	14%	14%	14%	15%	16%	16%	15%	16%	15%	15%
MTMLTV > 100%	5%	5%	4%	5%	4%	4%	4%	4%	5%	4%	4%	4%	4%
<b>Year of Origination (% of loan mods)</b>													
2004 & Prior	18%	15%	18%	16%	17%	16%	17%	16%	15%	15%	15%	13%	14%
2005-2008	35%	36%	30%	32%	33%	33%	31%	27%	30%	29%	25%	25%	28%
2009 & later	48%	49%	52%	52%	50%	51%	53%	58%	55%	56%	60%	62%	58%
<b>Modification History (% of loan mods)</b>													
First time modification	65%	65%	67%	68%	63%	65%	70%	70%	68%	70%	73%	71%	68%
Second time modification	24%	24%	23%	22%	26%	25%	20%	21%	21%	21%	18%	20%	21%
Three plus time modification	11%	11%	10%	10%	11%	10%	10%	10%	10%	9%	9%	8%	10%
<b>Property type (% of loan mods)</b>													
Primary residency	94%	94%	95%	95%	95%	95%	93%	95%	94%	95%	95%	95%	95%
Second home	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	1%	2%	2%
Investment	4%	4%	3%	3%	3%	3%	5%	3%	4%	3%	4%	3%	4%
<b>Types of Modification (% of loan mods)</b>													
Extend Term Only	51%	59%	62%	63%	62%	64%	59%	59%	59%	63%	53%	60%	59%
Reduce Rate Only	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	7%	6%	7%	7%	7%	8%	9%	7%	7%	8%	7%	9%	11%
Reduce Rate, Extend Term and Forbear Principal <sup>1</sup>	42%	34%	31%	30%	32%	29%	31%	34%	34%	29%	39%	32%	29%
Other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

<sup>1</sup> May include principal forgiveness and deferred payment modifications.



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

	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20
Short Sales	374	308	360	392	403	344	329	315	315	372	303	238	313
Deeds-in-lieu	200	155	145	139	131	137	120	117	119	136	121	102	129
Nonforeclosure - Home Forfeiture Actions <sup>1</sup>	574	463	505	531	534	481	449	432	434	508	424	340	442
Third-party Sales	1,348	1,176	1,174	1,193	1,237	1,162	1,111	1,157	952	948	998	828	1,128
Foreclosure Sales	2,722	2,051	2,353	2,204	2,299	2,115	2,217	2,164	2,069	2,226	1,765	1,709	2,097
Third-party & Foreclosure Sales	4,070	3,227	3,527	3,397	3,536	3,277	3,328	3,321	3,021	3,174	2,763	2,537	3,225
Foreclosure Starts	12,121	10,116	11,238	10,320	9,995	9,165	10,054	8,941	10,975	9,678	9,662	10,670	11,624

## Top Five Reasons for Delinquency

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

<sup>1</sup> 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 fifteen loans have been transacted under these options, per the table below.

### Total Loan Volume, High LTV Refinance Option

	Jan-20	2019	Inception To Date
Fannie Mae	3	9	12
Freddie Mac	1	2	3
Total	4	11	15
<b>LTV &gt;75% -105%</b>			
Fannie Mae	3	8	11
Freddie Mac	0	1	1
Total	3	9	12
<b>LTV &gt;105% -125%</b>			
Fannie Mae	0	1	1
Freddie Mac	0	1	1
Total	0	2	2
<b>LTV &gt;125%</b>			
Fannie Mae	0	0	0
Freddie Mac	1	0	1
Total	1	0	1

## Eligibility Criteria for the Enterprises' High LTV Refinance Options

Below are the basic eligibility criteria:

