



# Federal Housing Finance Agency

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## Foreclosure Prevention Report Fourth Quarter 2014

### FHFA Federal Property Manager's Report

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

## Table of Contents

<b>HIGHLIGHTS.....</b>	<b>3</b>
<b>LOAN MODIFICATION PROGRAMS - STATUS UPDATE.....</b>	<b>4</b>
<b>MORTGAGE PERFORMANCE.....</b>	<b>5</b>
<b>FORECLOSURE PREVENTION ACTIONS: All Actions Completed.....</b>	<b>6</b>
<b>60+ DAYS DELINQUENT LOANS AND FORECLOSURE PREVENTION ACTIONS.....</b>	<b>7</b>
Home Retention Actions.....	8
Enterprises' Loan Modifications.....	9
Fannie Mae's Loan Modifications.....	10
Freddie Mac's Loan Modifications.....	12
Home Forfeiture Actions.....	14
<b>FORECLOSURES.....</b>	<b>15</b>
<b>REO ACTIVITY &amp; INVENTORY.....</b>	<b>16</b>
<b>DELINQUENT LOANS BY STATE.....</b>	<b>17</b>
<b>DELINQUENCY STATUS MAP.....</b>	<b>18</b>
<b>CHANGE IN THE NUMBER OF DELINQUENT LOANS IN KEY STATES.....</b>	<b>19</b>

## Table of Contents (Cont.)

<b>PROFILES OF KEY STATES.....</b>	<b>20</b>
Florida.....	20
Nevada.....	21
New Jersey.....	22
Illinois.....	23
New Mexico.....	24
California.....	25
New York.....	26
Delaware.....	27
Connecticut.....	28
Rhode Island.....	29
<b>APPENDIX: DATA TABLES.....</b>	<b>30</b>
<b>APPENDIX: STATE LEVEL DATA</b>	
Single-Family Book Profile by State.....	41
Completed Foreclosure Prevention Actions by State.....	44
<b>GLOSSARY.....</b>	<b>47</b>

## Fourth Quarter 2014 Highlights

### The Enterprises' Foreclosure Prevention Actions:

- Nearly 65,900 foreclosure prevention actions were completed during the fourth quarter, bringing the total to more than 3.4 million since the start of conservatorships in September 2008. Approximately 2.8 million of these actions have helped troubled homeowners stay in their homes including nearly 1.8 million permanent loan modifications.
- Approximately 33 percent of all permanent loan modifications in the fourth quarter helped to reduce homeowners' monthly payments by over 30 percent.
- The share of modifications with principal forbearance fell to 20 percent while modifications with extend-term only increased to 46 percent due to improving house prices and declining HAMP eligible population.
- As of December 31, 2014, approximately 17 percent of loans modified in the fourth quarter of 2013 had missed two or more payments, one year after modification.
- There were 10,800 completed short sales and deeds-in-lieu during the quarter, bringing the total to approximately 605,000 since the start of conservatorships.

### The Enterprises' Mortgage Performance:

- The number of 60+ days delinquent loans declined 3 percent during the quarter to the lowest level since the start of conservatorships.
- The serious delinquency rate fell to 1.9 percent at the end of the quarter compared with 6.0 percent for Federal Housing Administration (FHA) loans, 3.4 percent for Veterans Affairs (VA) loans and 4.5 percent for all loans (Industry average).

### The Enterprises' Foreclosures:

- Third-party sales and foreclosure sales fell 7 percent to nearly 36,200 while foreclosure starts decreased slightly to approximately 74,000 in the fourth quarter.
- REO inventory declined 8 percent during the quarter to approximately 111,000, as property dispositions continued to outpace property acquisitions.

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 Activities

	3Q14	4Q14
HAMP Active Trials	8,385	7,694
HAMP Active Permanent - Cum.	425,108	419,704
<b>Completed Foreclosure Prevention Actions</b>		
Loan Modifications *	45,744	40,922
Repayment Plans	10,969	11,330
Forbearance Plans	2,803	2,504
Charge-offs-in-lieu	313	313
<b>Home Retention Actions</b>	<b>59,829</b>	<b>55,069</b>
Short Sales	9,206	7,582
Deeds-in-lieu	3,672	3,220
<b>Home Forfeiture Actions</b>	<b>12,878</b>	<b>10,802</b>
<b>TOTAL</b>	<b>72,707</b>	<b>65,871</b>

\* Includes HAMP permanent modifications

Source: FHFA (Fannie Mae and Freddie Mac)

### Mortgage Performance (at period end)

	3Q14	4Q14
30-59 Days Delinquent	418,595	413,772
60-plus-days Delinquent	665,532	645,036
Seriously Delinquent*	548,759	529,659
Foreclosure Starts	74,614	74,021
Third-party & Foreclosure Sales	39,055	36,193
REO Inventory	120,064	111,050
<b>(Percent of total loans serviced)</b>		
30-59 Days Delinquent	1.50%	1.48%
60-plus-days Delinquent	2.39%	2.31%
Seriously Delinquent*	1.96%	1.89%

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

Source: FHFA (Fannie Mae and Freddie Mac)

**3.4 million**  
troubled homeowners helped during conservatorships

**33%**  
of loan modifications in 4Q14 reduced borrowers' monthly payments by over 30%

60+ days delinquent loans  
↓ **3%**  
in 4Q14

REO inventory  
↓ **8%**  
in 4Q14

# Loan Modifications - Status Update

## Recent Announcements

- On October 1, 2014, the Enterprises announced revisions to the eligibility requirements for the Streamlined Modification to remove the 720-day delinquency cap. The new eligibility requirement became effective on December 1, 2014. In accordance with the revised requirements, servicers must evaluate any borrower who has never been evaluated for a Streamlined Modification and any borrower who previously was determined to be ineligible for a Streamlined Modification because of the 720-day delinquency cap.

[Fannie Mae](#) [Freddie Mac](#)

- Effective February 1, 2015, the Enterprises implemented a new supplemental borrower incentive of up to \$10,000 for the deed-in-lieu of foreclosure in CT, DC, IL, MA, MD, NJ, NY, and PA.

[Fannie Mae](#) [Freddie Mac](#)

**638K**  
HAMP Permanent  
Modifications since  
April 2009

## HAMP Activity

- Nearly 1.1 million troubled homeowners have been offered a HAMP trial modification since the program started in April 2009. Approximately 638,200 of these homeowners have been granted permanent modifications through HAMP.

- Nearly 7,700 homeowners were in a HAMP trial modification period at the end of the fourth quarter.

**960K**  
Non-HAMP  
Permanent  
Modifications since  
October 2009

## Non-HAMP Modification Activity

- Non-HAMP modifications accounted for 90 percent of all permanent loan modifications in the fourth quarter.

- Nearly 36,700 homeowners received permanent loan modifications through the Enterprises' proprietary modification programs in the fourth quarter, bringing the total number of non-HAMP permanent modifications to approximately 960,400 since October 2009.

## HAMP Statistics

### Cumulative from April 2009 through

	3Q14	4Q14
Trial Modifications Ever Started	1,071,206	1,075,713
Less:		
Trials Disqualified	(79,332)	(79,700)
Trials Cancelled	(350,085)	(350,135)
Permanent Modifications	(633,404)	(638,184)
<b>Trials Remaining Active</b>	<b>8,385</b>	<b>7,694</b>
Permanent Modifications Started	633,404	638,184
Less:		
Modifications Defaulted	(182,815)	(189,697)
Modifications Paid off	(25,481)	(28,782)
Modifications Withdrawn	-	(1)
<b>Active Permanent Modifications</b>	<b>425,108</b>	<b>419,704</b>

Source: FHFA (Fannie Mae and Freddie Mac)

## Non-HAMP Modification Statistics

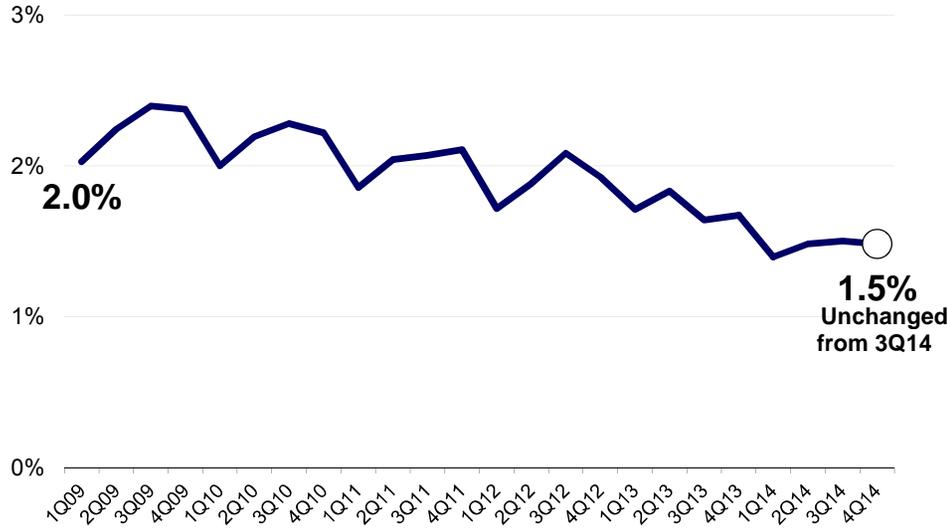
### Cumulative from October 2009 through

