

# Federal Housing Finance Agency

## Foreclosure Prevention Report First Quarter 2012

FHFA Federal Property Manager's Report

This report contains data on foreclosure prevention activity of Fannie Mae and Freddie Mac (the Enterprises) through March 2012.

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# First Quarter 2012 Highlights

### The Enterprises' Completed Foreclosure Prevention Actions:

• The Enterprises have completed nearly 2.3 million foreclosure prevention actions since the start of conservatorship in September 2008. Over 1.9 million of these actions have helped borrowers keep their homes including more than 1.1 million permanent loan modifications.

• Approximately half of borrowers who received loan modifications in the first quarter had their monthly payments reduced by over 30 percent.

• Nearly one-third of loan modifications in the first quarter included principal forbearance.

• The performance of modified loans remains strong. Fewer than 15 percent of loans modified in the second quarter of 2011 had missed two or more payments, nine months after modification.

### The Enterprises' Mortgage Performance:

• Mortgage performance continues to improve as early stage (30-89 days) and serious delinquency rates declined during the first quarter of 2012.

### The Enterprises' Foreclosures:

• Third-party and foreclosure sales decreased slightly while foreclosure starts increased for the first time since third quarter of 2010.

• REO inventory declined as property dispositions increased and acquisitions decreased during the first quarter.

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

Foreclosure Prevention & Refinance Activities													
	4Q11	1Q12											
HAMP Active Trials	36,391	31,075											
HAMP Permanent - Cumulative	399,808	413,855											
Completed Foreclosure Preventi	on Actions												
Loan Modifications *	71,111	60,348											
Repayment Plans	41,972	44,636											
Forbearance Plans	7,103	6,248											
Charge-offs-in-lieu	512	507											
Home Retention Actions	120,698	111,739											
Short Sales	31,785	30,601											
Deeds-in-lieu	3,110	3,759											
Home Forfeiture Actions	34,895	34,360											
TOTAL	155,593	146,099											
* Includes HAMP permanent modifications													

Includes HAMP permanent modifications

### Mortgage Performance (at period end)

(# of loans in thousands)	4Q11	1Q12
30-59 Days Delinquent	612	497
60-plus-days Delinquent	1,296	1,202
Serious Delinquent*	1,105	1,052
Foreclosure Starts	218	226
Third-party & Foreclosure Sales	80	79
REO Inventory	179	173
(Percent of total loans serviced)		
30-59 Days Delinquent	2.11%	1.72%
60-plus-days Delinquent	4.46%	4.15%
Serious Delinquent*	3.78%	3.61%
* 90 days or more delinquent, or in the process of foreclosure.		

# Home Affordable Modification Program (HAMP) - Status Update

### Home Affordable Modification Program (HAMP)

#### • Announced March 4, 2009.

• Allows a borrower's payment to be reduced to an affordable amount through an interest rate reduction (down to 2 percent), a term extension (up to 480 months), or principal forbearance. Incentives are being offered to borrowers, servicers, and investors for program participation and a successful payment history.

• Approximately 960,900 homeowners have been offered a HAMP trial modification since the program started in April 2009. Nearly 508,600 of these homeowners have been granted HAMP permanent modifications.

• About 14,000 HAMP trials became permanent modifications in the first quarter, bringing the total number of active HAMP permanent modifications to approximately 413,900.

• Nearly 31,100 borrowers were in a HAMP trial modification period at the end of the quarter, down from 36,400 at the end of the fourth quarter. The decline was due to conversions to permanent modifications.

#### **HAMP Statistics**

Cumulative from April 2009 through		
	4Q11	1Q12
Trial Modifications Ever Started	936,402	960,922
Less:		
Trials Disqualified	(97,039)	(97,255)
Trials Cancelled	(321,794)	(324,033)
Permanent Modifications	(481,178)	(508,559)
Trials Remaining Active	36,391	31,075
Permanent Modifications Started	481,178	508,559
Less:		
Modifications Defaulted	(79,356)	(92,222)
Modifications Paid off	(2,014)	(2,482)
Active Permanent Modifications	<b>39</b> 9,808	413,855
Source: HAMP system of record (IR2)		

## Mortgage Performance



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

<sup>2</sup> 90 days or more delinquent, or in the process of foreclosure.

# Foreclosure Prevention Activity: All Actions Completed

Since conservatorship, the Enterprises have completed nearly 2.3 million foreclosure prevention actions. More than 1.1 million of these actions have been permanent loan modifications and another 777,400 have been other forms of assistance that have allowed troubled homeowners to save their homes. Approximately 339,000 of the actions have been short sales and deeds-in-lieu which resulted in borrowers leaving their homes without going through the foreclosure process.

	Full Year 2009	Full Year 2010	Full Year 2011	1Q12	Conservatorship to Date <sup>1</sup>
Home Retention Actions					
Repayment Plans	142,360	185,954	181,558	44,636	567,817
Forbearance Plans	25,227	63,024	34,423	6,248	131,038
Charge-offs-in-lieu	2,247	3,118	2,263	507	8,408
HomeSaver Advance <i>(Fannie)</i>	39,199	5,191	-	-	70,178
Loan Modifications	163,647	575,022	322,108	60,348	1,144,902
Total	372,680	832,309	540,352	111,739	1,922,343
Nonforeclosure - Home Forfeiture Ac	tions				
Short Sales	55,447	107,953	115,237	30,601	315,430
Deeds-in-lieu	2,971	6,043	10,231	3,759	23,544
Total	<u>58,418</u>	113,996	125,468	<u>34,360</u>	338,974
Total Foreclosure Prevention Actions	<u>431,098</u>	<u>946,305</u>	<u>665,820</u>	146,099	<u>2,261,317</u>

## **Completed Foreclosure Prevention Actions**

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

# Foreclosure Prevention Activity: All Actions Completed

The Enterprises completed approximately 146,100 foreclosure prevention actions in the first quarter. The vast majority of these actions allowed troubled homeowners to save their homes, including 60,300 permanent loan modifications.



<sup>1</sup> Consists of HomeSaver Advance (Fannie Mae) and Charge-offs-in-lieu.

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

# **Foreclosure Prevention Activity: Home Retention Actions**

Approximately 60,300 loan modifications were completed in the first quarter, bringing the total number of permanent modifications to more than 1.1 million since the start of conservatorship in September 2008. In addition, the Enterprises completed more than 44,600 repayment plans and 6,200 forbearance plans to help delinquent borrowers cure their mortgage arrears during the quarter.



## Enterprises' Loan Modifications

Nearly one-third of borrowers who received loan modifications in the first quarter had portions of their mortgage balance forborne.

The performance of modified loans remains strong. Fewer than 15 percent of loans modified in the second quarter of 2011 had missed two or more payments, nine months after modification.



# Fannie Mae's Loan Modifications\*



## Fannie Mae's HAMP and Non-HAMP Performance

### Loans modified through HAMP perform better after modification compared with Non-HAMP modifications.

#### Modified Loans - Performance Three Months after Modification

			НАМ	Ρ				Non-HAMP									
	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11		1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11
Current and Performing	86%	80%	78%	81%	86%	86%	86%	87%	Current and Performing	74%	78%	79%	80%	80%	78%	80%	81%
30-59 Days Delinquent	7%	11%	12%	10%	8%	8%	8%	7%	30-59 Days Delinquent	16%	12%	11%	11%	11%	11%	11%	11%
60+ Days Delinquent	7%	9%	11%	10%	6%	6%	6%	6%	60+ Days Delinquent	9%	10%	10%	8%	9%	11%	9%	8%

#### Modified Loans - Performance Six Months after Modification

			HAM	Ρ					Non-HAMP									
	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11		1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11			
Current and Performing	81%	76%	77%	79%	81%	81%	82%	Current and Performing	62%	70%	74%	75%	73%	71%	75%			
30-59 Days Delinquent	9%	12%	10%	10%	10%	9%	9%	30-59 Days Delinquent	17%	13%	12%	12%	13%	13%	12%			
60+ Days Delinquent	9%	13%	13%	11%	9%	10%	9%	60+ Days Delinquent	21%	16%	14%	13%	14%	15%	13%			

#### Modified Loans - Performance Nine Months after Modification

			HAM	Ρ				Non-HAMP							
	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11		1Q10	2Q10	3Q10	4Q10	1Q11	2Q11		
Current and Performing	76%	74%	76%	76%	77%	78%	Current and Performing	55%	67%	71%	69%	68%	69%		
60+ Days Delinquent	13%	19%	13%	13%	13%	12%	60+ Days Delinquent	28%	24%	17%	17%	18%	17%		

# Freddie Mac's Loan Modifications\*



\* Modified loans data may not tie to Freddie Mac's financial statements due to timing differences in reporting systems.

## Freddie Mac's HAMP and Non-HAMP Performance

### Loans modified through HAMP perform better after modification compared with Non-HAMP modifications.

#### Modified Loans - Performance Three Months after Modification

			HAM	Ρ				Non-HAMP											
	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11		4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11
Current and Performing	83%	88%	84%	82%	82%	87%	88%	87%	89%	Current and Performing	72%	78%	78%	79%	80%	83%	81%	79%	79%
30-59 Days Delinquent	9%	7%	10%	12%	11%	8%	8%	9%	8%	30-59 Days Delinquent	18%	13%	14%	12%	12%	10%	11%	12%	12%
60+ Days Delinquent	8%	5%	6%	6%	7%	5%	4%	4%	3%	60+ Days Delinquent	10%	9%	8%	7%	7%	7%	8%	9%	9%

#### Modified Loans - Performance Six Months after Modification

			HAM	Ρ				Non-HAMP									
	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11		4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11
Current and Performing	84%	84%	79%	79%	82%	83%	84%	83%	Current and Performing	62%	67%	66%	70%	76%	72%	71%	70%
30-59 Days Delinquent	9%	9%	13%	12%	10%	10%	10%	10%	30-59 Days Delinquent	21%	18%	19%	16%	13%	15%	15%	15%
60+ Days Delinquent	7%	7%	8%	9%	8%	7%	6%	7%	60+ Days Delinquent	17%	15%	15%	14%	11%	13%	14%	16%

#### Modified Loans - Performance Nine Months after Modification

			HAM	Ρ						No	n-HA	MP			
	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	4	Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11
Current and Performing	79%	80%	76%	79%	78%	80%	80%	Current and Performing 5	53%	59%	61%	68%	69%	66%	65%
60+ Days Delinquent	10%	9%	10%	10%	10%	9%	8%	60+ Days Delinquent 2	23%	20%	18%	15%	15%	18%	18%

# Foreclosure Prevention Activity: Home Forfeiture Actions

Approximately 34,400 short sales and deeds-in-lieu were completed in the first quarter, bringing the total to nearly 339,000 since the start of conservatorship. The Enterprises continue to offer short sales and deeds-in-lieu as options for borrowers who can no longer afford their mortgages to avoid going through the foreclosure process. These foreclosure alternatives help to reduce the severity of losses resulting from a borrower's default and minimize the impact of foreclosures on borrowers, communities, and neighborhoods.



# Foreclosures

The Enterprises' third-party and foreclosure sales declined slightly while foreclosure starts increased for the first time since third quarter of 2010.



# Real Estate Owned (REO) Activity & Inventory

The Enterprises' REO inventory continued to decline in the first quarter due to increases in property dispositions and decreases in property acquisitions.



## **REO Inventory by State**

Select Midwest states are Illinois, Indiana, Michigan and Ohio



# **State Level Data**

## **Delinquent Loans by State**

A substantial number of the Enterprises' delinquent borrowers are deeply (365+ days) delinquent. At the end of the first quarter, more than half of the serious delinquent (90+ days delinquent) borrowers have missed more than one year of mortgage payments. In Florida, the number of loans that have been delinquent for one year or more exceeds the total number of delinquent loans in every other state except California.