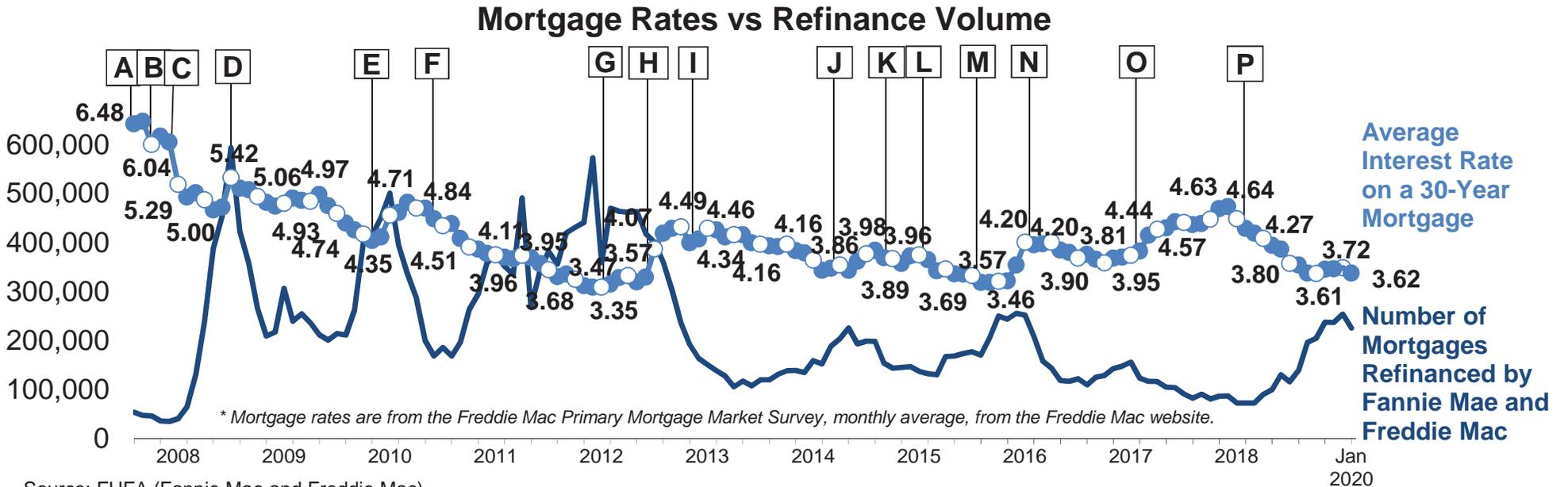
- Loans must be owned or guaranteed by Fannie Mae or Freddie Mac.
- Loans must have been originated on or after October 1, 2017 and paid for at least 15 months.
- LTV ratios must be greater than the following percentages:

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 January 2020 but remained near the highs observed in late 2019 as mortgage rates remained near lows last observed in 2015. Mortgage rates decreased in January: the average interest rate on a 30-year fixed rate mortgage fell to 3.62 percent from 3.72 percent in December.