	3Q14	4Q14
Permanent Loan Modifications	923,756	960,430

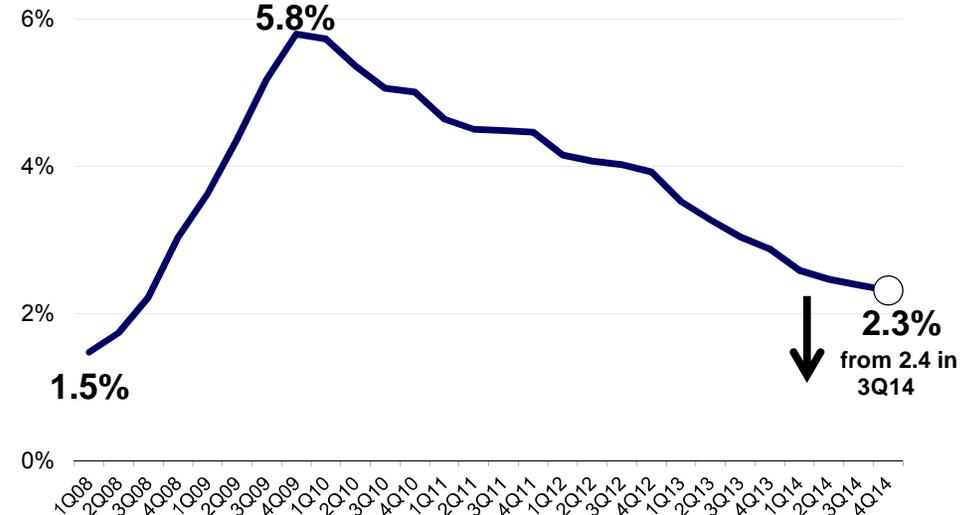
Source: FHFA (Fannie Mae and Freddie Mac)

# Mortgage Performance

Enterprises' 30-59 Days Delinquency Rates



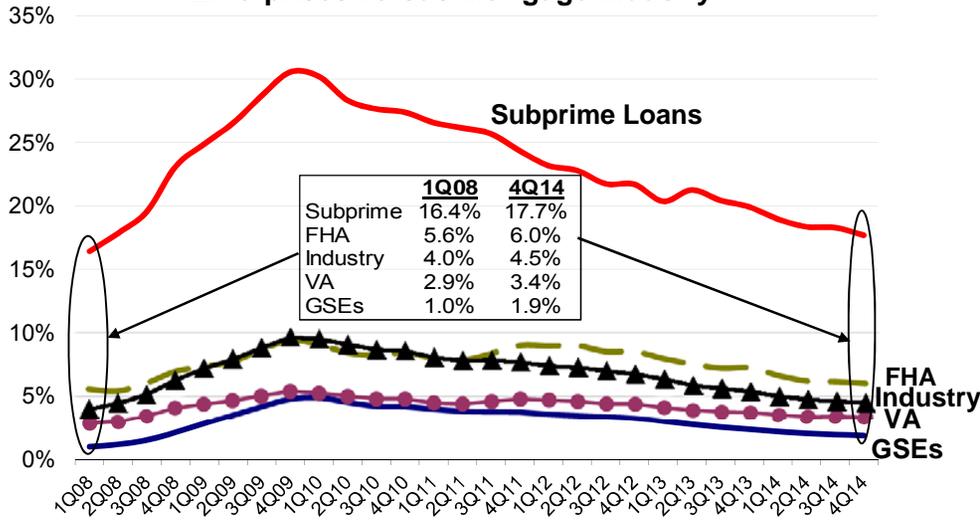
Enterprises' 60-plus-days Delinquency Rates



Source: FHFA (Fannie Mae and Freddie Mac)

Source: FHFA (Fannie Mae and Freddie Mac)

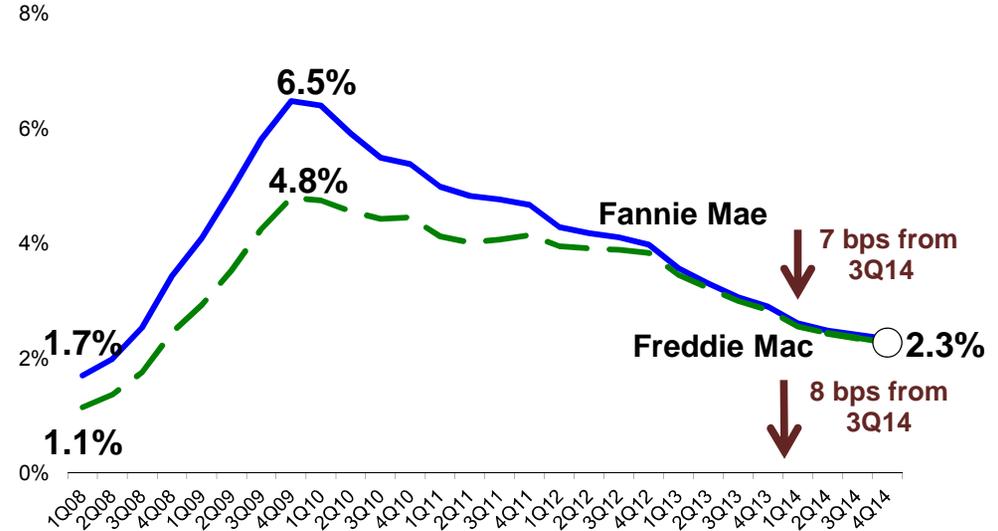
Serious Delinquency Rates<sup>2</sup>  
Enterprises versus Mortgage Industry



Source: FHFA (Fannie Mae and Freddie Mac); Mortgage Bankers Association

<sup>1</sup> Includes loans with missing original credit score.  
<sup>2</sup> 90 days or more delinquent, or in the process of foreclosure.

60-plus-days Delinquency Rates



Source: FHFA (Fannie Mae and Freddie Mac)

## Foreclosure Prevention Activity: All Actions Completed

The Enterprises completed approximately 307,200 foreclosure prevention actions in 2014, bringing the total to more than 3.4 million since the start of conservatorships in September 2008. Nearly 1.8 million of these actions have been permanent loan modifications. More than 1 million actions have been other forms of assistance that allowed troubled homeowners to stay in their homes. Approximately 605,000 of the actions have been short sales and deeds-in-lieu which resulted in borrowers leaving their homes without going through the foreclosure process.

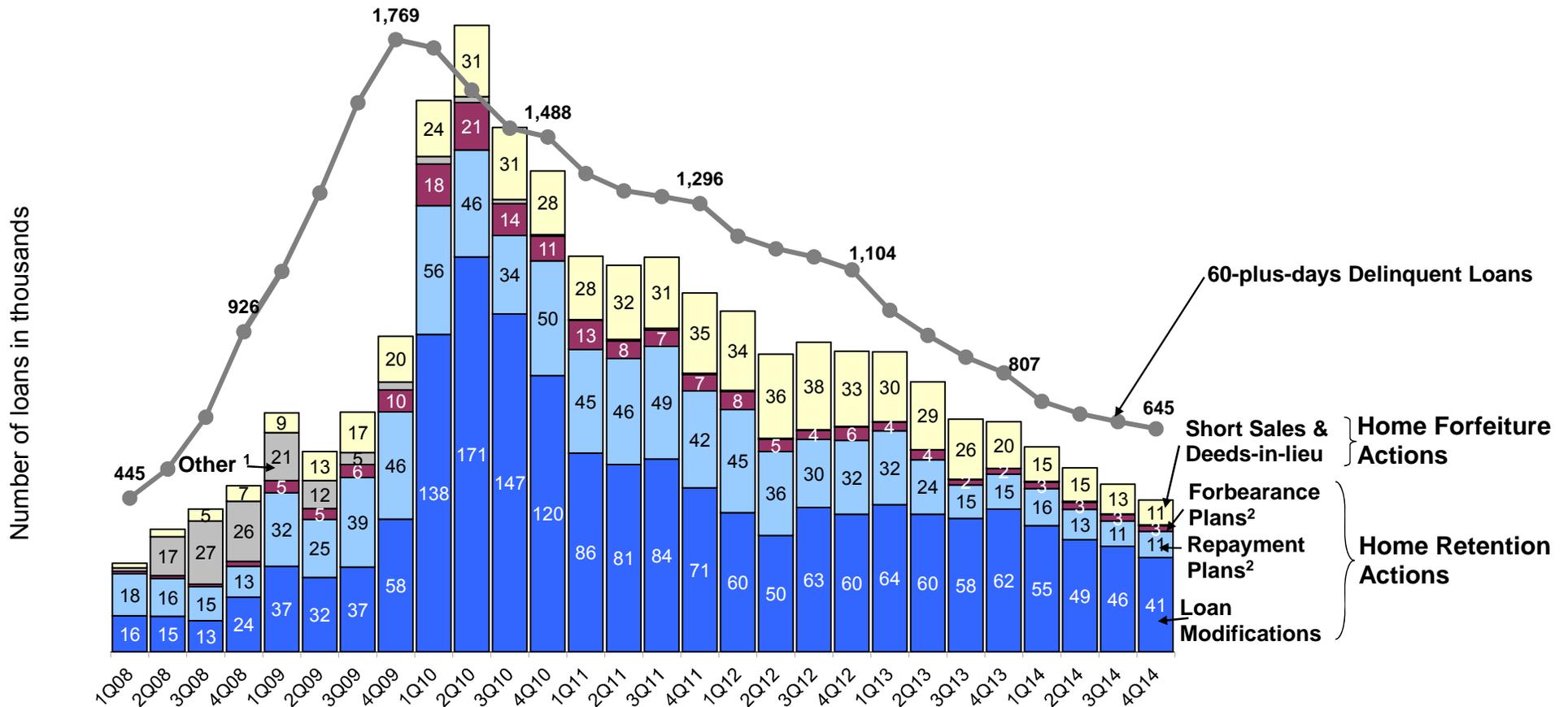
	Full Year 2011	Full Year 2012	Full Year 2013	Full Year 2014	Conservatorship to Date <sup>1</sup>
<b>Home Retention Actions</b>					
Repayment Plans	181,558	142,615	85,386	51,481	802,663
Forbearance Plans	34,423	22,812	12,671	11,260	171,533
Charge-offs-in-lieu	2,263	1,335	647	1,378	11,261
HomeSaver Advance ( <i>Fannie</i> )	-	-	-	-	70,178
Loan Modifications	<u>322,108</u>	<u>232,993</u>	<u>243,195</u>	<u>189,975</u>	<u>1,750,717</u>
<b>Total</b>	<b>540,352</b>	<b>399,755</b>	<b>341,899</b>	<b>254,094</b>	<b>2,806,352</b>
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales	115,237	125,232	87,742	38,198	536,001
Deeds-in-lieu	<u>10,231</u>	<u>16,232</u>	<u>18,087</u>	<u>14,926</u>	<u>69,030</u>
<b>Total</b>	<b>125,468</b>	<b>141,464</b>	<b>105,829</b>	<b>53,124</b>	<b>605,031</b>
<b>Total Foreclosure Prevention Actions</b>	<b>665,820</b>	<b>541,219</b>	<b>447,728</b>	<b>307,218</b>	<b>3,411,383</b>

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

Source: FHFA (Fannie Mae and Freddie Mac)

# 60+ Days Delinquent Loans and Foreclosure Prevention Actions

Nearly 65,900 foreclosure prevention actions were completed in the fourth quarter of 2014 as the number of the Enterprises' 60+ days delinquent loans continued to decline. The vast majority of these actions allowed troubled homeowners to stay in their homes during the quarter, including more than 40,900 permanent loan modifications.