\* Includes other loans that cannot be categorized due to missing attributes.

\*\* Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.

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



Fannie Mae and Freddie Mac State Borrower Assistance Map

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

The following pages provide detailed information about states with the biggest five-year decline in house prices and the highest number and rate of seriously delinguent loans as of March 31, 2012.

# Florida

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	173	98	271
Current Loans	1,071	<u>642</u>	1,713
Total Loans Serviced	1,243	740	1,983



# Nevada

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	17	13	30
Current Loans	<u>161</u>	<u>97</u>	258
Total Loans Serviced	178	109	287



# **New Jersey**

## Single-Family Book Profile - As of March 31, 2012

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	53	28	81
Current Loans	<u>515</u>	<u>306</u>	821
Total Loans Serviced	568	334	901



**Completed Foreclosure Prevention Actions** 

# Illinois

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	61	39	100
Current Loans	740	<u>549</u>	1,289
Total Loans Serviced	801	588	1,389

Delinquent Loans				Completed Foreclosure Prevention Actions					
120	111				2010	2011	1Q12 Coi	nservatorship to Date <sup>1</sup>	,
100		100		Home Retention Actions					
100	10		- 365+ Days Delinquent	Repayment Plans	7,606	7,393	1,854	22,353	Generally
	42		SUST Days Demiquent	Forbearance Plans	3,722	2,050	475	6,866	targeted at loans that are
80		39		Loan Modifications	31,742	19,323	3,808	63,189	✓ less than 6 months
				Other	290	<u>93</u>	<u>27</u>	2,040	delinquent.
(0)	18			Total	43,361	28,859	6,164	<b>94,448</b> ⁄	)
60 -	14	19	–180-364 Days Delinquent	Nonforeclosure - Home Forfeiture Actions					Generally targeted ☐ at loans that are 2 ┌more than 6
40	10	12 🕈	-90-179 Days Delinquent	Short Sales & Deeds-in-lieu Total Foreclosure					months
	10	8	- 60-89 Days Delinquent	Prevention Actions	47,839	,839 34,716	8,073 108	108,830	delinquent.
20	27		30-59 Days Delinquent						
0	Dec-11	Mar-12	2	<sup>1</sup> Since the first full quarter in conserv forbearance plans completed in 4Q08 charge-offs-in-lieu, short sales and de	and 2009. Fa	nnie Mae's da	ta excludes Hom		i

# Maryland

## Single-Family Book Profile - As of March 31, 2012

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	28	18	46
Current Loans	<u>377</u>	252	629
Total Loans Serviced	405	270	675



charge-offs-in-lieu, short sales and deeds-in-lieu completed in 4Q08.

# California

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	93	62	155
Current Loans	2,253	1,168	3,422
Total Loans Serviced	2,347	1,230	3,577



# New York

## Single-Family Book Profile - As of March 31, 2012

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	58	33	91
Current Loans	783	481	1,264
Total Loans Serviced	842	514	1,356



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# Arizona

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	25	18	42
Current Loans	422	<u>262</u>	<u>684</u>
Total Loans Serviced	447	279	726



# Georgia

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	38	25	63
Current Loans	<u>522</u>	<u>365</u>	886
Total Loans Serviced	559	390	949



# Idaho

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	5	3	8
Current Loans	<u>95</u>	<u>69</u>	165
Total Loans Serviced	100	73	173



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

(# of loans in thousands)	1009	2009	3009	4009	1Q10	2Q10	3Q10	4Q10	1Q11	2011	3Q11	4Q11	1Q12
<b>Total Loans Serviced</b>	<b>30,353</b>	<b>30,411</b>	<b>30,629</b>	<b>30,509</b>	<b>30,454</b>	<b>30,265</b>	<b>29,896</b>	<b>29,717</b>	<b>29,787</b>	<b>29,606</b>	<b>29,325</b>	<b>29,045</b>	<b>28,954</b>
Original Credit Score >= 660	25,578	25,722	26,044	26,022	26,052	25,963	25,711	25,641	25,802	25,707	25,509	25,320	25,309
Original Credit Score < 660	4,775	4,689	4,586	4,487	4,401	4,302	4,185	4,076	3,985	3,899	3,817	3,725	3,644
<b>Total Delinquent Loans</b>	<b>1,715</b>	<b>2,009</b>	<b>2,321</b>	<b>2,494</b>	<b>2,355</b>	<b>2,288</b>	<b>2,196</b>	<b>2,148</b>	<b>1,936</b>	<b>1,938</b>	<b>1,923</b>	<b>1,909</b>	<b>1,699</b>
Original Credit Score >= 660	952	1,126	1,341	1,468	1,419	1,372	1,313	1,284	1,178	1,169	1,163	1,150	1,044
Original Credit Score < 660	763	882	980	1,026	936	916	882	863	758	769	761	758	655
<b>30 - 59 Days Delinquent</b>	<b>615</b>	<b>682</b>	<b>734</b>	<b>725</b>	<b>609</b>	<b>664</b>	<b>682</b>	<b>659</b>	<b>553</b>	<b>605</b>	<b>607</b>	<b>612</b>	<b>497</b>
Original Credit Score >= 660	316	353	404	406	345	370	378	362	307	331	336	336	277
Original Credit Score < 660	299	329	330	318	264	294	303	298	246	274	271	277	220
60 - 89 Days Delinquent	<b>254</b>	<b>269</b>	<b>310</b>	<b>310</b>	<b>259</b>	<b>255</b>	<b>258</b>	<b>247</b>	<b>201</b>	<b>206</b>	<b>213</b>	<b>210</b>	<b>168</b>
Original Credit Score >= 660	137	140	171	176	154	145	144	136	116	115	119	116	97
Original Credit Score < 660	117	129	139	135	105	110	114	111	85	92	94	94	71
60-plus-days Delinquent	<b>1,100</b>	<b>1,327</b>	1, <b>587</b>	<b>1,769</b>	<b>1,746</b>	<b>1,624</b>	<b>1,514</b>	<b>1,488</b>	<b>1,382</b>	1,333	<b>1,316</b>	<b>1,296</b>	<b>1,202</b>
Original Credit Score >= 660	636	774	937	1,061	1,074	1,001	935	923	871	838	827	814	767
Original Credit Score < 660	464	553	650	708	672	622	579	565	511	495	489	482	435
Percent of Total Loans Serviced													
<b>Total Delinquent Loans</b>	<b>5.65%</b>	<b>6.61%</b>	<b>7.58%</b>	<b>8.17%</b>	<b>7.73%</b>	<b>7.56%</b>	<b>7.34%</b>	<b>7.23%</b>	<b>6.50%</b>	<b>6.54%</b>	<b>6.56%</b>	<b>6.57%</b>	<b>5.87%</b>
Original Credit Score >= 660	3.72%	4.38%	5.15%	5.64%	5.45%	5.28%	5.11%	5.01%	4.57%	4.55%	4.56%	4.54%	4.13%
Original Credit Score < 660	15.98%	18.82%	21.37%	22.87%	21.26%	21.30%	21.09%	21.18%	19.01%	19.72%	19.93%	20.36%	17.98%
<b>30 - 59 Days Delinquent</b>	<b>2.03%</b>	<b>2.24%</b>	<b>2.40%</b>	<b>2.38%</b>	<b>2.00%</b>	<b>2.19%</b>	<b>2.28%</b>	<b>2.22%</b>	<b>1.86%</b>	<b>2.04%</b>	<b>2.07%</b>	<b>2.11%</b>	<b>1.72%</b>
Original Credit Score >= 660	1.24%	1.37%	1.55%	1.56%	1.32%	1.43%	1.47%	1.41%	1.19%	1.29%	1.32%	1.33%	1.09%
Original Credit Score < 660	6.27%	7.02%	7.20%	7.09%	6.00%	6.84%	7.25%	7.31%	6.18%	7.02%	7.10%	7.42%	6.04%
60 - 89 Days Delinquent	<b>0.84%</b>	<b>0.88%</b>	<b>1.01%</b>	<b>1.02%</b>	<b>0.85%</b>	<b>0.84%</b>	<b>0.86%</b>	<b>0.83%</b>	<b>0.67%</b>	<b>0.70%</b>	<b>0.73%</b>	<b>0.72%</b>	<b>0.58%</b>
Original Credit Score >= 660	0.54%	0.55%	0.66%	0.68%	0.59%	0.56%	0.56%	0.53%	0.45%	0.45%	0.47%	0.46%	0.38%
Original Credit Score < 660	2.46%	2.75%	3.04%	3.00%	2.39%	2.55%	2.73%	2.72%	2.13%	2.35%	2.46%	2.52%	1.96%
60-plus-days Delinquent	<b>3.62%</b>	<b>4.36%</b>	<b>5.18%</b>	<b>5.80%</b>	<b>5.73%</b>	<b>5.36%</b>	<b>5.06%</b>	<b>5.01%</b>	<b>4.64%</b>	<b>4.50%</b>	<b>4.49%</b>	<b>4.46%</b>	<b>4.15%</b>
Original Credit Score >= 660	2.48%	3.01%	3.60%	4.08%	4.12%	3.86%	3.64%	3.60%	3.38%	3.26%	3.24%	3.22%	3.03%
Original Credit Score < 660	9.71%	11.80%	14.17%	15.78%	15.26%	14.46%	13.83%	13.87%	12.82%	12.70%	12.82%	12.93%	11.93%
Serious Delinquency Rate	2.85%	3.52%	4.20%	4.82%	4.93%	4.58%	4.26%	4.23%	4.02%	3.85%	3.81%	3.78%	3.61%
In Bankruptcy	0.29%	0.33%	0.36%	0.37%	0.39%	0.42%	0.47%	0.50%	0.51%	0.54%	0.54%	0.58%	0.60%