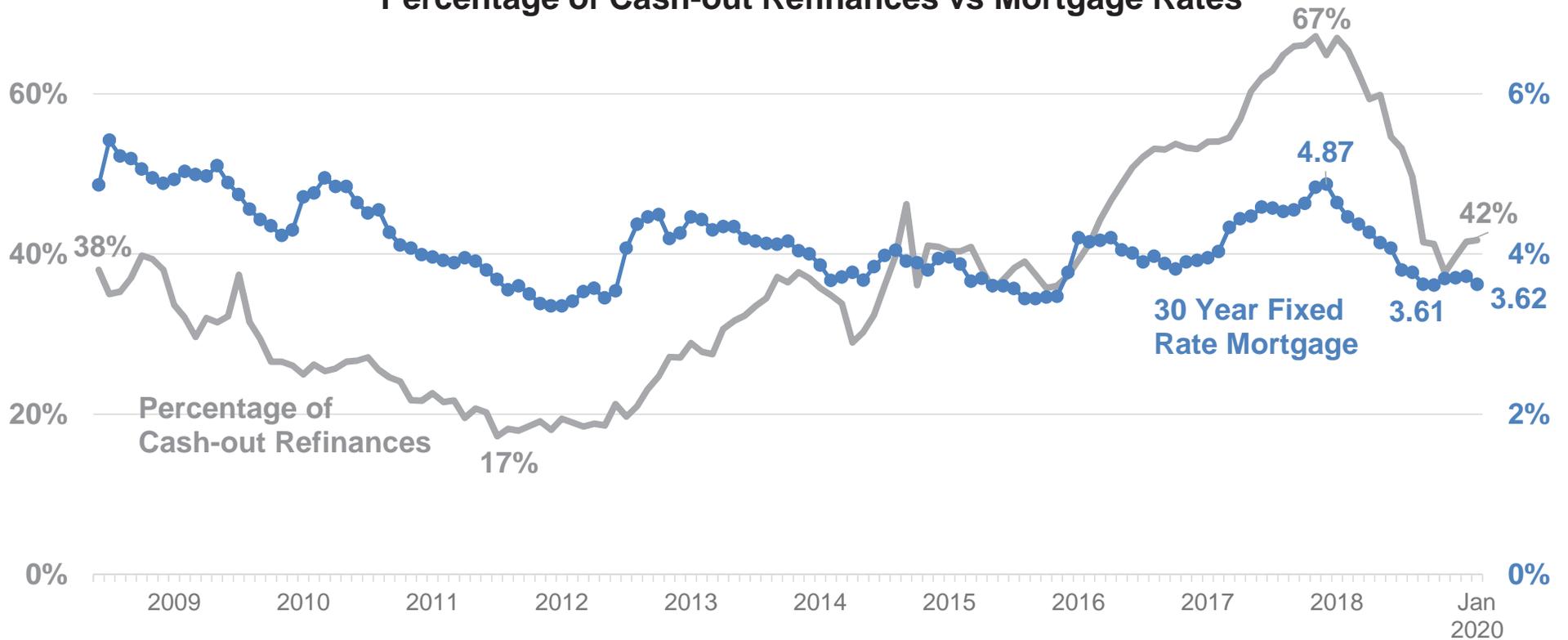
Source: FHFA (Fannie Mae and Freddie Mac)

- 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 continued at 42 percent in January, remaining well below the peak observed in late 2018. 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**