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

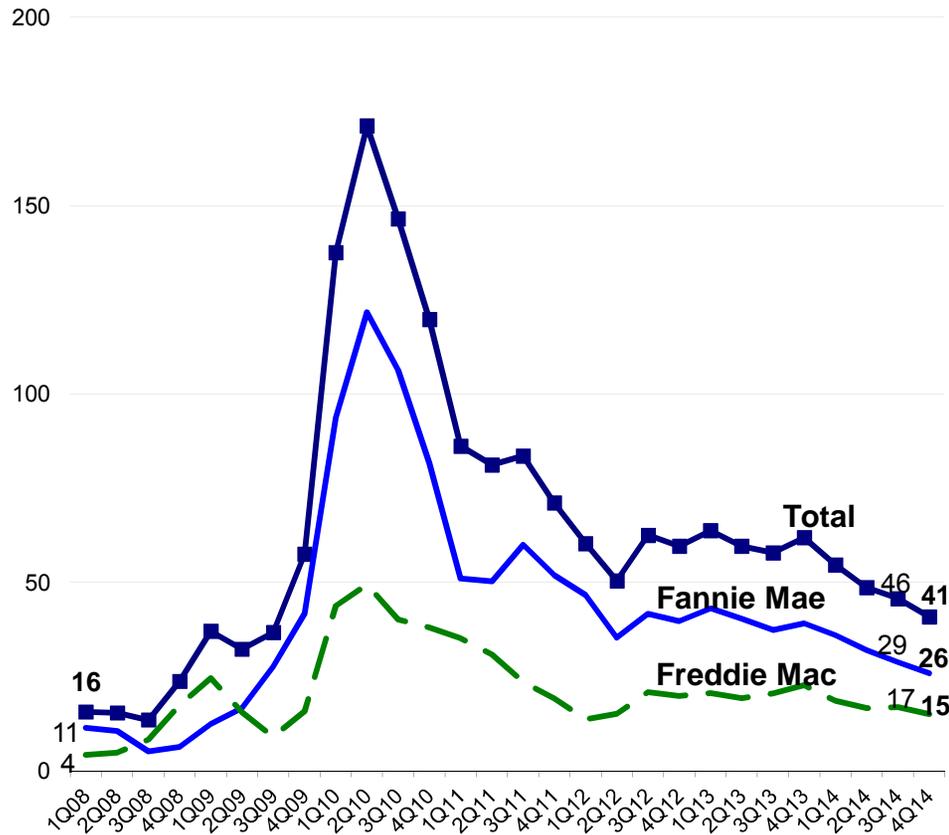
<sup>2</sup> Include loans that were 30+ days delinquent at initiation of the plan. In addition, the completed forbearance plans data have been revised to exclude HAMP.

Source: FHFA (Fannie Mae and Freddie Mac)

## Foreclosure Prevention Activity: Home Retention Actions

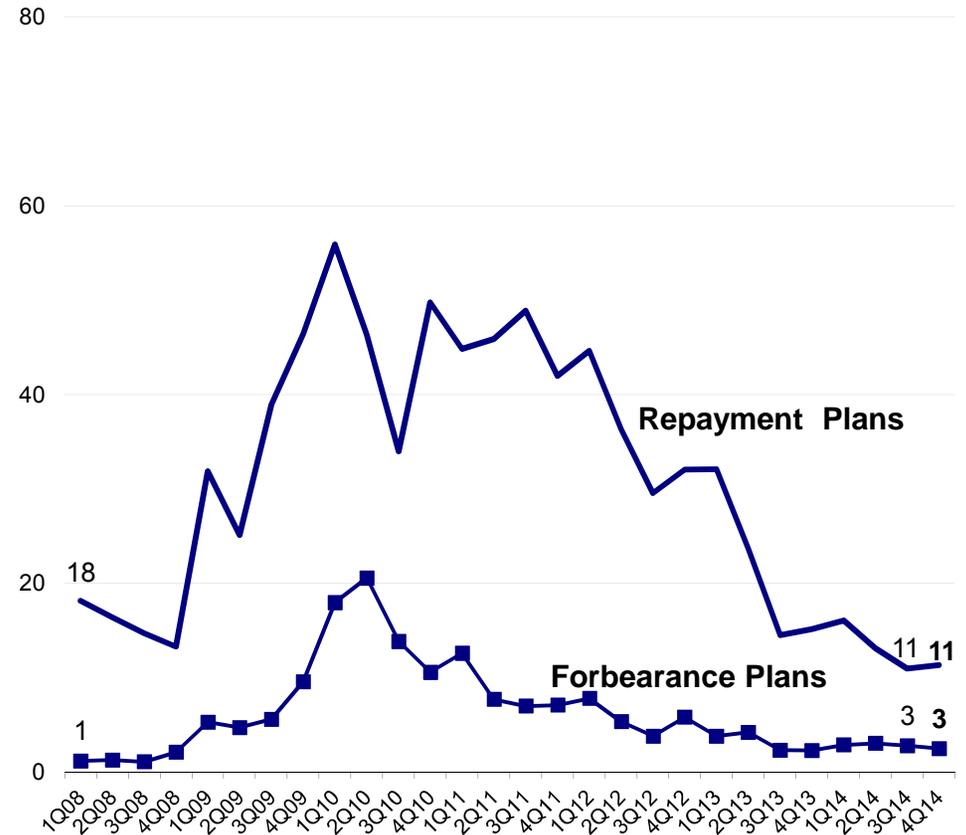
There were more than 40,900 permanent loan modifications in the fourth quarter, bringing the total number of permanent modifications to nearly 190,000 in 2014, and 1.8 million since conservatorship. In addition, the Enterprises completed approximately 11,300 repayment plans and 2,500 forbearance plans to help delinquent borrowers during the quarter.

**Loan Modifications Completed**  
(Number of loans in thousands)



Source: FHFA (Fannie Mae and Freddie Mac)

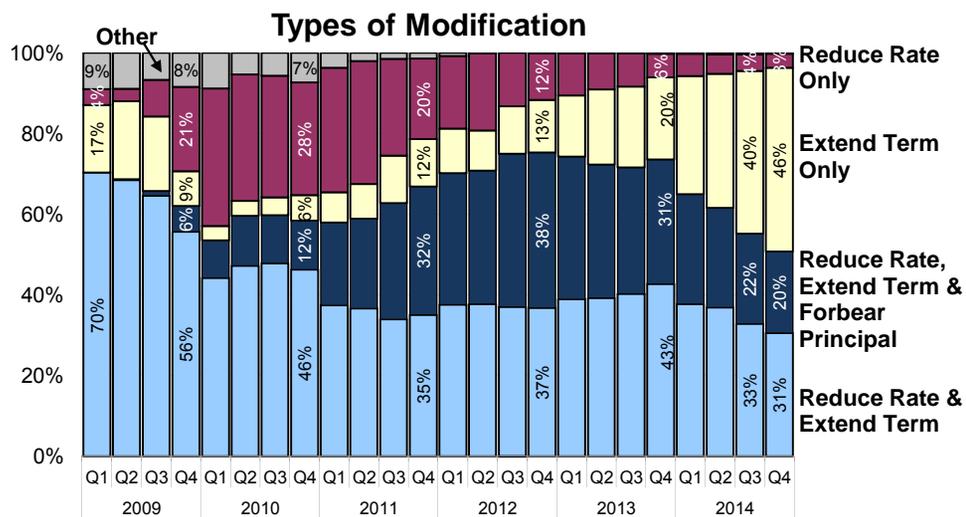
**Repayment and Forbearance Plans Completed**  
(Number of loans in thousands)



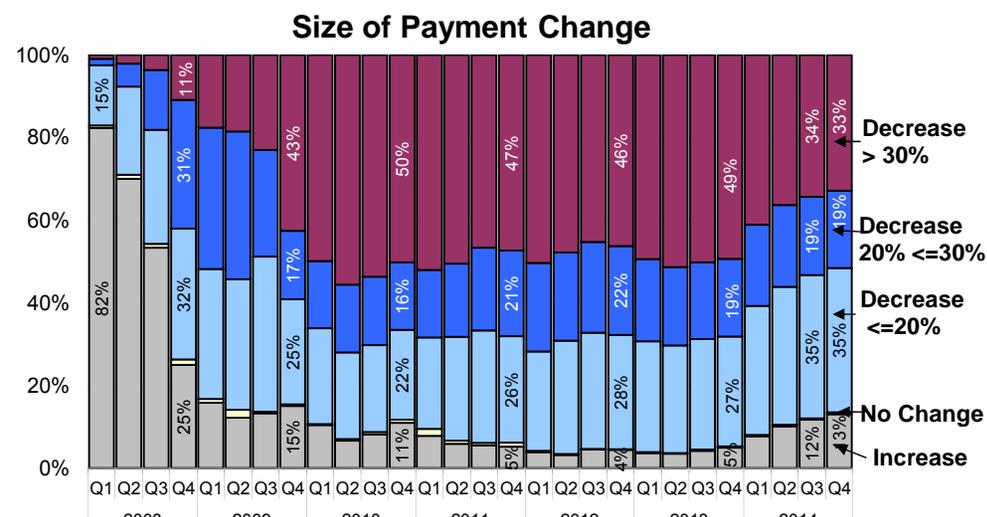
Source: FHFA (Fannie Mae and Freddie Mac)