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

(# of loans in thousands)	1Q09	2009	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12
Total Loans Serviced	18,131	18,221	18,360	18,284	18,234	18,109	17,946	17,933	18,022	17,917	17,778	17,721	17,765
Original Credit Score >= 660	15,144	15,274	15,480	15,469	15,475	15,419	15,331	15,383	15,529	15,480	15,392	15,391	15,484
Original Credit Score < 660	2,987	2,947	2,879	2,816	2,759	2,691	2,615	2,550	2,493	2,437	2,386	2,330	2,281
Total Delinquent Loans	1,139	1,335	1,518	1,636	1,549	1,493	1,419	1,382	1,249	1,248	1,233	1,214	1,078
Original Credit Score >= 660	632	747	870	957	930	892	844	822	756	748	741	727	660
Original Credit Score < 660	507	588	648	679	620	602	575	560	492	500	492	487	418
30 - 59 Days Delinquent	397	438	452	453	384	424	434	419	351	384	386	387	318
Original Credit Score >= 660	203	225	242	250	214	233	237	225	191	207	211	209	175
Original Credit Score < 660	195	213	210	203	170	191	197	194	160	177	175	178	143
60 - 89 Days Delinquent	170	177	197	196	166	164	165	158	127	130	134	133	106
Original Credit Score >= 660	91	92	107	110	98	93	91	86	72	71	74	72	60
Original Credit Score < 660	79	85	90	86	68	71	74	72	54	59	60	60	45
60-plus-days Delinquent	742	897	1,066	1,183	1,166	1,070	985	964	898	864	847	828	760
Original Credit Score >= 660	429	522	628	707	715	659	607	597	565	541	531	518	485
Original Credit Score < 660	313	375	439	476	450	411	377	367	333	323	316	309	276
Percent of Total Loans Serviced													
Total Delinquent Loans	6.28%	7.33%	8.27%	8.95%	8.50%	8.25%	7.91%	7.71%	6.93%	6.96%	6.94%	6.85%	6.07%
Original Credit Score >= 660	4.17%	4.89%	5.62%	6.19%	6.01%	5.78%	5.51%	5.34%	4.87%	4.83%	4.82%	4.73%	4.26%
Original Credit Score < 660	16.98%	19.96%	22.51%	24.12%	22.47%	22.36%	21.97%	21.97%	19.76%	20.51%	20.61%	20.89%	18.34%
30 - 59 Days Delinquent	2.19%	2.40%	2.46%	2.48%	2.10%	2.34%	2.42%	2.34%	1.95%	2.14%	2.17%	2.18%	1.79%
Original Credit Score >= 660	1.34%	1.47%	1.57%	1.61%	1.38%	1.51%	1.54%	1.46%	1.23%	1.34%	1.37%	1.36%	1.13%
Original Credit Score < 660	6.51%	7.24%	7.28%	7.22%	6.15%	7.09%	7.54%	7.59%	6.41%	7.27%	7.35%	7.63%	6.25%
60 - 89 Days Delinquent	0.94%	0.97%	1.07%	1.07%	0.91%	0.91%	0.92%	0.88%	0.70%	0.73%	0.75%	0.75%	0.59%
Original Credit Score >= 660	0.60%	0.60%	0.69%	0.71%	0.63%	0.60%	0.60%	0.56%	0.47%	0.46%	0.48%	0.47%	0.39%
Original Credit Score < 660	2.66%	2.90%	3.11%	3.06%	2.47%	2.66%	2.82%	2.82%	2.18%	2.41%	2.51%	2.58%	1.99%
60-plus-days Delinquent	4.09%	4.92%	5.81%	6.47%	6.39%	5.91%	5.49%	5.37%	4.98%	4.82%	4.76%	4.67%	4.28%
Original Credit Score >= 660	2.83%	3.42%	4.05%	4.57%	4.62%	4.27%	3.96%	3.88%	3.64%	3.50%	3.45%	3.37%	3.13%
Original Credit Score < 660	10.47%	12.72%	15.23%	16.90%	16.32%	15.27%	14.43%	14.38%	13.35%	13.24%	13.26%	13.26%	12.09%
Serious Delinquency Rate	3.15%	3.94%	4.72%	5.38%	5.47%	4.99%	4.56%	4.48%	4.27%	4.08%	4.00%	3.91%	3.67%
In Bankruptcy	0.33%	0.38%	0.40%	0.41%	0.42%	0.46%	0.51%	0.54%	0.54%	0.57%	0.56%	0.62%	0.65%

#### Appendix: Data Tables

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

(# of loans in thousands)	1009	2009	3009	4009	1Q10	2Q10	3Q10	4Q10	1011	2Q11	3Q11	4Q11	1012
<b>Total Loans Serviced</b>	<b>12,222</b>	<b>12,191</b>	<b>12,269</b>	<b>12,225</b>	<b>12,220</b>	<b>12,156</b>	<b>11,950</b>	<b>11,784</b>	<b>11,765</b>	<b>11,689</b>	<b>11,547</b>	<b>11,324</b>	<b>11,189</b>
Original Credit Score >= 660	10,434	10,448	10,563	10,553	10,577	10,544	10,381	10,258	10,273	10,227	10,116	9,929	9,826
Original Credit Score < 660	1,788	1,742	1,706	1,672	1,642	1,612	1,569	1,526	1,493	1,462	1,431	1,395	1,364
<b>Total Delinquent Loans</b>	<b>576</b>	<b>674</b>	<b>803</b>	<b>858</b>	<b>805</b>	<b>795</b>	<b>777</b>	<b>765</b>	<b>687</b>	<b>690</b>	<b>690</b>	<b>694</b>	<b>621</b>
Original Credit Score >= 660	320	379	471	511	489	480	469	462	422	421	421	423	384
Original Credit Score < 660	256	294	332	347	316	315	308	303	265	269	269	271	237
<b>30 - 59 Days Delinquent</b>	<b>218</b>	<b>244</b>	<b>282</b>	<b>272</b>	<b>225</b>	<b>241</b>	<b>248</b>	<b>240</b>	<b>202</b>	<b>221</b>	<b>221</b>	<b>226</b>	<b>179</b>
Original Credit Score >= 660	113	128	161	157	131	138	142	136	115	124	125	127	102
Original Credit Score < 660	105	116	120	115	94	103	106	104	87	96	96	99	78
60 - 89 Days Delinquent	<b>84</b>	<b>92</b>	<b>114</b>	<b>114</b>	<b>93</b>	<b>90</b>	<b>93</b>	<b>90</b>	<b>74</b>	<b>76</b>	<b>79</b>	<b>78</b>	<b>62</b>
Original Credit Score >= 660	46	49	64	66	56	52	53	51	43	43	45	44	36
Original Credit Score < 660	38	43	50	48	37	38	40	39	31	33	34	34	26
60-plus-days Delinquent	<b>358</b>	<b>430</b>	<b>521</b>	<b>586</b>	<b>580</b>	<b>554</b>	<b>529</b>	<b>525</b>	<b>485</b>	<b>469</b>	<b>469</b>	<b>469</b>	<b>442</b>
Original Credit Score >= 660	207	251	310	354	358	343	327	326	306	296	296	296	282
Original Credit Score < 660	151	178	211	232	222	211	201	199	178	173	173	173	159
Percent of Total Loans Serviced													
<b>Total Delinquent Loans</b>	<b>4.71%</b>	<b>5.53%</b>	<b>6.54%</b>	<b>7.02%</b>	<b>6.59%</b>	<b>6.54%</b>	<b>6.50%</b>	<b>6.49%</b>	<b>5.84%</b>	<b>5.90%</b>	<b>5.98%</b>	<b>6.13%</b>	<b>5.55%</b>
Original Credit Score >= 660	3.07%	3.63%	4.46%	4.84%	4.63%	4.55%	4.52%	4.51%	4.11%	4.11%	4.16%	4.26%	3.91%
Original Credit Score < 660	14.31%	16.90%	19.44%	20.77%	19.24%	19.52%	19.61%	19.85%	17.75%	18.40%	18.78%	19.46%	17.38%
<b>30 - 59 Days Delinquent</b>	<b>1.78%</b>	<b>2.00%</b>	<b>2.30%</b>	<b>2.22%</b>	<b>1.84%</b>	<b>1.98%</b>	<b>2.08%</b>	<b>2.04%</b>	<b>1.72%</b>	<b>1.89%</b>	<b>1.91%</b>	<b>1.99%</b>	<b>1.60%</b>
Original Credit Score >= 660	1.09%	1.23%	1.53%	1.48%	1.24%	1.30%	1.37%	1.33%	1.12%	1.22%	1.24%	1.28%	1.04%
Original Credit Score < 660	5.86%	6.65%	7.06%	6.87%	5.75%	6.40%	6.78%	6.83%	5.80%	6.59%	6.70%	7.08%	5.70%
60 - 89 Days Delinquent	<b>0.69%</b>	<b>0.76%</b>	<b>0.93%</b>	<b>0.93%</b>	<b>0.76%</b>	<b>0.74%</b>	<b>0.78%</b>	<b>0.76%</b>	<b>0.63%</b>	<b>0.65%</b>	<b>0.68%</b>	<b>0.68%</b>	<b>0.56%</b>
Original Credit Score >= 660	0.44%	0.47%	0.61%	0.62%	0.53%	0.49%	0.51%	0.49%	0.42%	0.42%	0.44%	0.44%	0.37%
Original Credit Score < 660	2.14%	2.48%	2.91%	2.89%	2.27%	2.38%	2.58%	2.56%	2.05%	2.25%	2.38%	2.43%	1.91%
60-plus-days Delinquent	<b>2.93%</b>	<b>3.52%</b>	<b>4.24%</b>	<b>4.80%</b>	<b>4.75%</b>	<b>4.56%</b>	<b>4.43%</b>	<b>4.45%</b>	<b>4.12%</b>	<b>4.01%</b>	<b>4.06%</b>	<b>4.14%</b>	<b>3.95%</b>
Original Credit Score >= 660	1.98%	2.40%	2.93%	3.35%	3.39%	3.25%	3.15%	3.18%	2.98%	2.90%	2.93%	2.98%	2.87%
Original Credit Score < 660	8.46%	10.24%	12.38%	13.90%	13.49%	13.12%	12.83%	13.02%	11.95%	11.81%	12.08%	12.38%	11.68%
Serious Delinquency Rate	2.41%	2.89%	3.43%	3.98%	4.13%	3.96%	3.80%	3.84%	3.63%	3.50%	3.51%	3.58%	3.51%
In Bankruptcy	0.22%	0.26%	0.30%	0.33%	0.33%	0.36%	0.41%	0.44%	0.45%	0.48%	0.49%	0.53%	0.52%

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

	1Q09	2009	3Q09	4009	1010	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12
Starts <sup>2</sup>													
HAMP Active Trial & Perm Cum.		66,200	278,139	485,418	584,086	426,978	348,171	361,510	384,449	408,633	422,591	436,199	444,930
Repayment Plans	100,917	140,641	182,720	170,109	159,073	121,253	159,238	152,371	89,354	122,166	128,151	99,899	96,332
Forbearance Plans	49,369	121,496	291,825	335,090	221,592	110,771	77,344	92,627	127,982	95,613	90,995	67,458	48,011
Completed													
Repayment Plans <sup>3</sup>	31,901	25,114	38,939	46,406	55,884	46,353	33,964	49,753	44,827	45,890	48,869	41,972	44,636
Forbearance Plans <sup>3</sup>	5,304	4,727	5,607	9,589	17,991	20,585	13,863	10,585	12,601	7,713	7,006	7,103	6,248
Charge-offs-in-lieu	288	496	810	653	705	756	992	665	348	602	801	512	507
HomeSaver Advance (Fannie)	20,431	11,662	4,347	2,759	2,588	1,783	794	26	7	-	373		1
Loan Modifications	37,069	32,287	36,722	57,569	137,561	171,176	146,507	119,778	86,201	81,214	83,582	71,111	60,348
Home Retention Actions	94,993	74,286	86,425	116,976	214,729	240,653	196,120	180,807	143,977	135,419	140,258	120,698	111,739
Short Sales	8,054	11,705	16,586	19,102	23,379	29,375	29,465	25,734	25,705	29,483	28,264	31,785	30,601
Deeds-in-lieu	578	835	843	715	934	1,506	1,728	1,875	1,849	2,727	2,545	3,110	3,759
Nonforeclosure -	0 4 2 2	12 540	17 420	10 017	24 242	20 004	24 402	27 600		22.240	20.000	34 805	24 260
Home Forfeiture Actions	8,632	12,540	17,429	19,817	24,313	30,881	31,193	27,609	27,554	32,210	30,809	34,895	34,360
Total Foreclosure Prevention Actions	103,625	86,826	103,854	136,793	239,042	271,534	227,313	208,416	171,531	167,629	171,067	155,593	146,099
Percent of Total Foreclosure Prev	ention Actio	ons											
Repayment Plans	31%	29%	37%	34%	23%	17%	15%	24%	26%	27%	29%	27%	31%
Forbearance Plans	5%	5%	5%	7%	8%	8%	6%	5%	7%	5%	4%	5%	4%
Charge-offs-in-lieu	0%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
HomeSaver Advance (Fannie)	20%	13%	4%	2%	1%	1%	0%	0%	0%	0%	0%	0%	0%
Loan Modifications	36%	37%	35%	42%	58%	63%	64%	57%	50%	48%	49%	46%	41%
Home Retention Actions	92%	86%	83%	86%	90%	89%	86%	87%	84%	81%	82%	78%	76%
Short Sales	8%	13%	16%	14%	10%	11%	13%	12%	15%	18%	17%	20%	21%
Deeds-in-lieu	1%	1%	1%	1%	0%	1%	1%	1%	1%	2%	1%	2%	3%
Nonforeclosure - Home Forfeiture Actions	8%	14%	17%	14%	10%	11%	14%	13%	16%	19%	18%	22%	24%

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

<sup>2</sup> Forbearance plans initiated include HAMP trials initiated by servicers under the MHA program. In addition, starting in August, forbearance plans initiated include Fannie Mae's HomeSaver forbearance plans. HAMP trial modifications are based on the first trial payment posted date. HAMP permanent modifications are based on the effective date of modification. As of March 31, 2012, Fannie Mae had completed 253,200 HAMP permanent modifications and Freddie Mac had completed more than 160,600 HAMP permanent modifications.