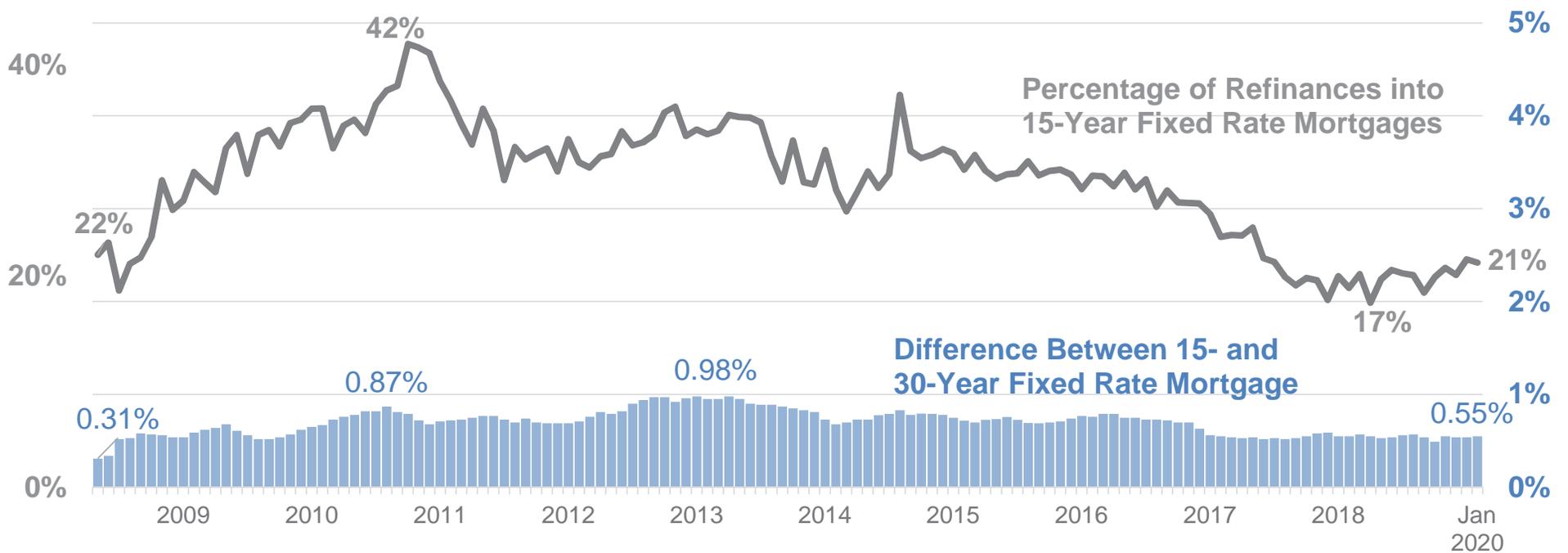


Source: FHFA (Fannie Mae and Freddie Mac). Mortgage rates are from the Freddie Mac Primary Mortgage Market Survey, monthly average, from the Freddie Mac website.



The percentage of borrowers refinancing into shorter term 15-year fixed rate mortgages decreased to 21 percent in January from 22 percent in December, 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)

	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20
<b>Total Refinances</b>													
Fannie Mae	43,780	40,020	43,043	53,833	77,070	66,267	84,789	118,482	122,170	140,307	139,954	138,925	128,138
Freddie Mac	28,872	32,627	46,805	46,178	53,290	49,655	54,317	78,225	82,595	97,436	97,451	114,769	97,401
Total	72,652	72,647	89,848	100,011	130,360	115,922	139,106	196,707	204,765	237,743	237,405	253,694	225,539
<b>Total High LTV Refinance Option</b>													
Fannie Mae	-	-	-	-	-	-	1	1	-	2	2	3	3
Freddie Mac	-	-	-	-	-	-	-	-	-	-	1	1	1
Total	-	-	-	-	-	-	1	1	-	2	3	4	4
<b>High LTV Refinance Option, LTV &gt;75% -105%</b>													
Fannie Mae	-	-	-	-	-	-	1	1	-	2	2	2	3
Freddie Mac	-	-	-	-	-	-	-	-	-	-	1	-	-
Total	-	-	-	-	-	-	1	1	-	2	3	2	3
<b>High LTV Refinance Option, LTV &gt;105% -125%</b>													
Fannie Mae	-	-	-	-	-	-	-	-	-	-	-	1	-
Freddie Mac	-	-	-	-	-	-	-	-	-	-	-	1	-
Total	-	-	-	-	-	-	-	-	-	-	-	2	-
<b>High LTV Refinance Option, LTV &gt;125%</b>													
Fannie Mae	-	-	-	-	-	-	-	-	-	-	-	-	-
Freddie Mac	-	-	-	-	-	-	-	-	-	-	-	-	1
Total	-	-	-	-	-	-	-	-	-	-	-	-	1
<b>High LTV (&gt;80 to 97% LTV, Non New Program)</b>													
Fannie Mae	2,717	2,713	3,438	4,635	6,605	6,491	9,541	13,461	15,062	19,303	18,670	17,307	15,759
Freddie Mac	2,093	2,512	3,199	3,949	5,591	5,913	6,596	9,686	11,776	13,825	12,857	14,131	11,332
Total	4,810	5,225	6,637	8,584	12,196	12,404	16,137	23,147	26,838	33,128	31,527	31,438	27,091

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)