# Enterprises' Loan Modifications

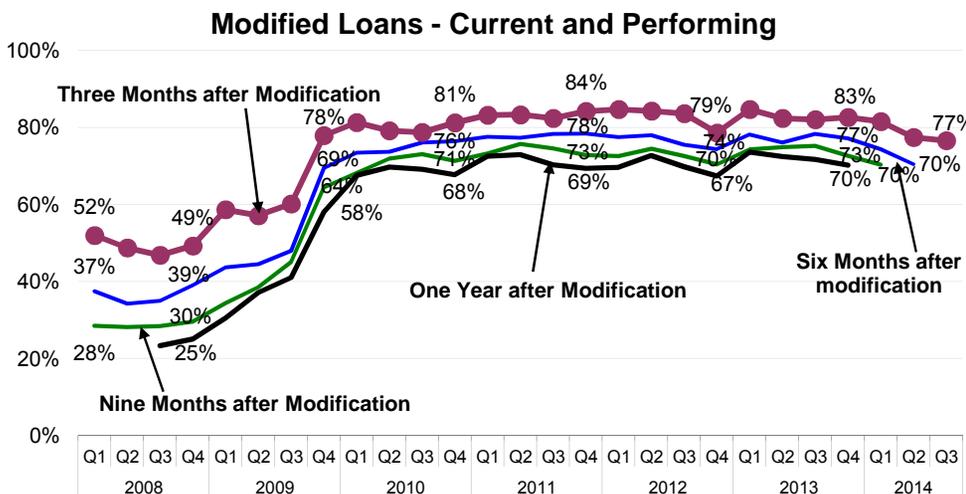
The share of the Enterprises' modifications with extend-term only continues to increase. Increases in house prices over the past couple of years have generally increased home equity even for delinquent homeowners, influencing the type of loan modification. Interest rate reductions are generally offered to borrowers with modest or no home equity. Furthermore the amount of principal forbearance offered decreases as home equity increases. These factors have contributed to lower concessions on loan modifications which is reflected in the size of payment change. As the reduction in payment change has decreased over the past year, the level of delinquencies after modification has increased slightly.



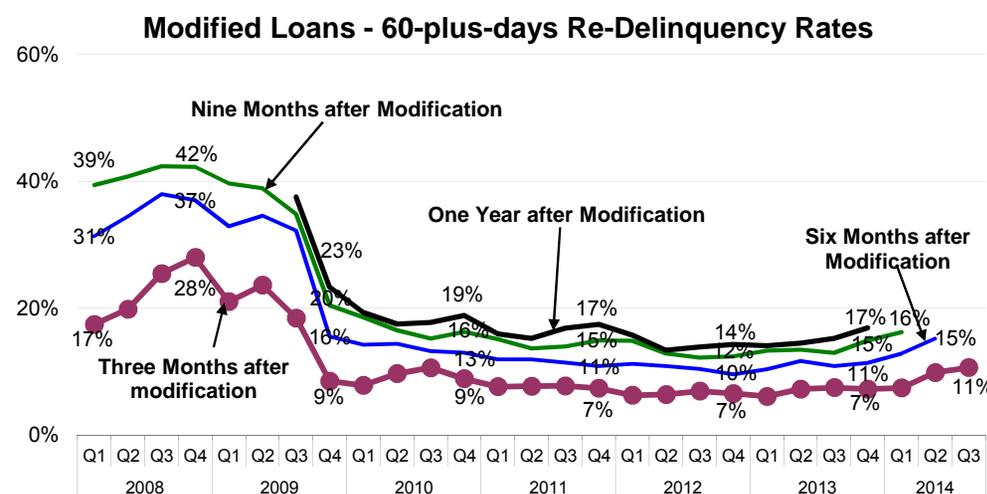
Source: FHFA (Fannie Mae and Freddie Mac)



Source: FHFA (Fannie Mae and Freddie Mac)

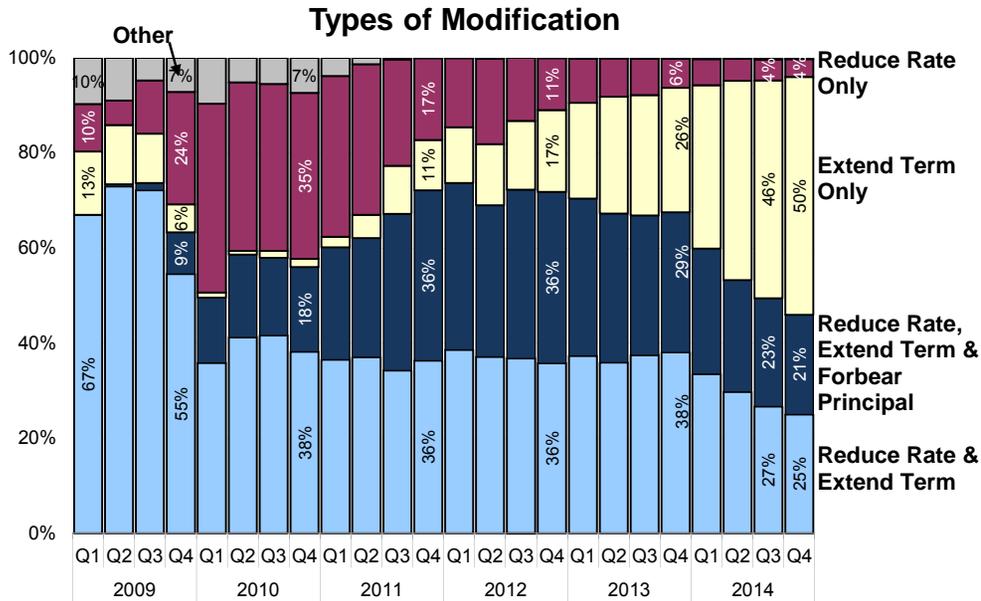


Source: FHFA (Fannie Mae and Freddie Mac)

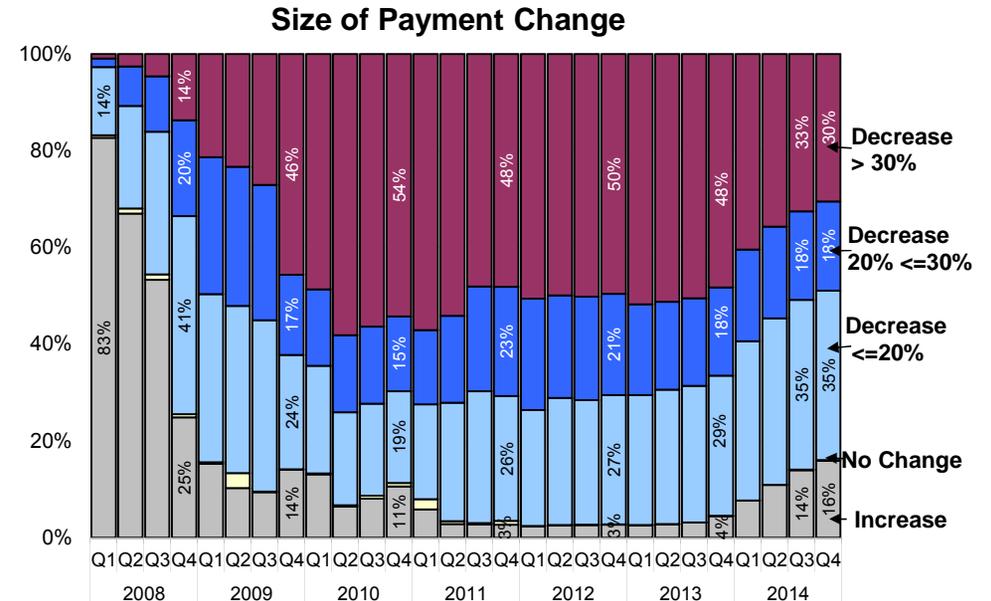


Source: FHFA (Fannie Mae and Freddie Mac)