<sup>3</sup> Includes loans that were 30+ days delinquent at initiation of the plan. In addition, the completed forbearance plans data have been revised to exclude HAMP.

#### Federal Housing Finance Agency

#### Appendix: Data Tables

3(i) Enterprises Combined - Loan Modifications

	1Q09	2009	3009	4Q09	1010	2Q10	3Q10	4Q10	1Q11	2011	3011	4Q11	1012
Loan Modifications (# of loans)	37,069	32,287	36,722	57,569	137,561	171,176	146,507	119,778	86,201	81,214	83,582	71,111	60,348
Principal and Interest Change (%)													
Increase	16%	12%	13%	15%	13%	7%	8%	11%	8%	6%	6%	5%	4%
No Change	1%	2%	0%	0%	0%	1%	1%	2%	2%	1%	1%	1%	0%
Decrease <=20%	31%	32%	38%	25%	23%	21%	21%	23%	23%	26%	27%	26%	24%
Decrease 20% <=30%	34%	36%	26%	17%	16%	16%	16%	16%	16%	18%	20%	21%	21%
Decrease > 30%	18%	19%	23%	43%	48%	55%	53%	49%	51%	49%	46%	47%	50%
<b>Type of Modifications (%)</b> Extend Term Only Reduce Rate Only Reduce Rate and Extend Term Reduce Rate, Extend Term and Forbear Principal Other	17% 4% 70% 0% 9%	19% 3% 68% 0% 9%	18% 9% 65% 1% 7%	9% 21% 56% 6% 8%	4% 34% 44% 9% 9%	4% 31% 47% 12% 5%	4% 30% 48% 12% 6%	6% 28% 46% 12% 7%	7% 31% 37% 21% 4%	9% 30% 37% 22% 2%	12% 24% 34% 29% 1%	12% 20% 35% 32% 1%	11% 18% 38% 32% 1%
60+ Days Re-Delinquency (%) 3 Months after Modification 6 Months after Modification 9 Months after Modification	21% 33% 40%	24% 35% 39%	19% 33% 36%	9% 16% 20%	8% 13% 18%	9% 13% 16%	10% 13% 15%	8% 12% 15%	7% 11% 14%	7% 11% 13%	7% 11%	7%	

#### Federal Housing Finance Agency

#### **Appendix: Data Tables**

3(ii) Fannie Mae - Loan Modifications

	1Q09	2009	3009	4Q09	1Q10	2Q10	3Q10	4Q10	1011	2Q11	3Q11	4Q11	1012
Loan Modifications (# of loans)	12,446	16,684	27,686	41,753	93,756	121,693	106,365	81,692	51,043	50,336	60,025	51,936	46,671
Principal and Interest Change (%)													
Increase	15%	10%	9%	14%	13%	6%	8%	11%	6%	3%	3%	3%	2%
No Change	0%	3%	0%	0%	0%	0%	1%	1%	2%	1%	0%	1%	0%
Decrease <=20%	35%	35%	35%	24%	22%	19%	19%	19%	20%	24%	27%	26%	24%
Decrease 20% <=30%	28%	29%	28%	17%	16%	16%	16%	15%	15%	18%	22%	23%	23%
Decrease > 30%	21%	23%	27%	46%	49%	58%	56%	54%	57%	54%	48%	48%	51%
Type of Modifications (%)	1.00/	1.00/	1.00/	(0)	10/	10/	10/	20/	20/	F.0/	1.00/	110/	1.00/
Extend Term Only Reduce Rate Only	13% 10%	12% 5%	10% 11%	6% 24%	1% 40%	1% 35%	1% 35%	2% 35%	2% 34%	5% 32%	10% 22%	11% 17%	12% 15%
Reduce Rate Only Reduce Rate and Extend Term	67%	5% 73%	72%	24% 55%	40% 36%	35% 41%	35% 42%	35% 38%	34% 37%	32% 37%	22% 34%	36%	39%
Reduce Rate, Extend Term and													
Forbear Principal	0%	0%	2%	9%	14%	17%	16%	18%	24%	25%	33%	36%	35%
Other	10%	9%	5%	7%	10%	5%	5%	7%	4%	1%	0%	0%	0%
60+ Days Re-Delinquency (%)													
3 Months after Modification	19%	18%	21%	9%	9%	9%	11%	9%	8%	8%	8%	7%	
6 Months after Modification	36%	33%	36%	17%	15%	15%	14%	13%	12%	12%	11%		
9 Months after Modification	47%	41%	39%	22%	21%	17%	16%	17%	15%	14%			
## Federal Housing Finance Agency

## Appendix: Data Tables

3(iii) Freddie Mac - Loan Modifications

	1Q09	2009	3009	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1012
Loan Modifications (# of loans)	24,623	15,603	9,036	15,816	43,805	49,483	40,142	38,086	35,158	30,878	23,557	19,175	13,677
Principal and Interest Change (%)													
Increase	16%	14%	24%	18%	11%	9%	8%	11%	11%	11%	12%	12%	12%
No Change	1%	1%	1%	1%	1%	1%	4%	4%	2%	2%	1%	1%	1%
Decrease <=20%	30%	29%	44%	31%	24%	26%	27%	30%	29%	28%	28%	27%	25%
Decrease 20% <=30%	37%	41%	20%	17%	16%	17%	18%	17%	17%	17%	16%	16%	15%
Decrease > 30%	16%	15%	11%	33%	47%	47%	43%	37%	40%	42%	43%	44%	46%
Type of Modifications (%)													
Extend Term Only	19%	26%	43%	16%	9%	11%	12%	16%	15%	15%	16%	15%	9%
Reduce Rate Only	1%	1%	2%	14%	22%	21%	17%	13%	27%	28%	28%	28%	30%
Reduce Rate and Extend Term	72%	63%	41%	59%	62%	62%	64%	63%	39%	36%	33%	31%	35%
Reduce Rate, Extend Term and Forbear Principal	0%	0%	0%	0%	0%	0%	0%	0%	16%	18%	18%	21%	23%
Other	9%	10%	13%	12%	7%	6%	6%	7%	4%	3%	5%	5%	3%
60 Days Bo Dolinguonay (%)													
60+ Days Re-Delinquency (%) 3 Months after Modification	22%	27%	14%	9%	6%	6%	7%	7%	6%	5%	5%	5%	
6 Months after Modification	31%	36%	25%	13%	0% 9%	10%	10%	10%	0% 9%	5% 9%	10%	570	
9 Months after Modification	36%	38%	23%	17%	11%	10%	10%	13%	13%	12%	1070		
	50%	5070	20/0	1770	11/0	I∠/0	1 1 /0	1370	1370	I∠/0			

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

	1009	2009	3Q09	4009	1010	2Q10	3010	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12
Short Sales	8,054	<mark>11,70</mark> 5	16,586	19,102	23,379	29,375	29,465	25,734	25,705	29,483	28,264	31,785	30,601
Deeds-in-lieu	578	835	<mark>84</mark> 3	715	934	1,506	1,728	1,875	1,849	2,727	2,545	3,110	3,759
Nonforeclosure - Home Forfeiture Actions*	8,632	12,540	17,429	19,817	24,313	30,881	31,193	27,609	27,554	32,210	30,809	34,895	34,360
Third-party Sales	1,467	2,789	4,263	<mark>4,90</mark> 8	5, <mark>171</mark>	7,856	11,999	7,886	8,982	14,968	10,902	9,395	9,987
Foreclosure Sales	39,733	54,236	65,375	72,989	92,760	104,497	126,058	68,759	79,123	79,250	<mark>68,4</mark> 83	70,635	68,713
Third-party & Foreclosure Sales	41,200	57,025	69,638	77,897	97,931	112,353	138,057	76,645	88,105	94,218	79,385	80,030	78,700
Foreclosure Starts	243,824	299,208	254,168	243,485	246,273	275,095	338,957	309,976	259,643	250,858	223,862	218,349	225,889
Top Five Reasons for Delinque	ncy												
Curtailment of Income	35%	40%	40%	41%	47%	48%	48%	46%	44%	43%	41%	40%	40%
Excessive obligations	19%	18%	16%	13%	13%	14%	14%	14%	14%	14%	15%	16%	15%
Unemployment	8%	9%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
Illness of principal mortgagor or family member	6%	6%	<mark>5</mark> %	5%	5%	5%	5%	5%	5%	5%	5%	<mark>5%</mark>	<mark>5</mark> %
Marital Difficulties	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	4%	4%	4%

\* Short sales and deeds-in-lieu of foreclosure completed.

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

	1Q09	2Q09	3009	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1012
Acquisitions Dispositions Inventory (at period end)	39,362 (40,724) 91,516	54,092 (48,294) 97,314	65,332 (49,238) 113,408	71,938 (54,144) 131,202	91,341 (58,723) 163,820	103,500 (75,832) <b>191,488</b>	124,402 (74,206) <b>241,68</b> 4	69,733 (76,849) <b>234,568</b>	78,256 (94,441) 218,383	78,485 (100,550) <b>196,318</b>	69,572 (83,678) 182,212	72,014 (75,163) <b>179,063</b>	71,505 (77,104) <b>173,464</b>
Acquisitions by State													
Arizona	4,212	4,807	5,296	6,136	7,795	8,212	9,012	5,936	8,484	6,621	4,375	3,181	2,883
California	5,561	8,253	9,465	10,434	12,767	12,455	14,920	9,459	13,380	11,527	7,752	6,938	5,776
Florida	3,117	4,891	6,219	7,226	10,309	13,517	15,710	7,244	4,136	4,875	5,479	6,532	8,546
Nevada	1,939	2,248	3,086	2,462	2,071	3,897	4,177	2,587	3,286	4,032	2,132	1,843	1,637
Subtotal	14,829	20,199	24,066	26,258	32,942	38,081	43,819	25,226	29,286	27,055	19,738	18,494	18,842
Selected Midwest States <sup>*</sup>	6,642	12,032	12,251	13,062	17,645	18,555	20,912	10,534	13,642	11,854	12,209	15,127	17,425
All other States	17,891	21,861	29,015	32,618	40,754	46,864	59,671	33,973	35,328	39,576	37,625	38,393	35,238
Total Acquisitions	39,362	54,092	65,332	71,938	91,341	103,500	124,402	69,733	78,256	78,485	69,572	72,014	71,505
Inventory by State													
Inventory by State Arizona	7,344	6,992	7,504	8,675	11,305	12,596	15,384	13,332	13,595	10,847	8,063	6,070	5,019
California	12,839	13,568	15,325	17,585	22,302	24,546	29,722	28,049	29,939	28,116	23,407	19,972	16,777
Florida	5,891	6,796	8,445	10,203	14,305	19,788	26,679	27,746	19,380	13,452	11,793	12,618	15,330
Nevada	3,603	3,540	4,230	4,004	3,631	5,218	6,937	6,164	6,064	6,536	5,307	4,206	3,327
Subtotal	29,677	30,896	35,504	40,467	51,543	62,148	78,722	75,291	68,978	58,951	48,570	42,866	40,453
Selected Midwest States <sup>*</sup>	22,434	25,454	28,694	31,875	38,596	43,727	51,829	50,677	48,918	44,506	43,082	45,127	47,309
All other States	39,405	40,964	49,210	58,860	73,681	85,613	111,133	108,600	100,487	92,861	90,560	91,070	85,702
Total Inventory	91,516	97,314	113,408	131,202	163,820	191,488	241,684	234,568	218,383	196,318	182,212	179,063	173,464