	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20
<b>Total Refinances</b>													
FRM 30 (incl FRM 25 & 40)	31,706	28,525	31,113	38,330	53,420	47,326	62,349	87,108	87,782	101,567	101,064	98,346	90,271
FRM 20	3,340	2,807	2,692	3,307	6,125	4,095	4,699	7,147	8,239	8,764	9,610	9,145	9,890
FRM 15	7,924	7,981	8,761	11,722	17,109	14,386	17,210	23,759	25,737	29,468	28,581	30,448	27,109
All Other	810	707	477	474	416	460	531	468	412	508	699	986	868
<b>High LTV Refinance Option, LTV &gt;75% -105%</b>													
FRM 30 (incl FRM 25 & 40)	-	-	-	-	-	-	1	-	-	2	1	2	3
FRM 20	-	-	-	-	-	-	-	-	-	-	-	-	-
FRM 15	-	-	-	-	-	-	-	-	-	-	1	-	-
All Other	-	-	-	-	-	-	-	1	-	-	-	-	-
<b>High LTV Refinance Option, LTV &gt;105% -125%</b>													
FRM 30 (incl FRM 25 & 40)	-	-	-	-	-	-	-	-	-	-	-	1	-
FRM 20	-	-	-	-	-	-	-	-	-	-	-	-	-
FRM 15	-	-	-	-	-	-	-	-	-	-	-	-	-
All Other	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>High LTV Refinance Option, LTV &gt;125%</b>													
FRM 30 (incl FRM 25 & 40)	-	-	-	-	-	-	-	-	-	-	-	-	-
FRM 20	-	-	-	-	-	-	-	-	-	-	-	-	-
FRM 15	-	-	-	-	-	-	-	-	-	-	-	-	-
All Other	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>High LTV (&gt;80 to 97% LTV, Non New Program)</b>													
FRM 30 (incl FRM 25 & 40)	2,241	2,249	2,889	3,894	5,597	5,562	8,422	11,858	13,149	16,862	16,243	15,023	13,536
FRM 20	165	135	165	246	295	302	363	527	721	930	946	849	945
FRM 15	269	300	350	468	687	600	726	1,046	1,169	1,472	1,418	1,338	1,214
All Other	42	29	34	27	26	27	30	30	23	39	63	97	64



## Appendix: Data Tables

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

	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20
<b>Total Refinances</b>													
FRM 30 (incl FRM 25 & 40)	21,226	23,525	35,503	33,397	40,073	36,347	38,981	59,719	59,513	67,665	69,724	80,623	67,730
FRM 20	1,258	1,712	2,326	2,606	2,752	3,070	3,449	4,897	6,929	8,446	7,207	8,517	7,417
FRM 15	5,828	6,726	6,997	8,048	9,782	9,219	10,820	12,632	15,082	20,077	19,363	24,368	20,870
All Other	560	664	1,979	2,127	683	1,019	1,067	977	1,071	1,248	1,157	1,261	1,384
<b>High LTV Refinance Option, LTV &gt;75% -105%</b>													
FRM 30 (incl FRM 25 & 40)	-	-	-	-	-	-	-	-	-	-	1	-	-
FRM 20	-	-	-	-	-	-	-	-	-	-	-	-	-
FRM 15	-	-	-	-	-	-	-	-	-	-	-	-	-
All Other	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>High LTV Refinance Option, LTV &gt;105% -125%</b>													
FRM 30 (incl FRM 25 & 40)	-	-	-	-	-	-	-	-	-	-	-	1	-
FRM 20	-	-	-	-	-	-	-	-	-	-	-	-	-
FRM 15	-	-	-	-	-	-	-	-	-	-	-	-	-
All Other	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>High LTV Refinance Option, LTV &gt;125%</b>													
FRM 30 (incl FRM 25 & 40)	-	-	-	-	-	-	-	-	-	-	-	-	1
FRM 20	-	-	-	-	-	-	-	-	-	-	-	-	-
FRM 15	-	-	-	-	-	-	-	-	-	-	-	-	-
All Other	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>High LTV (&gt;80 to 97% LTV, Non New Program)</b>													
FRM 30 (incl FRM 25 & 40)	1,745	2,073	2,683	3,284	4,818	5,011	5,722	8,523	10,296	11,862	11,099	12,195	9,766
FRM 20	80	102	118	174	217	294	305	488	694	883	812	813	732
FRM 15	235	302	370	410	506	503	527	637	739	1,042	901	1,080	784
All Other	33	35	28	81	50	105	42	38	47	38	45	43	50



## 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.