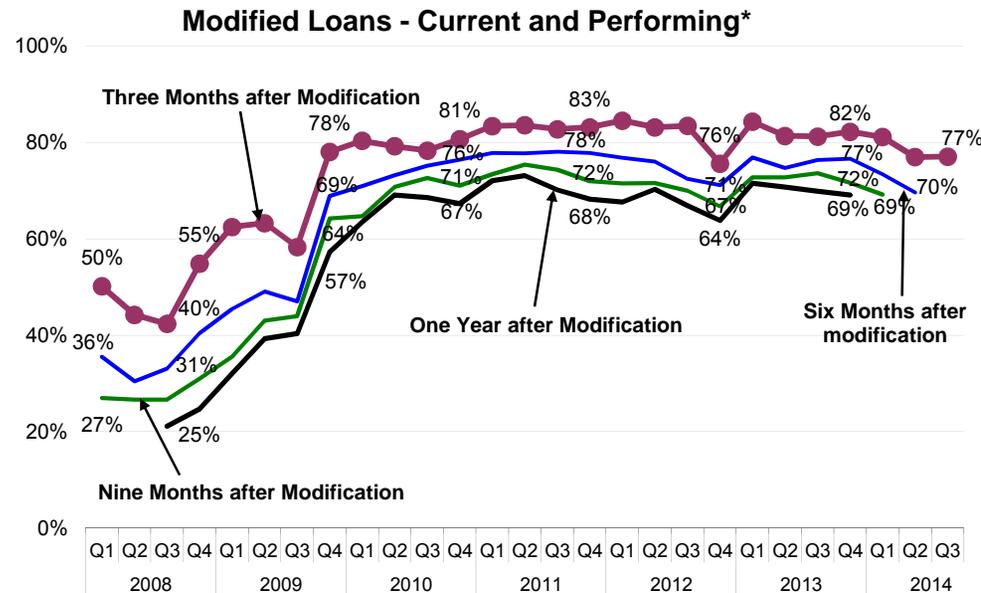
# Fannie Mae's Loan Modifications



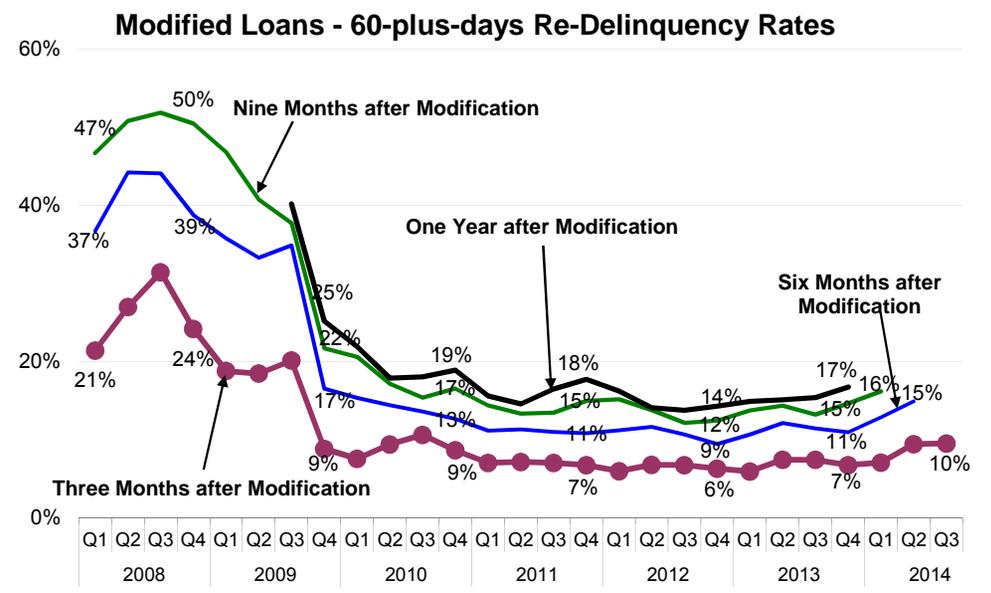
Source: FHFA (Fannie Mae and Freddie Mac)



Source: FHFA (Fannie Mae and Freddie Mac)



Source: FHFA (Fannie Mae and Freddie Mac)



Source: FHFA (Fannie Mae and Freddie Mac)

\* The reported percentage at the end of each period represents the number of current loans remaining at the end of the period, divided by the total number of loan modifications, including loans that have since paid off. The percentage of loans that remained current three months after modification declined in 4Q12 because of an increase in the number of loans that paid off due to Fannie Mae's settlement with Bank of America.

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

The performance of Fannie Mae's modified loans remained strong. Loans modified through HAMP continue to perform better after modification than Non-HAMP loan modifications.

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

	HAMP									Non-HAMP								
	3Q12	4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q14	3Q12	4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q14
Current and Performing	88%	82%	89%	88%	88%	88%	88%	86%	86%	81%	74%	83%	80%	80%	81%	80%	75%	76%
60+ Days Delinquent	5%	5%	4%	5%	4%	4%	4%	6%	5%	8%	7%	6%	8%	8%	7%	8%	10%	10%

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

	HAMP								Non-HAMP							
	3Q12	4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q12	4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14
Current and Performing	80%	79%	85%	83%	84%	85%	83%	81%	69%	69%	75%	73%	75%	75%	71%	68%
60+ Days Delinquent	7%	7%	6%	7%	7%	6%	7%	8%	12%	10%	12%	13%	12%	9%	14%	16%

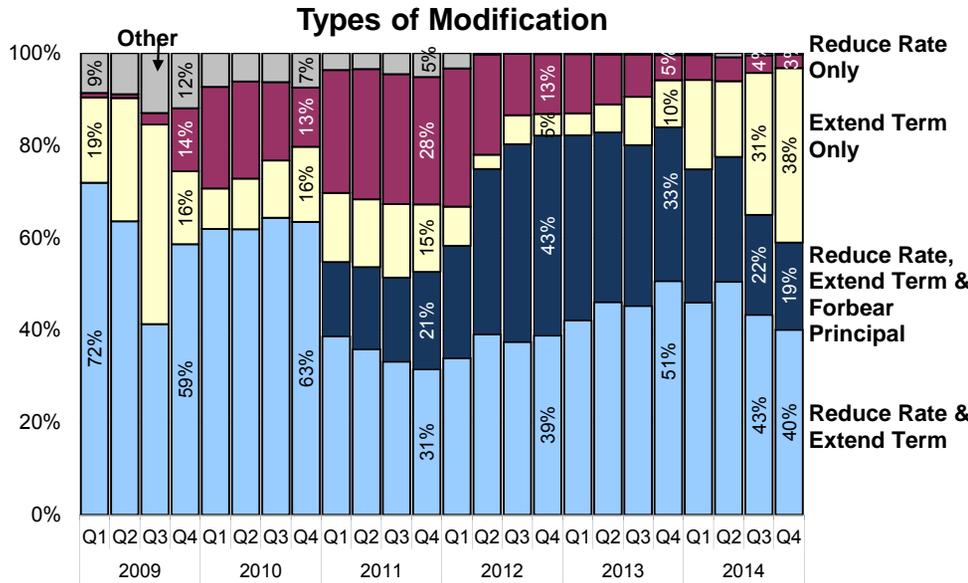
### Modified Loans - Performance Nine Months after Modification \*

	HAMP							Non-HAMP						
	3Q12	4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	3Q12	4Q12	1Q13	2Q13	3Q13	4Q13	1Q14
Current and Performing	78%	76%	81%	82%	82%	81%	80%	67%	64%	70%	71%	72%	70%	67%
60+ Days Delinquent	8%	8%	8%	8%	8%	8%	9%	14%	14%	15%	16%	14%	16%	18%

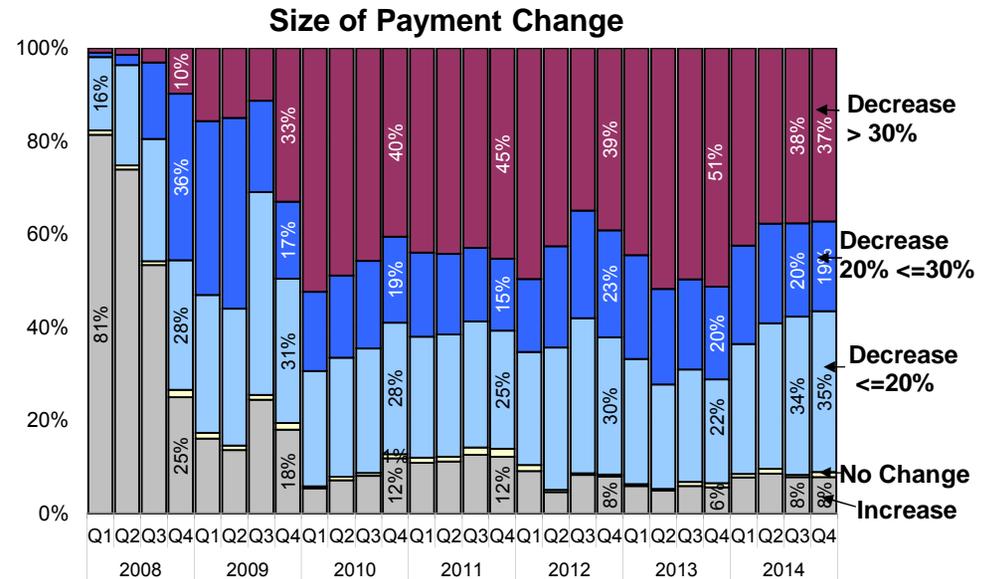
Source: FHFA (Fannie Mae and Freddie Mac)

\* The reported percentage at the end of each period represents the number of current loans remaining at the end of the period, divided by the total number of loan modifications, including loans that have since paid off. The percentage of loans that remained current three months after modification declined in 4Q12 because of an increase in the number of loans that paid off due to Fannie Mae's settlement with Bank of America.