\* Select Midwest states are Illinois, Indiana, Michigan and Ohio

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

	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1012
Acquisitions	25,374	32,095	40,959	47,189	61,929	68,838	85,349	45,962	53,549	53,697	45,194	47,256	47,700
Dispositions	(26,541)	(31,851)	(31,299)	(33,309)	(38,095)	(49,517)	(47,872)	(50,260)	(62,814)	(71,202)	(58,297)	(51,344)	(52,071)
Inventory (at period end)	62,371	62,615	72,275	86,155	109,989	129,310	166,787	162,489	153,224	135,719	122,616	118,528	114,157
	0_,071	0_/010	,	00,100	,	,,			,		,		,
Acquisitions by State													
Arizona	2,526	2,879	3,172	4,277	5,374	5,256	6,023	4,038	5,971	4,858	3,052	2,291	2,246
California	3,719	4,444	5,304	6,098	8,700	8,256	10,434	6,661	9,571	8,179	5,197	4,642	3,829
Florida	1,680	2,876	4,053	4,673	6,556	8,712	10,048	4,312	2,919	3,154	3,405	4,270	5,610
Nevada	1,210	1,337	1,885	1,643	1,451	2,686	3,278	2,003	2,678	3,099	1,467	1,162	1,003
Subtotal	9,135	11,536	14,414	16,691	22,081	24,910	29,783	17,014	21,139	19,290	13,121	12,365	12,688
Selected Midwest States*	4,643	6,930	7,834	9,057	12,058	12,356	14,314	6,683	8,962	7,316	7,484	10,015	11,657
All other States	11,596	13,629	18,711	21,441	27,790	31,572	41,252	22,265	23,448	27,091	24,589	24,876	23,355
Total Acquisitions	25,374	32,095	40,959	47,189	61,929	68,838	85,349	45,962	53,549	53,697	45,194	47,256	47,700
Inventory by State													
Arizona	4,826	4,354	4,586	5,857	7,779	8,427	10,550	9,400	9,703	7,738	5,703	4,385	3,795
California	8,207	8,078	8,954	10,472	14,476	16,630	20,992	20,164	21,800	20,224	16,759	14,147	11,789
Florida	3,840	4,251	5,537	6,812	9,304	13,179	18,051	18,621	13,871	9,510	8,083	8,677	10,401
Nevada	2,405	2,254	2,659	2,685	2,550	3,668	5,368	4,895	4,858	5,035	3,872	2,833	2,117
Subtotal	19,278	18,937	21,736	25,826	34,109	41,904	54,961	53,080	50,232	42,507	34,417	30,042	28,102
Selected Midwest States <sup>*</sup>	16,127	16,915	18,680	21,512	26,389	29,945	36,060	35,354	34,311	30,266	28,333	29,614	30,963
All other States	26,966	26,763	31,859	38,817	49,491	57,461	75,766	74,055	68,681	62,946	59,866	58,872	55,092
Total Inventory	62,371	62,615	72,275	86,155	109,989	129,310	166,787	162,489	153,224	135,719	122,616	118,528	114,157

\* Select Midwest states are Illinois, Indiana, Michigan and Ohio

	1009	2009	3Q09	4009	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12
Acquisitions	13,988	21,997	24,373	24,749	29,412	34,662	39,053	23,771	24,707	24,788	24,378	24,758	23,805
Dispositions	(14,183)	(16,443)	(17,939)	(20,835)	(20,628)	(26,315)	(26,334)	(26,589)	(31,627)	(29,348)	(25,381)	(23,819)	(25,033)
Inventory (at period end)	29,145	34,699	41,133	45,047	53,831	62,178	74,897	72,079	65,159	60,599	59,596	60,535	59,307
Acquisitions by State													
Arizona	1,686	1,928	2,124	1,859	2,421	2,956	2,989	1,898	2,513	1,763	1,323	890	637
California	1,842	3,809	4,161	4,336	4,067	4,199	4,486	2,798	3,809	3,348	2,555	2,296	1,947
Florida	1,437	2,015	2,166	2,553	3,753	4,805	5,662	2,932	1,217	1,721	2,074	2,262	2,936
Nevada	729	911	1,201	819	620	1,211	899	584	608	933	665	681	634
Subtotal	5,694	8,663	9,652	9,567	10,861	13,171	14,036	8,212	8,147	7,765	6,617	6,129	6,154
Selected Midwest States *	1,999	5,102	4,417	4,005	5,587	6,199	6,598	3,851	4,680	4,538	4,725	5,112	5,768
All other States	6,295	8,232	10,304	11,177	12,964	15,292	18,419	11,708	11,880	12,485	13,036	13,517	11,883
Total Acquisitions	13,988	21,997	24,373	24,749	29,412	34,662	39,053	23,771	24,707	24,788	24,378	24,758	23,805
Inventory by State													
Arizona	2,518	2,638	2,918	2,818	3,526	4,169	4,834	3,932	3,892	3,109	2,360	1,685	1,224
California	4,632	5,490	6,371	7,113	7,826	7,916	8,730	7,885	8,139	7,892	6,648	5,825	4,988
Florida	2,051	2,545	2,908	3,391	5,001	6,609	8,628	9,125	5,509	3,942	3,710	3,941	4,929
Nevada	1,198	1,286	1,571	1,319	1,081	1,550	1,569	1,269	1,206	1,501	1,435	1,373	1,210
Subtotal	10,399	11,959	13,768	14,641	17,434	20,244	23,761	22,211	18,746	16,444	14,153	12,824	12,351
Selected Midwest States <sup>*</sup>	6,307	8,539	10,014	10,363	12,207	13,782	15,769	15,323	14,607	14,240	14,749	15,513	16,346
All other States	12,439	14,201	17,351	20,043	24,190	28,152	35,367	34,545	31,806	29,915	30,694	32,198	30,610
Total Inventory	29,145	34,699	41,133	45,047	53,831	62,178	74,897	72,079	65,159	60,599	59,596	60,535	59,307

\* Select Midwest states are Illinois, Indiana, Michigan and Ohio

## Federal Housing Finance Agency

# **Appendix: State Level Data**

# Enterprises Single-Family Book Profile - As of March 31, 2012

The top 5 states for the relevant columns are highlighted.

12.3		2900.			De	elinquent Loans	(DLQ)				- reviework
State	Total Loan Count	Total	30-59 Days DLQ <sup>1</sup>	60-89 Days DLQ	90-179 Days DLQ	180-364 Days DLQ	365+ Days DLQ	Serious Delinquent (90+ FC In)	Serious Delinquent (90+ FC In) Rates	% of DLQ Loans > =365 Days DLQ	REO Inventory
AK	57,860	1,276	573	187	175	177	164	518	0.9%	12.9%	16
AL	366,851	21,602	9,754	3,010	3,174	2,980	2,684	8,874		12.4%	2,555
AR	192,447	9,652	3,556	1,126	1,288	1,527	2,155	4,982		22.3%	360
AZ	725,977	42,223	11,721	4,820	7,952	10,591	7,139	25,722	3.5%	16.9%	5,019
CA	3,577,070	155,185	45,345	17,991	25,024	32,713	34,112	91,977	2.6%	22.0%	16,777
CO	635,535	19,300	7,045	2,404	2,998	4,026	2,827	9,866	1.6%	14.6%	2,823
CT	354,968	21,775	6,004	2,117	2,480	3,424	7,750	13,671	3.9%	35.6%	842
DC	65,106	3,455	1,023	349	409	483	1,191	2,085	3.2%	34.5%	86
DE	110,135	6,304	2,013	659	791	1,106	1,735	3,636	3.3%	27.5%	558
FL	1,983,493 949,268	270,811	36,569	13,118	22,155	37,297	161,672	221,299	11.2%	59.7%	15,330
GA	132,447	62,873	24,294	8,415	10,541	10,499	9,124	30,230		14.5% 42.7%	10,249
HI IA	279,538	6,291 10,825	1,379 3,953	488	736	999	2,689	4,427 5,796	3.3%	25.7%	352
ID	172,730	8,111	2,490	892	1,207	1,748	1,515	4,742	2.1%	18.7%	1,16
IL	1,388,779	99,926	22,013	8,327	11,565	18,617	39,404	69,672		39.4%	14,557
IN	599,461	35,010	11,480	3,419	3,969	5,754	10,388	20,181	3.4%	29.7%	3,567
KS	223,000	9,007	3,754	1,067	1,136	1,493	1,557	4,205	1.9%	17.3%	1,390
KY	311,041	15,704	5,527	1,648	1,834	2,417	4,278	8,544	2.7%	27.2%	1,512
LA	299,093	18,907	7,880	2,317	2,301	2,814	3,595	8,733	2.9%	19.0%	1,559
MA	695,050	36,023	12,338	4,060	4,903	5,684	9,038	19,667	2.8%	25.1%	3,042
MD	675,095	46,252	12,213	4,162	5,573	7,131	17,173	29,909	4.4%	37.1%	2,000
ME	115,642	7,747	2,141	701	797	1,010	3,098	4,916		40.0%	316
MI	1,049,835	51,430	20,315	7,025	8,909	8,475	6,706	24,193	2.3%	13.0%	20,953
MN	668,449	23,377	8,675	3,006	4,066	4,342	3,288	11,732	1.8%	14.1%	8,457
MO	580,002	24,155	10,514	3,426	3,887	3,619	2,709	10,242	1.8%	11.2%	3.663
MS	152,320	10,797	4,718	1,328	1,457	1,565	1,729	4,761	3.1%	16.0%	1,053
MT	100,069	2,950	1,131	333	401	522	563	1,489	1.5%	19.1%	387
NC	908,383	51,085	19,052	5,904	6,947	8,133	11,049	26,217	2.9%	21.6%	4,819
ND	44,224	825	381	86	89	101	168	359	0.8%	20.4%	58
NE	158,621	4,747	2,052	630	691	819	555	2,075		11.7%	486
NH	152,172	7,317	2,923	1,011	1,068	1,191	1,124	3,394	2.2%	15.4%	1,120
NJ	901,411	80,551	16,371	6,407	8,126	11,160	38,487	57,827	6.4%	47.8%	853
NM	180,383	9,683	2,859	934	1,058	1,533	3,299	5,903	3.3%	34.1%	1,054
NV	287,354	29,611	4,686	2,383	4,402	7,662	10,478	22,561	7.9%	35.4%	3,327
NY	1,355,906	91,457	24,517	8,025	9,154	11,418	38,343	59,002	4.4%	41.9%	799
OH	1,068,836	61,902	18,934	6,264	7,556	11,461	17,687	36,787	3.4%	28.6%	8,233
OK OR	250,503 465,654	11,533 22,473	4,571 5,794	1,276	1,312 3,295	1,970	2,404	5,703	2.3%	20.8%	1,222
PA	1,053,186	61,023	20,756	6,517	7,181	9,004	17,565	33,831	3.1%	28.8%	3,22
RI	99,273	6,514	20,750	693	879	1,064	1,877	3,831	3.9%	28.8%	3,223
SC	443,253	29,903	10,039	2,986	3,266	4,739	8,873	16,914		29.7%	2,287
SD	61,530	1,475	585	183	149	238	320	708	1.2%	21.7%	235
TN	481,377	24,110	10,003	3,023	3,667	3,886	3,531	11,108	2.3%	14.6%	3,502
TX	1,741,139	68,174	32,216	9,177	9,034	8,970	8,777	26,875	1.5%	12.9%	6,355
UT	296,701	12,119	4,013	1,475	1,976	2,568	2,087	6,642	2.2%	17.2%	1,15
VA	865,335	30,403	12,255	3,897	4,739	4,643	4,869	14,287	1.7%	16.0%	3,27
VT	71,171	3,134	1,006	312	297	449	1,070	1,818	2.6%	34.1%	117
WA	840,342	42,934	10,006	4,032	6,441	9,401	13,054	28,918		30.4%	3,45
WI	632,042	23,303	7,274	2,314	3,008	4,601	6,106	13,751	2.2%	26.2%	3,963
WV	93,596	5,204	2,703	735	643	579	544	1,777	1.9%	10.5%	58
WY	50,441	1,142	574	150	165	128	125	420	0.8%	10.9%	320
Other <sup>2</sup>	179,599	20,849	7,542	2,974	5,908	1,791	2,634	10,408	5.8%	12.6%	203
Total	29,143,693	1,722,439	501,531	171,044	222,106	285,183	542,575	1,051,705		31.5%	173,464