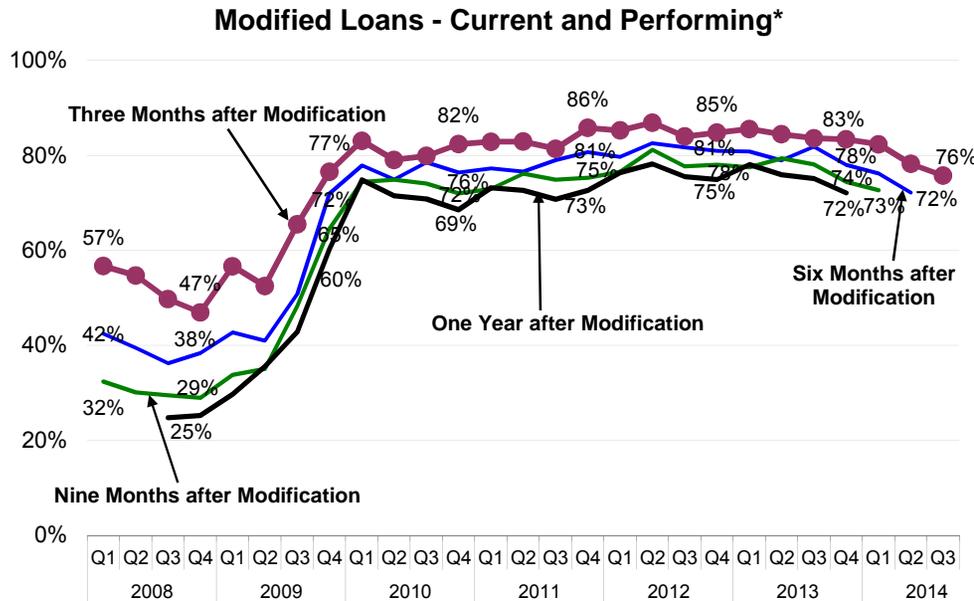
# Freddie Mac's Loan Modifications



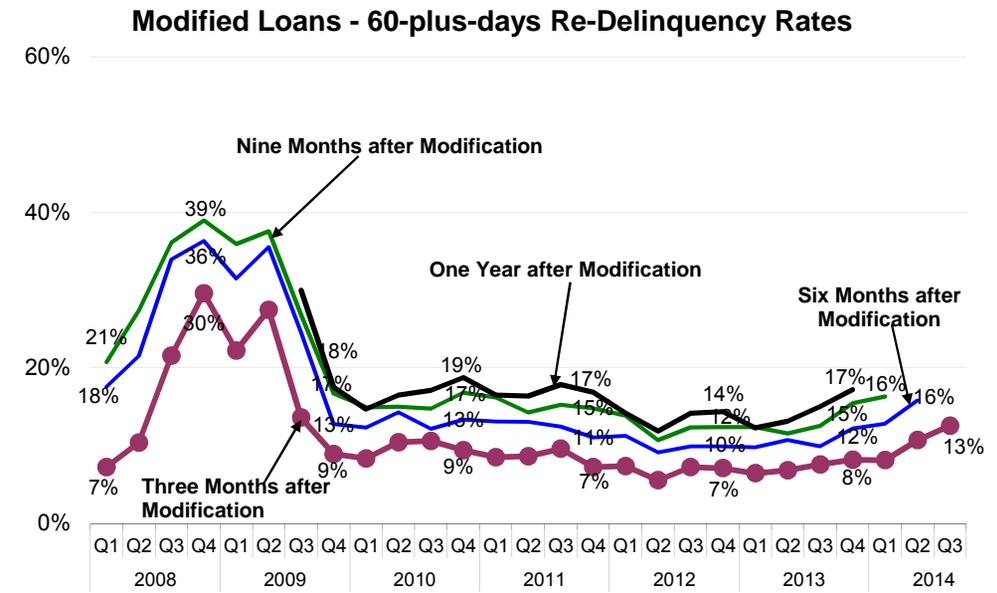
Source: FHFA (Fannie Mae and Freddie Mac)



Source: FHFA (Fannie Mae and Freddie Mac)



Source: FHFA (Fannie Mae and Freddie Mac)



Source: FHFA (Fannie Mae and Freddie Mac)

\* The reported percentage at the end of each period represents the number of current loans remaining at the end of the period, divided by the total number of loan modifications, including loans that have since paid off.

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

The performance of Freddie Mac's modified loans remained strong. Loans modified through HAMP continue to perform relatively better after modification than Non-HAMP loan modifications.

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

	HAMP									Non-HAMP								
	3Q12	4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q14	3Q12	4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q14
Current and Performing	87%	88%	89%	88%	87%	90%	89%	86%	85%	82%	83%	84%	83%	82%	82%	80%	76%	74%
60+ Days Delinquent	6%	6%	5%	5%	6%	5%	5%	7%	7%	8%	8%	7%	8%	8%	9%	9%	12%	14%

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

	HAMP								Non-HAMP							
	3Q12	4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q12	4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14
Current and Performing	85%	85%	85%	84%	86%	85%	85%	82%	79%	79%	78%	77%	80%	76%	74%	70%
60+ Days Delinquent	8%	8%	8%	8%	8%	8%	8%	11%	11%	11%	11%	12%	11%	13%	14%	17%

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

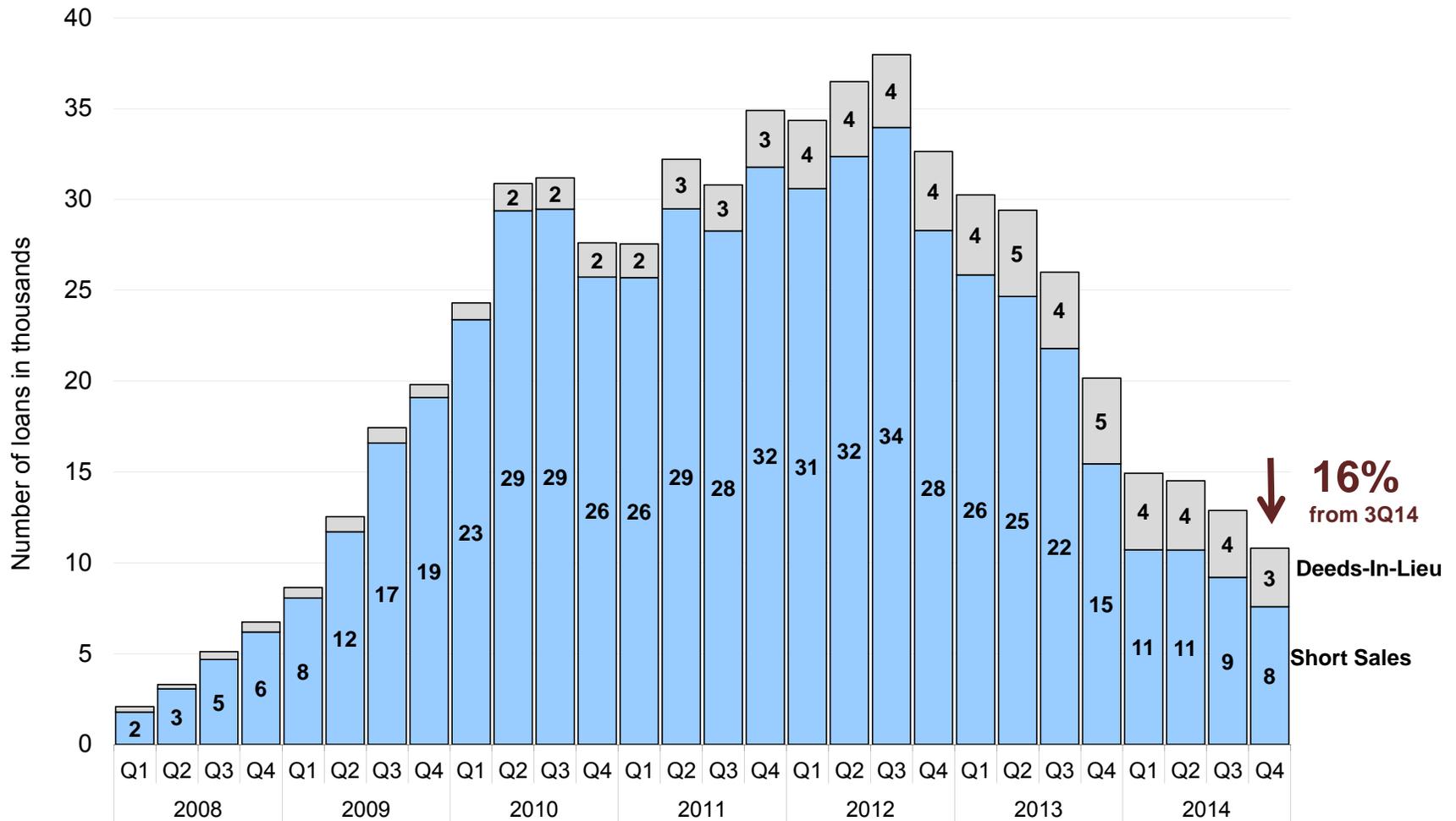
	HAMP							Non-HAMP						
	3Q12	4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	3Q12	4Q12	1Q13	2Q13	3Q13	4Q13	1Q14
Current and Performing	82%	83%	82%	83%	83%	83%	81%	75%	75%	74%	77%	76%	72%	70%
60+ Days Delinquent	10%	10%	10%	10%	10%	10%	11%	14%	14%	14%	13%	14%	17%	18%

Source: FHFA (Fannie Mae and Freddie Mac)

\* The reported percentage at the end of each period represents the number of current loans remaining at the end of the period, divided by the total number of loan modifications, including loans that have since paid off.

## Foreclosure Prevention Activity: Home Forfeiture Actions

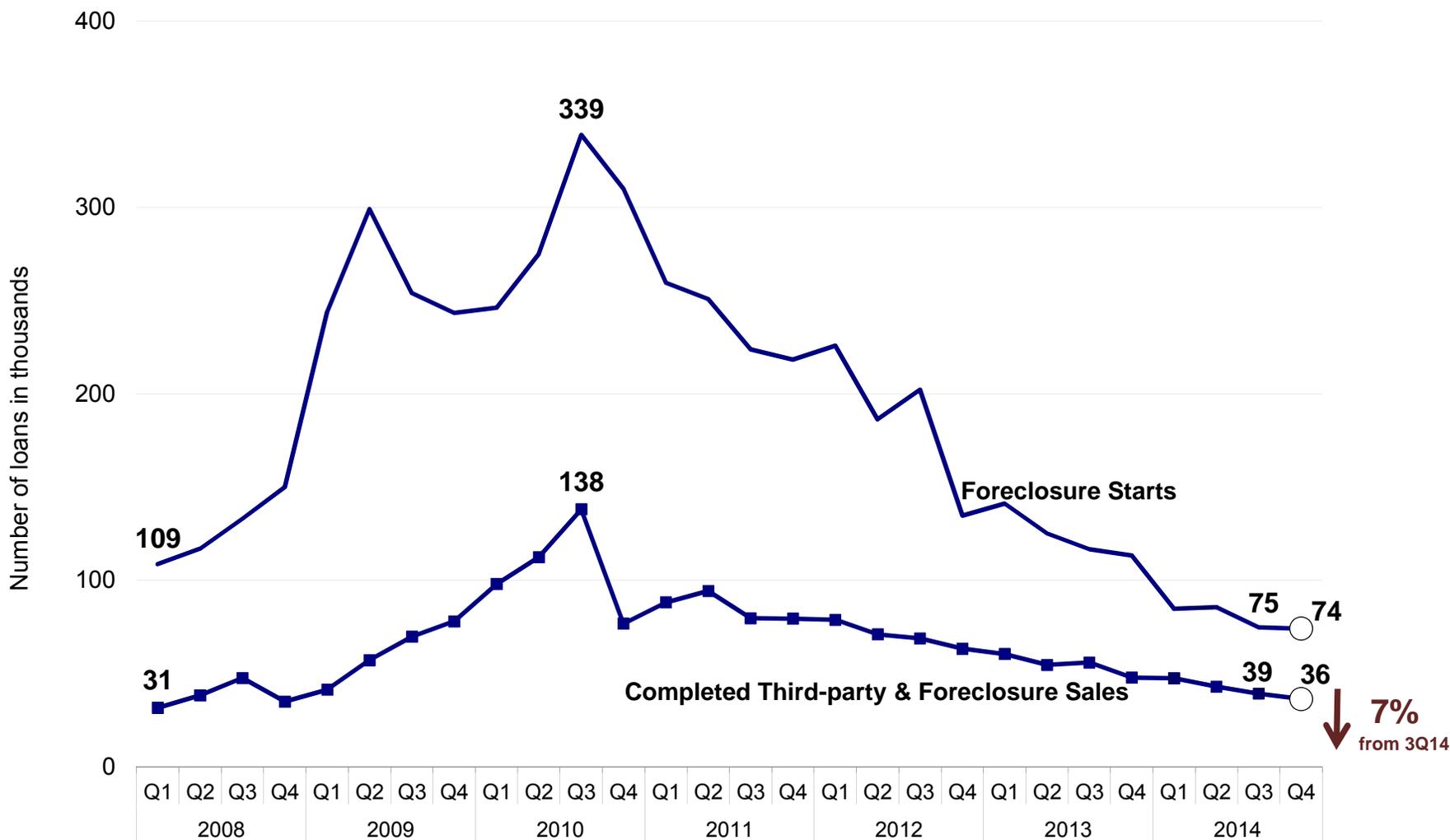
There were 10,800 completed short sales and deeds-in-lieu in the fourth quarter, bringing the total to approximately 605,000 since the start of conservatorships. The number of completed short sales and deeds-in-lieu fell 16 percent during the quarter compared with the third quarter of 2014. These foreclosure 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.



Source: FHFA (Fannie Mae and Freddie Mac)

## Foreclosures

There were nearly 36,200 completed third-party and foreclosure sales in the fourth quarter, down 7 percent compared with third quarter. The number of foreclosure starts dropped slightly to 74,000 during the quarter.



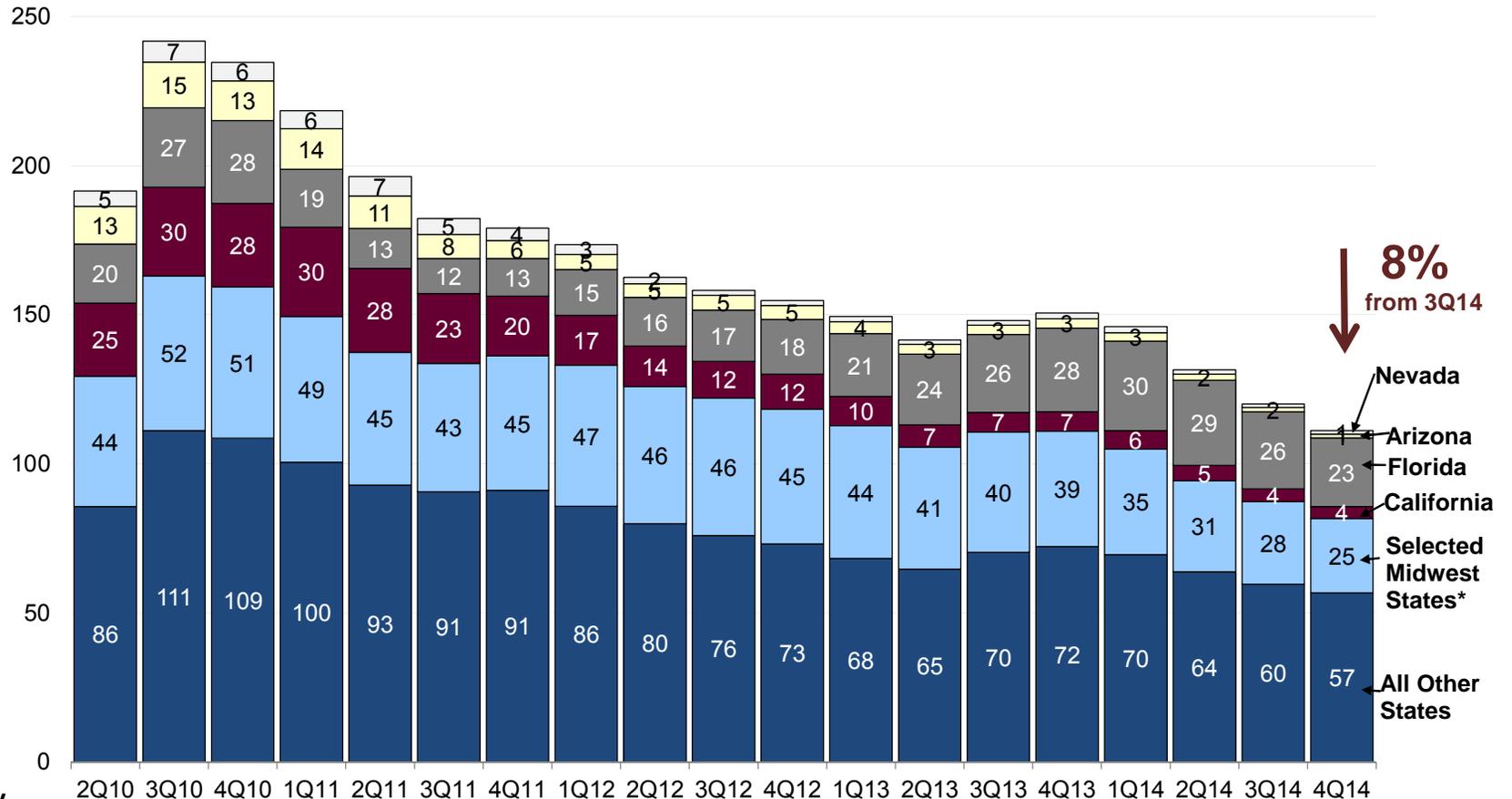
Source: FHFA (Fannie Mae and Freddie Mac)

# Real Estate Owned (REO) Activity & Inventory

The Enterprises' REO inventory declined 8 percent during the quarter to approximately 111,000, as property dispositions continued to outpace acquisitions. The total number of property acquisitions fell 7 percent while dispositions dropped 10 percent in the fourth quarter.

## REO Inventory by State

(Number in thousands)



### REO Activity

	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q14	4Q14
Acquisitions	103,49	124,40	69,733	78,256	78,485	69,572	72,014	71,505	63,816	62,186	59,784	56,598	52,524	56,794	49,149	46,280	40,165	35,686	33,245
Dispositions	75,828	74,206	76,849	94,441	100,55	83,678	75,163	77,104	74,743	66,585	63,185	61,918	60,398	50,277	46,673	50,853	54,603	47,147	42,259
Inventory (at period end)	191,48	241,68	234,56	218,38	196,31	182,21	179,06	173,46	162,53	158,13	154,73	149,41	141,54	148,06	150,53	145,96	131,52	120,06	111,05

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

Source: FHFA (Fannie Mae and Freddie Mac)



## State Level Data

Pages 20 to 30 provide detailed information about ten key states. The key states were selected based on the top rankings for three factors as of December 31, 2014:

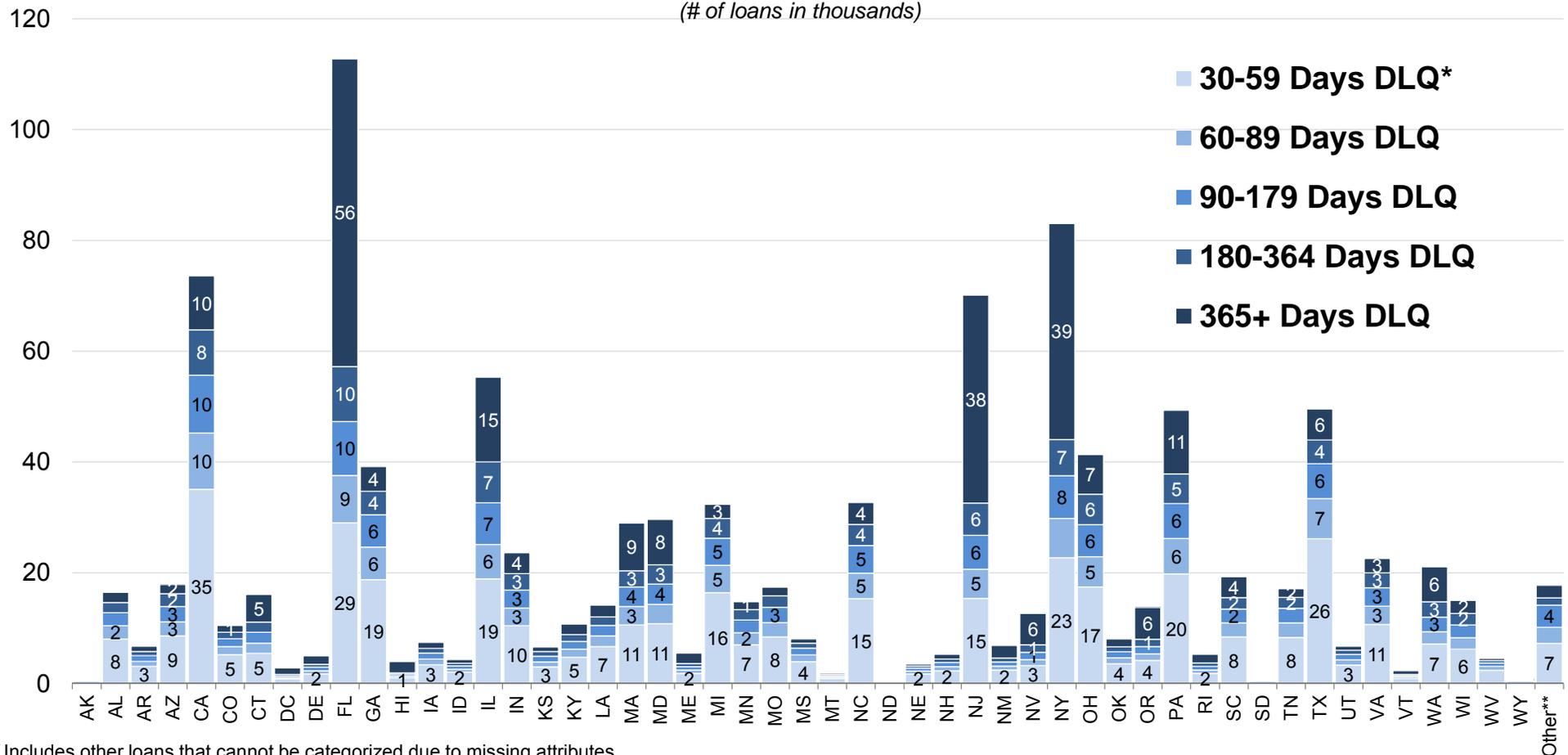
- Serious delinquency rates of the Enterprises' single-family books;
- The number of serious delinquent loans in the Enterprises' single-family portfolios; and
- The percentage decline in house prices over the past five years, per FHFA's Seasonally Adjusted, Purchase-Only House Price Index.