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

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

# Fannie Mae Single-Family Book Profile - As of March 31, 2012

	Total	r	1	I I	De	linquent Loans (		Corieur	Conierra		REO
State	Loan Count	Total	30-59 Days DLQ	60-89 Days DLQ	90-179 Days DLQ	180-364 Days DLQ	365+ Days DLQ	Serious Delinquent (90+ FC In)	Serious Delinquent (90+ FC In) Rates	% of DLQ Loans > =365 Days DLQ	Inventory
AK	31,397	827	362	120	117	113	115	346	1.1%	13.9%	9
AL	238,967	14,273	6,408	1,965	2,131	2,000	1,769	5,909	2.5%	12.4%	1,73
AR	125,881	6,179	2,375	718	859	970	1,257	3,091	2.5%	20.3%	26
AZ	446,558	24,594	7,338	2,881	4,707	5,903	3,765	14,386	3.2%	15.3%	3,79
CA	2,346,587	93,173	29,519	11,167	15,626	19,394	17,467	52,516	2.2%	18.7%	11,78
CO	396,442	11,999	4,489	1,485	1,846	2,442	1,737	6,031	1.5%	14.5%	1,67
CT	222,014	14,416	3,962	1,446	1,658	2,299	5,051	9,015	4.1%	35.0%	55
DC	43,255	2,219	681	214	280	323	721	1,324	3.1%	32.5%	
DE	66,852	4,048	1,271	427	530	701	1,119	2,352	3.5%	27.6%	34
FL GA	1,243,254	172,636	23,550	8,027	14,378	23,797	102,884	141,163	11.4%	59.6%	10,40
HI	559,123 91,462	37,533 4,106	14,599 933	5,027 309	6,449 503	6,197	5,261 1,717	17,929 2,865	3.2%	14.0% 41.8%	6,45 19
IA	165,257	7,023	2,631	685	758	1.094	1,855	3,712	2.2%	26.4%	71
ID	100,156	4,855	1,473	512	746	1,165	959	2,875	2.2%	19.8%	52
IL	800,761	60,772	13,034	4,812	6,967	10,901	25,058	42,953	5.4%	41.2%	8,88
IN	311,707	21,531	6,901	1,998	2,383	3,446	6,803	12,657	4.1%	31.6%	2,63
KS	120,170	5,534	2,261	653	686	932	1,002	2,631	2.2%	18.1%	2,03
KY	148,947	9,248	3,058	911	1,008	1,389	2,882	5,280	3.5%	31.2%	94
LA	205,988	12,933	5,463	1,559	1,598	1,904	2,409	5,917	2.9%	18.6%	1,05
MA	434,042	23,220	8,123	2,681	3,174	3,604	5,638	12,431	2.9%	24.3%	2,05
MD	405,349	28,236	7,508	2,506	3,504	4,418	10,300	18,234	4.5%	36.5%	1,52
ME	64,536	5,018	1,389	433	518	658	2,020	3,204	5.0%	40.3%	21
MI	596,405	31,155	12,560	4,160	5,528	5,070	3,837	14,476	2.4%	12.3%	13,95
MN	339,700	13,175	4,884	1,643	2,270	2,443	1,935	6,657	2.0%	14.7%	4,66
MO	332,344	14,713	6,456	2,070	2,449	2,195	1,543	6,197	1.9%	10.5%	2,21
MS	112,742	7,772	3,468	966	1,055	1,093	1,190	3,342	3.0%	15.3%	79
MT	62,942	1,834	719	194	245	319	357	923	1.5%	19.5%	26
NC	518,758	31,251	11,587	3,541	4,268	4,861	6,994	16,137	3.1%	22.4%	3,14
ND	23,952	487	223	55	43	42	124	209	0.9%	25.5%	3
NE	96,654	3,165	1,340	417	457	564	387	1,410	1.5%	12.2%	33
NH	88,752	4,618	1,855	616	662	778	707	2,150	2.4%	15.3%	69
NJ	567,889	52,573	10,800	4,195	5,371	7,213	24,994	37,599	6.6%	47.5%	72
NM NV	111,959	5,942	1,741	534	681	944	2,042	3,669	3.3%	34.4%	64 2,11
NY	177,993	16,923 58,309	2,902	1,458	2,741 5,893	4,549	5,273 24,341	12,574 37,667	7.1%	31.2% 41.7%	2,11
OH	841,737 606,784	38,435	15,571 11,617	5,093 3,807	4,702	7,411	11,290	23,039	4.5%	29.4%	5,49
OK	154,343	7,396	2,911	798	855	1,244	1,588	3,694	2.4%	21.5%	5,45
OR	273,402	13,635	3,561	1,363	1,952	2,855	3,904	8,718	3.2%	28.6%	1,48
PA	634,547	39,431	13,223	4,161	4,721	5,819	11,507	22,084	3.5%	29.2%	2,38
RI	61,458	4,192	1,279	450	573	680	1,210	2,468	4.0%	28.9%	43
SC	264,186	18,666	6,265	1,861	2,054	2,913	5,573	10,555	4.0%	29.9%	1,56
SD	39,645	941	378	119	91	145	208	445	1.1%	22.1%	16
TN	303,210	15,401	6,416	1,882	2,368	2,509	2,226	7,113	2.3%	14.5%	2,37
TX	1,111,469	43,574	20,741	5,629	5,833	5,812	5,559	17,239	1.6%	12.8%	4,22
UT	169,723	7,081	2,359	862	1,149	1,469	1,242	3,861	2.3%	17.5%	61
VA	526,860	18,695	7,415	2,362	2,920	2,840	3,158	8,928	1.7%	16.9%	2,23
VT	36,037	1,935	602	180	179	269	705	1,154	3.2%	36.4%	6
WA	520,826	26,590	6,284	2,512	3,991	5,722	8,081	17,805	3.4%	30.4%	2,10
WI	381,016	14,227	4,438	1,374	1,788	2,803	3,824	8,423	2.2%	26.9%	2,44
WV	53,438	3,001	1,540	410	397	344	310	1,053	2.0%	10.3%	37
WY	34,048	790	413	91	114	84	88	286	0.8%	11.1%	23
Other <sup>2</sup>	106,888	10,027	4,169	1,669	1,396	1,096	1,697	4,222	3.9%	16.9%	14
Total	17,718,412	1,070,307	315,045	105,008	137,172	175,399	337,683	650,918	3.7%	31.6%	114,15

<sup>1</sup> Conventional Delinquency Subset: Excludes government, current month MBS liquidations, and loans with current month missing or erroneous performance data . <sup>2</sup> Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.

# Freddie Mac Single-Family Book Profile - As of March 31, 2012

	Electronic Inc.	215-F3		o	De	elinquent Loans	(DLQ)			101	and the second second
State	Total Loan Count	Total	30-59 Days DLQ <sup>1</sup>	60-89 Days DLQ	90-179 Days DLQ	180-364 Days DLQ	365+ Days DLQ	Serious Delinquent (90+ FC In)	Serious Delinquent (90+ FC In) Rates	% of DLQ Loans > =365 Days DLQ	REO Inventory
AK	26,463	449	211	67	58	64	49	172		10.9%	68
AL	127,884	7,329	3,346	1,045	1,043	980	915	2,965	2.3%	12.5%	823
AR	66,566	3,473	1,181	408	429	557	898	1,891	2.8%	25.9%	91
AZ	279,419	17,629	4,383	1,939	3,245	4,688	3,374	11,336		19.1%	1,224
CA	1,230,483	62,012	15,826	6,824	9,398	13,319	16,645	39,461	3.2%	26.8%	4,988
CO	239,093	7,301	2,556	919	1,152	1,584	1,090	3,835	1.6%	14.9%	1,153
CT	132,954	7,359	2,042	671	822	1,125	2,699	4,656	3.5%	36.7%	244
DC	21,851	1,236	342	135	129	160	470	761	3.5%	38.0%	17
DE	43,283	2,256	742	232	261	405	616	1,284	3.0%	27.3%	216
FL	740,239	98,175	13,019	5,091	7,777	13,500	58,788	80,136	10.8%	59.9%	4,929
GA	390,145	25,340	9,695	3,388	4,092	4,302	3,863	12,301	3.2%	15.2%	3,798
HI	40,985	2,185	446	179	233	355	972	1,562	3.8%	44.5%	153
	114.281 72,574	3,802	1,322	400 380	499 531	654 772	927 556	the Alice of the State	1.8%	24.4%	339
ID	588,018	3,256 39,154	1,017		4,598	7,716		1,867 26,719	2.6%	17.1% 36.6%	5,676
IL IN	287,754	13,479	8,979 4,579	3,515 1,421	4,598	2,308	14,346 3,585	7,524	4.5%	26.6%	935
KS	102,830	3,473	1,493	414	450	2,308	555	1,574		16.0%	536
KY	162,094	6,456	2,469	737	826	1,028	1,396	3,264	2.0%	21.6%	565
LA	93,105	5,974	2,409	758	703	910	1,186	2,816		19.9%	507
MA	261,008	12,803	4,215	1,379	1,729	2,080	3,400	7,236	2.8%	26.6%	989
MD	269,746	18,016	4,215	1,656	2,069	2,000	6,873	11,675		38.1%	479
ME	51,106	2,729	752	268	2,009	352	1,078	1,712		39.5%	98
MI	453,430	20,275	7,755	2,865	3,381	3,405	2,869	9,717	2.1%	14.2%	7,000
MN	328,749	10,202	3,791	1,363	1,796	1,899	1,353	5,075		13.3%	3,795
MO	247,658	9,442	4,058	1,356	1,438	1,424	1,166	4,045		12.3%	1,447
MS	39,578	3,025	1,250	362	402	472	539	1,419		17.8%	261
MT	37,127	1,116	412	139	156	203	206	566		18.5%	118
NC	389,625	19,834	7,465	2,363	2,679	3,272	4,055	10,080	2.6%	20.4%	1,677
ND	20,272	338	158	31	46	59	44	150		13.0%	28
NE	61,967	1,582	712	213	234	255	168	665	1.1%	10.6%	151
NH	63,420	2,699	1,068	395	408	413	417	1,244		15.5%	431
NJ	333,522	27,978	5,571	2,212	2,755	3,947	13,493	20,228		48.2%	127
NM	68,424	3,741	1,118	400	377	589	1,257	2.234	3.3%	33.6%	409
NV	109,361	12,688	1,784	925	1,661	3,113	5,205	9,987	9.1%	41.0%	1,210
NY	514,169	33,148	8,946	2,932	3,261	4,007	14,002	21,335		42.2%	206
OH	462,052	23,467	7,317	2,457	2,854	4,442	6,397	13,748		27.3%	2,735
OK	96,160	4,137	1,660	478	457	726	816	2,009	2.1%	19.7%	418
OR	192,252	8,838	2,233	813	1,343	1,869	2,580	5,802	3.0%	29.2%	957
PA	418,639	21,592	7,533	2,356	2,460	3,185	6,058	11,747	2.8%	28.1%	840
RI	37,815	2,322	722	243	306	384	667	1,363	3.6%	28.7%	324
SC	179,067	11,237	3,774	1,125	1,212	1,826	3,300	6,359		29.4%	727
SD	21,885	534	207	64	58	93	112	263		21.0%	67
TN	178,167	8,709	3,587	1,141	1,299	1,377	1,305	3,995	2.2%	15.0%	1,132
TX	629,670	24,600	11,475	3,548	3,201	3,158	3,218	9,636	1.5%	13.1%	2,131
UT	126,978	5,038	1,654	613	827	1,099	845	2,781	2.2%	16.8%	537
VA	338,475	11,708	4,840	1,535	1,819	1,803	1,711	5,359		14.6%	1,037
VT	35,134	1,199	404	132	118	180	365	664	1.9%	30.4%	25
WA	319,516	16,344	3,722	1,520	2,450	3,679	4,973	11,113		30.4%	1,35
WI	251,026	9,076	2,836	940	1,220	1,798	2,282	5,328		25.1%	1,51
WV	40,158	2,203	1,163	325	248	235	234	724		10.6%	213
WY	16,393	352	161	59	51	44	37	134	0.8%	10.5%	92
Other <sup>2</sup>	72,711	10,822	3,373	1,305	4,512	695	937	6,186	8.5%	8.7%	61
Total	11,425,281	652,132	186,486	66,036	84,934	109,784	204,892	400,787	3.5%	31.4%	59,307

<sup>1</sup> Includes other loans that cannot be categorized due to missing attributes.<sup>=</sup> <sup>2</sup> Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available. The 11,214 can be reconciled to AAA Wrapped T-Deal loans for which loan level data are not available.

## Enterprises Foreclosure Prevention Actions by State - March 31, 2012

8			2011		2				1012				N.	C	Conservatorshi	n to Date	1	1
State	Repayment Plans	Forbearance Plans	Loan Modifications	Other <sup>2</sup>	Short Sales & Deeds-in- lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Other <sup>2</sup>	Short Sales & Deeds-in- lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Other <sup>2</sup>	Short Sales & Deeds-in- lieu	Total
AK	353	43	164	-	32	592	69	5	35		13	122	949	110				1,925
AL	4,155	534	2,678	18	423	7,808		90	569			1,847	12,009	1,625	11,052		1,242	26,979
AR	1,377	181	1,075	5		2,894		32	220		83	722	4,400	773	4,337		873	10,796
AZ	3,740	1,355	12,307	24		28,895		193	1,816			5,974	11,496	4,845	51,438			98,445
CA	14,175	4,909	52,499	18		94,128		845	8,303			18,276	40,737	16,006	178,177		and the second se	298,403
co	3,038	566	4,134	3		9,300		101	718	_	388	1,925	9,034	2,004	15,971			32,603
CT	2,300	564	3,904	7		7,506		139	967		213	1,915		1,565	13,885			24,569
DC	444	79	621	2		1,239		15	136		31	292	1,217	205	2,313	-		4,070
DE	760	140	1,210	3		2,361	201	20	239		10 11 11 11 11 11 11 11 11 11 11 11 11 1	549	2,166	436	4,165			7,599
FL	11,456	3,667	43,190	79		88,130		864	8,206			19,505	35,804	12,919	136,312		76,164	264,957
GA	7,694	1,884	14,651	98		26,972		314	2,522		771	5,544	22,033	5,924	51,524			88,707
HI IA	1,685	236	1,219			2,547		33	341	_		572	1,972	524 819	4,253	-	1,286	8,105
ID	1,085	250	1,521	21		3,814 4,310		52 40	341		328	920	5,096	742	5,656			13,615
IL	7,393	2.050	1,715	93		4,310		40	3.808			8,073	3,108 22,353	6,866	63,189			108,830
IN	5,344	580	4,511	171		11,664		138	897	-		2,792	16,453	2.073	17,555			41,101
KS	1,668	201	1,196	7		3,426		36	203		93	764	5,044	679	4,602			11,705
KY	2,535	319	1,767	29		5,078		72	351			1,241	7,325	1,002	7,021	480	1,230	17,058
LA	3,311	374	2,708	9	311	6,713		64	531	2		1,586	9,912	1,797	9,734		920	23,425
MA	3,940	1,062	7,735	4		14,451	1,080	202	1,485		440	3,207	11,677	3,170	27,261	1,013	5,118	48,240
MD	4,567	1,180	10,105	2		18,235		248	1,981			4,027	13,238	3,503	34,915			58,961
ME	981	160	1,247	-	349	2,737	236	34	278			651	2,818	460	4,079		980	8,580
MI	7,770	1,739	11,811	942	and the second se	28,713		311	1,997			5,685	24,640	5,821	45,851			100,666
MN	3,262	743	5,638	5		12,037	745	139	902		587	2,374	9,625	2,664	22,762	951	6,498	42,501
MO	4,417	652	3,695	45		9,683		111	657			2,135	12,921	2,253	15,471			34,891
MS	1,794	189	1,459	15		3,701	488	47	274			857	5,159	765	5,863		595	12,904
MT	547	75	541	1 A 2	206	1,369		9			51	272	1,515	263	1,984			4,363
NC	6,589	1,304	7,567	20		16,886		250	1,505	-	and the second se	3,935	19,397	4,055	29,462			57,852
ND	134	55	84	-	18	291	46	19	20	2	12	97	415	141	423	50	66	1,095
NE	742	102	665	3		1,635		21	151		48	402	2,464	388				6,374
NH	1,090	224	1,616	-	336	3,266	258	38	282	1	93	672	3,220	746	5,990	247	1,087	11,291
NJ	5,773	1,323	11,656	9	2,675	21,436	1,402	342	2,692	3	783	5,222	16,936	4,194	39,715	1,259	6,865	68,968
NM	1,082	190	1,457	-	455	3,184	313	42	264	1	140	759	3,335	609	4,923	243	1,137	10,247
NV	1,430	685	7,282	5	6,398	15,800	244	103	1,110	2 I K.	1,767	3,224	4,294	2,283	25,859	437	16,441	49,315
NY	7,321	1,641	14,509	25	1,668	25,164	1,978	397	3,650	14	482	6,521	21,550	5,410	45,913	1,554	4,270	78,698
OH	7,008	1,099	8,823	402	2,237	19,569	1,880	214	1,688	77	672	4,531	21,883	3,970	35,299	3,156	6,761	71,070
OK	1,940	204	1,125	14		3,541	438	35	256		69	799	6,000	777	4,773	527	772	12,849
OR	1,884	717	3,867	6		8,507	488	177	737			1,966	5,438	1,839	13,882	432	4,835	26,426
PA	7,681	1,281	7,913	32		18,184		285	1,805		1	4,644	22,845	4,134				61,239
RI	702	219	1,551	-	375	2,847	200	30	279	_	97	607	2,101	578		-		9,167
SC	3,362	676	4,199	21		9,773		198	870	-		2,283	9,952	2,145	16,056			32,602
SD	223	32	217	2	43	517	70	2	47		13	132	667	113	and the second se		148	1,836
TN	4,043	624	3,596	39		9,138		119	646	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1,969	11,789	1,985	13,565		2,126	30,417
TX	14,260	1,566	9,187	40		26,395		295	1,722	-		5,978	41,943	7,406	37,006			94,531
UT	1,893	435	3,480	3		7,424		75	573	-	455	1,597	5,513	1,338	12,271	364	4,588	24,074
VA	4,685	961	6,880	10		14,860		153	1,101	-		2,831	13,291	3,034	26,716			51,596
VT	479	83	427	4	47	1,040		9	104		13	238	1,268	194	1,393			3,106
WA	3,452	844	7,345	9	0705120	14,327	865	174	1,473	-	846	3,358	10,854	2,654	24,232			45,404
WI	2,948	561	3,860			8,374		108	731		285	1,882		1,720				27,750
WV	929	139	688	3		1,910		30	121		37	461		463	2,745			6,647
WY	308	51	215	-	65	639		4	27		20	127	838	159				2,049
Other <sup>3</sup>	513	362	1,680	(5)	21	2,571	189	67	451	(19)	9	697	1,142	908			44	6,641
Total	180,898	39,288	322,517	2,263	125,335	670,301	44,630	7,816	60,348	507	34,391	147,692	537,974	131,059	1,143,198	51,852	334,226	2,198,309

<sup>1</sup> Since the first full quarter in conservatorship (4Q08). Freddie Mac's data excludes repayment and forbearance plans completed in 4Q08 and 2009. Fannie Mae's data excludes HomeSaver Advance, charge-offs-in-lieu, short sales and deeds-in-lieu completed in 4Q08.
 <sup>2</sup> Consists of HomeSaver Advance (Fannie Mae) and Charge-offs-in-lieu.
 <sup>3</sup> Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.

## Fannie Mae Foreclosure Prevention Actions by State - March 31, 2012

			2011				-		1Q12					0	Conservatorshi	p to Date		
State	Repayment Plans	Forbearance Plans	Loan Modifications	Other <sup>2</sup>	Short Sales & Deeds-in- lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Other <sup>2</sup>	Short Sales & Deeds-in- lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Other <sup>2</sup>	Short Sales & Deeds-in- lieu	Total
AK	316	24	99	-	23	462	61				11	104	879	70		42	86	1,532
AL	3,494	348	1,872	2	307	6,023	852			<u>_</u>	81	1,485	10,470	1,177	8,035	1,001	913	21,596
AR	1,162	113	744	-	159	2,178	303			-	61	580	3,898	604	3,025	406	604	8,537
AZ	2,970	718	7,904	-	6,884	18,476	558			24	1,921	3,922	9,722	2,423	33,444	1,278		64,683
CA	11,646	2,246	32,486	2	12,979	59,359	2,289			(1)	3,465	11,935	35,074	7,141	115,329	2,774	36,561	196,879
CO	2,564	329	2,683	-	1,011	6,587	581	63		-	259	1,445	7,987	1,217	10,449	655	3,183	23,491
СТ	1,908	320	2,753	-	516	5,497	473				150	1,489	5,890	950	10,002	501	1,331	18,674
DC	390	43	404	-	58	895	75			-	24	225	1,067	122	1,631	94		3,069
DE	634	86	843	-	172	1,735	161			-	63	429	1,859	277	2,877	176	463	5,652
FL	9,452	1,764	31,415	-	19,523	62,154	1,897	496		-	5,270	14,145	31,012	7,012	96,143	3,602	50,241	188,010
GA	5,878	845	9,285	4	1,593	17,605					471	3,783	18,134	3,257	34,269	2,116		62,127
HI	594	85	791		317	1,788	159			-	81	452	1,820	281	2,939	69 567	830	5,939 10,395
IA	1,384			-	791					-	209				4,114			
ID IL	869 5,825	132	1,157	-	3,954	2,949 23,067	201	18			1,267	659 5,709	2,707	433 3,041	3,798	254	2,165	9,357
IN	4,153	324	3,077	2		8,310	1,023	86			221	2,072	13,776	1,347	11,334	1,355		30,007
KS	1,330	113	790		242	2,475	318			-	73	584	4,290	455	2,988	397	663	8,793
KY	2,115	185	1,069	1	299	3,669	520	49		-	92	948	6,327	655	4,305	416	840	12,543
LA	2,787	214	1,970	2		5,198	718				75	1,277	8,643	1,424	7,159	1,026	682	18,934
MA	3,180	543	4,997	-	1,114	9,834	837	126			300	2,445	10,048	1,821	18,479	1.003	3,477	34,828
MD	3,609	546	6,686	(1)	1,552	12,392	748			102	517	2,955	11,192	1,769	23,393	1,142		41,479
ME	830	90	883		234	2,037	201	20		24	80	522	2,471	287	2,887	240	714	6,599
MI	6,325	817	7,647	2		18,861	1,243			1	986	3,882	21,249	3,068	29,340	2,797	11,854	68,308
MN	2,570	312	3,420		1,399	7,701	514			-	329	1,578	8,138	1,214	13,610	938		27,759
MO	3,643	362	2,350	2	556	6,913	847				179	1,601	11,153	1,450	10,341	1,145		26,068
MS	1,581	135	1,124	1	187	3,028	413				36	736	4,658	578	4,561	495	480	10,772
MT	470	46	363	-	159	1,038	102	7	57		36	202	1,330	173	1,351	96	371	3,321
NC	5,313	743	4,975	-	951	11,982	1,310	144	1,209	-	303	2,966	16,631	2,390	19,599	1,494	2,297	42,411
ND	114	26	54		11	205	37	5	14		9	65	361	86	276	50	42	815
NE	619	61	502		85	1,267	133	11	132	14	37	313	2,201	252	1,968	293	319	5,033
NH	884	97	1,047	-	212	2,240	201				60	485	2,768	387	3,907	245	713	8,020
NJ	4,738	714	8,075		1,906	15,433	1,109				557	4,065	14,567	2,413	28,147	1,235		51,230
NM	888	110	969	-	301	2,268	253			24	100	592	2,892	391	3,453	240		7,750
NV	1,195	334	4,601	-	3,797	9,927	185	62		<u></u>	1,083	2,155	3,775	1,090	16,730	431	10,338	32,364
NY	5,931	812	10,003	-	1,117	17,863	1,558			1. 15	310	4,955	18,478	2,853	32,554	1,467	2,852	58,204
OH	5,530	604	5,863	(1)	1,601	13,597	1,402				521	3,411	18,501	2,451	22,821	2,073	4,786	50,632
OK	1,636	138	786	-	173	2,733	348			-	54	642	5,282	552	3,367	507	543	10,251
OR	1,526	364	2,467	-	1,223	5,580	379				356	1,426	4,710	987	9,265	419	3,027	18,408
PA	6,251	664	5,525	2	860	13,302	1,640				291	3,624	19,533	2,551	20,247	1,669		46,296
RI SC	556	125	996		244	1,921	144	18			67 254	448	1,740	331	3,449	164	2,374	6,476
SD	2,666	300	2,853	-	1,046	6,865	621 57		708	-	254	1,667	8,385	1,178	11,023	9/1		23,931
TN	3,379	367	2,486	-	574	6,808	788		and the second se	-	10	1,477	10,317	1,295	9,368	84	1,481	1,423
TX	12,050	307 970	2,480	2	835	20,063	2,916		and the second se	1	228	4,647	36,955	5,656	26,228	3,511	3,148	23,336
UT	12,050	215	2,013	1	909	4,700	2,910			-	228	4,647	4,825	5,000	20,228	3,511	2,741	16,338
VA	3,715	427	4,391	2		9,933	800			-	342	2.041	11,218	1,602	17,673	1.017	4,812	36,322
VA	398	427	279	2	37	756	89				10	183	1,083	99	940	99		2,332
WA	2,797	417	4,779		1,724	9,717	639				570	2,408	9,331	1,425	16,426	753		32,475
WI	2,484	344	2,511		657	5,996	587				210	1,429	7,516	1,050	9,002	733		20,254
WV	753	77	413		90	1,333	213			-	26	350	2,434	274	1,717	182	245	4,852
WY	261	39	152		48	500	62				14	103	740	129	602	56		1,649
Other <sup>3</sup>	368	86	914	(6)	19	1,381	127	24		(19)	8	433	858	351	2,798	223	35	4,265
Total	147,477	19,772	213,343	22		459,786					22,146		1	73,293	767,331	45,615		1,564,348

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

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

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

## Freddie Mac Foreclosure Prevention Actions by State - March 31, 2012

			2011		0.92			2	1Q12				r.	C	Conservatorship	p to Date	1	
State	Repayment Plans	Forbearance Plans	Loan Modifications	Other <sup>2</sup>	Short Sales & Deeds-in- lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Other <sup>2</sup>	Short Sales & Deeds-in- lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Other <sup>2</sup>	Short Sales & Deeds-in- lieu	Total
AK	37	19	65	- 1	9	130	8		8	1 1 2 9	. 2	18	70	40	248	1	34	393
AL	661	186	806	16	116	1,785	222	32	75			362	1,539	448	3,017	50	i maintena di	5,383
AR	215	68	331	5	97	716	83	8	28		22	142	502	169	1,312	7	269	2,259
AZ	770	637	4,403	24	4,585	10,419		114	452	-		2,052	1,774	2,422	17,994	38		33,762
CA	2,529	2,663	20,013	16	9,548	34,769		471	2,495			6,341	5,663	8,865	62,848	50		101,524
CO	474	237	1,451	3	548	2,713	135	38	176			480	1,047	787	5,522	9		9,112
CT	392 54	244	1,151	201	215 35	2,009	123		193		63	426	873	615	3,883	8	516	5,895
DC	126	36 54	217 367	2	76	626	34		48			67	150	159	682	8	80	1,001
FL	2,004	1,903	11,775	79	10,215	25,976	626	368	1,724			5,360	4,792	5,907	40,169	157	25,923	76,947
GA	1,816	1,039	5,366	94	1,052	9,367	590		660			1,761		2,667	17,255	217		26,580
HI	61	93	428	1	176	759	29		34		46	120	152	243	1,314	1	456	2,166
IA	301	106	478	20	111	1,016	83					180	645	279	1,940	44		3,220
ID	197	118	558	3	485	1,361	63		70		119	274	401	309		4	1,138	3,710
IL	1,568	1,238	6,850	90	1,903	11,649	535	238	922			2,364	3,510	3,825	22,014	199		34,399
IN	1,191	256	1,434	169	304	3,354	370		155	50		720	2,677	726	6,221	464	1,006	11,094
KS	338	88	406	7	112	951	114	10	36		20	180	754	224	1,614	17	303	2,912
KY	420	134	698	28	129	1,409	157	23	64	12	37	293	998	347	2,716	64	390	4,515
LA	524	160	738	7	86	1,515	168	18	93	2	28	309	1,269	373	2,575	36	238	4,491
MA	760	519	2,738	4	596	4,617	243				140	762	1,629	1,349	8,782	10		13,412
MD	958	634	3,419	3	829	5,843	262	125	414			1,072	2,046	1,734	11,522	15		17,482
ME	151	70	364		115	700	35		57			129	347	173	1,192	2		1,981
MI	1,445	922	4,164	940	2,381	9,852	405	179	477			1,803	3,391	2,753	16,511	3,005		32,358
MN	692	431	2,218	5	990	4,336		76			258	796		1,450	9,152	13		14,742
MO	774	290	1,345	43	318	2,770			129			534	1,768	803	5,130	108		8,823
MS	213	54 29	335 178	14	57	673 331	75		26	_	4		501	187	1,302	27	115	2,132
MT NC	1,276	29	2,592	20	47 455	4,904	430	106	296			70	185	90 1,665	633 9,863	49	2	1,042
ND	20	29	30	20	400	4,304	430		290	-	3	303		1,005		48	24	280
NE	123	41	163	3	38	368	48				11	89	263	136	798	7		1,341
NH	206	127	569		124	1,026	57	20		-	33	187	452	359	2,083	2		3,271
NJ	1,035	609	3,581	9	769	6,003	293	143	492			1,157	2,369	1,781	11,568	24		17,738
NM	194	80	488	-	154	916	60				40	167	443	218	1,470	3		2,497
NV	235	351	2,681	5	2,601	5,873	59	41	285	. 82	684	1,069	519	1,193	9,129	6	6,103	16,951
NY	1,390	829	4,506	25	551	7,301	420	173	787	14	172	1,566	3,072	2,557	13,359	87	1,418	20,494
OH	1,478	495	2,960	403	636	5,972	478	108	305	78	151	1,120	3,382	1,519	12,478	1,083	1,975	20,438
OK	304	66	339	14	85	808	90		36	1	15	157	718	225	1,406	20	229	2,598
OR	358	353	1,400	6	810	2,927	109		168			540	728	852	4,617	13		8,018
PA	1,430	617	2,388	30	417	4,882	493	113	285			1,020	3,312	1,583	8,863	77		14,943
RI	146	94	555	-	131	926	56				30	159		247	1,695	2		2,691
SC	696	376	1,346	21	469	2,908	220		162	-				967	5,033	39		8,671
SD	40	18	63	2	7	130			9		3	26	88	44	253	3		413
TN	664	257	1,110	37	262 507	2,330	215	58	144			492	1,472	690	4,197	77		7,081
TX UT	2,210 330	596 220	2,980	39	704	6,332	694 115	138	376		109	1,331	4,988	1,750	10,778 4,501	97	1,420	19,033
VA	970	534	2,489	3	926	4,927	258		271			4/8	2,073	1,432	9,043	21		15,274
VA	81	41	2,489	4	920	4,927	208		2/1		3	55		1,432		7	34	15,274
WA	655	427	2,566	9	953	4,610	226	80	368		276	950	1,523	1,229	7,806	17		12,929
WI	464	217	1,349	16	332	2,378	168		161	3	75	453	1,022	670	4,844	28	1 IN D1 2013	7,496
WV	176	62	275	3	61	577	60		26	-	11	111	405	189	1,028	7		1,795
WY	47	12	63	_	17	139	14		4		6			30		10	41	400
Other <sup>3</sup>	145	276	766	1	2	1,190	62	43	158		1	264	284	557	1,525	1	9	2,376
Total	33,421	19,516	109,174	2,241	46,163	210,515		3,656	13,677		12,245		75,206	57,766		6,237	118,885	633,961

<sup>1</sup> Since the first full quarter in conservatorship (4Q08). The state level data for repayment plans and forbearance plans are not available for 1Q08 and 2009.
 <sup>2</sup> Consists of HomeSaver Advance (Fannie Mae) and Charge-offs-in-lieu.
 <sup>3</sup> Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.

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

## Glossary

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

#### Section 1: Mortgage Performance

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

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

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

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

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

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

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

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

#### Section 2: Completed Foreclosure Prevention Actions

Home Retention Actions - Repayment plans, forbearance plans, charge-offs in lieu of foreclosure, Home Saver Advances, and Ioan 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.

**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.

 $\mbox{Decrease}$  >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.