## Delinquent Loans by State

The total number of the Enterprises' troubled borrowers continued to decline in the fourth quarter, however approximately 26 percent of these borrowers remained deeply delinquent (365+ days) at the end of the quarter, down from 27 percent in the third quarter. Florida continues to have the highest number of deeply delinquent loans, followed by New York and New Jersey. As of December 31, 2014, approximately 49 percent of the delinquent borrowers in Florida have missed one year or more payments compared with 47 percent in New York and 54 percent in New Jersey.

### Delinquent Loans by State - As of December 31, 2014

(# of loans in thousands)



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

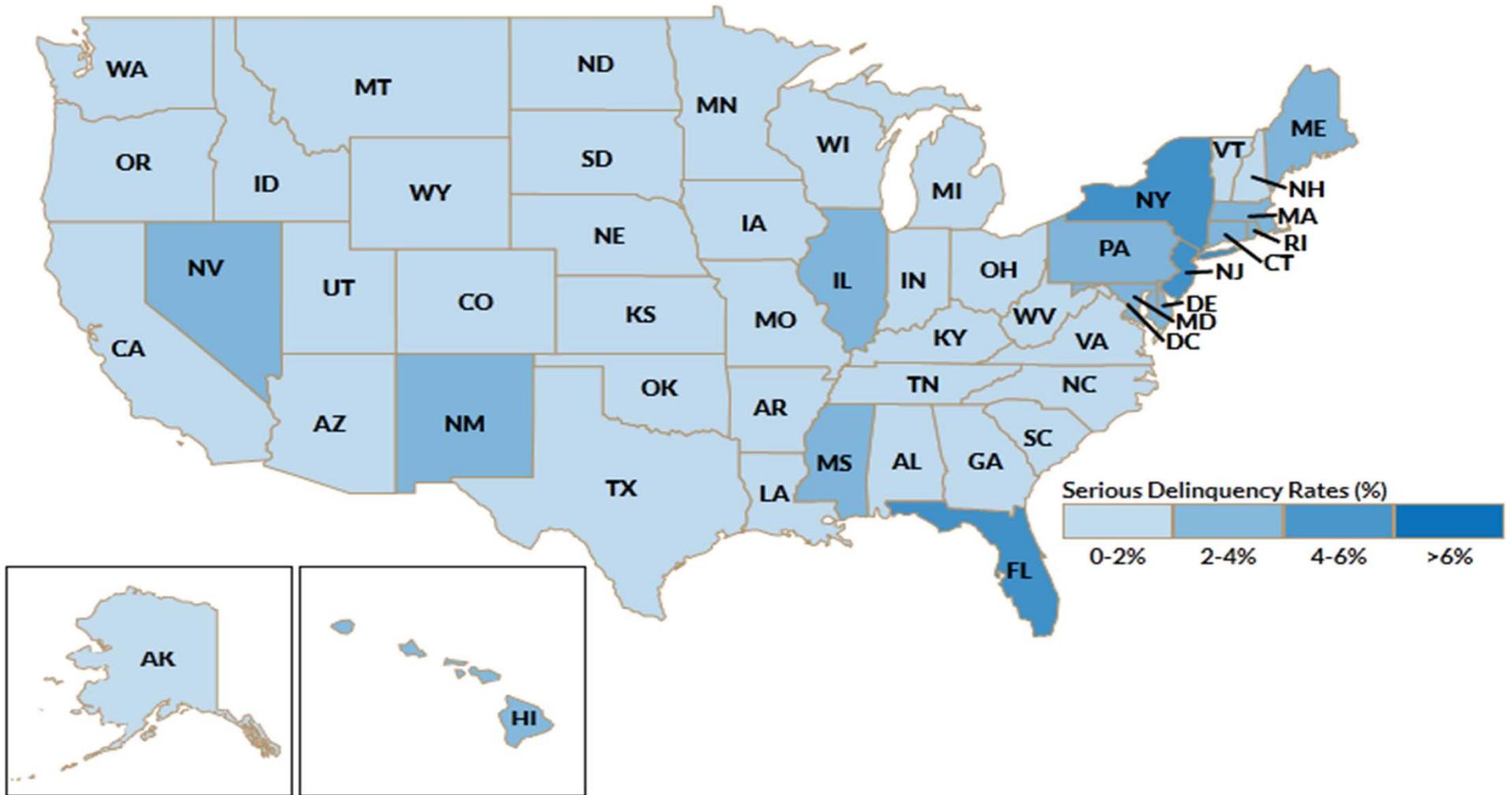
\*\* Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.

Source: FHFA (Fannie Mae and Freddie Mac)

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

For an interactive online map that provides state data, click on the following link:

[Fannie Mae and Freddie Mac State Borrower Assistance Map](#)



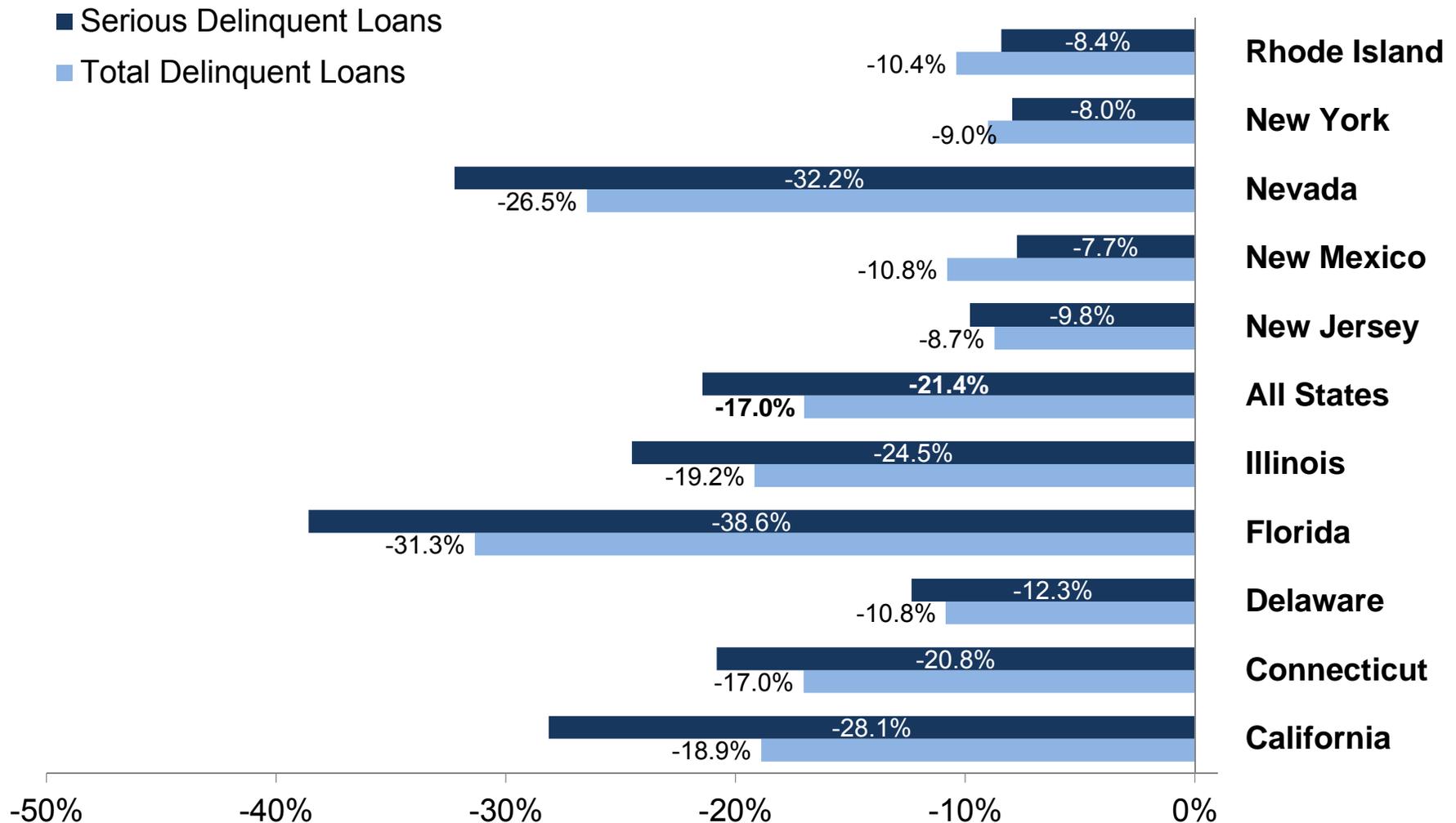
\* Loans that have missed three or more payments or are in foreclosure.

The following pages provide detailed information about ten states with the largest five-year declines in house prices and the highest number and rate of seriously delinquent loans as of December 31, 2014

## Change in the Number of Delinquent Loans in Key States

The total number of the Enterprises' delinquent loans fell 17 percent in 2014 as serious delinquent loans (loans that have missed three or more payments or are in foreclosure) continued to decrease. The Enterprises' serious delinquency rate dropped to 1.9 percent at the end of 2014, from 2.4 percent at the end of 2013.

### Change from December 31, 2013



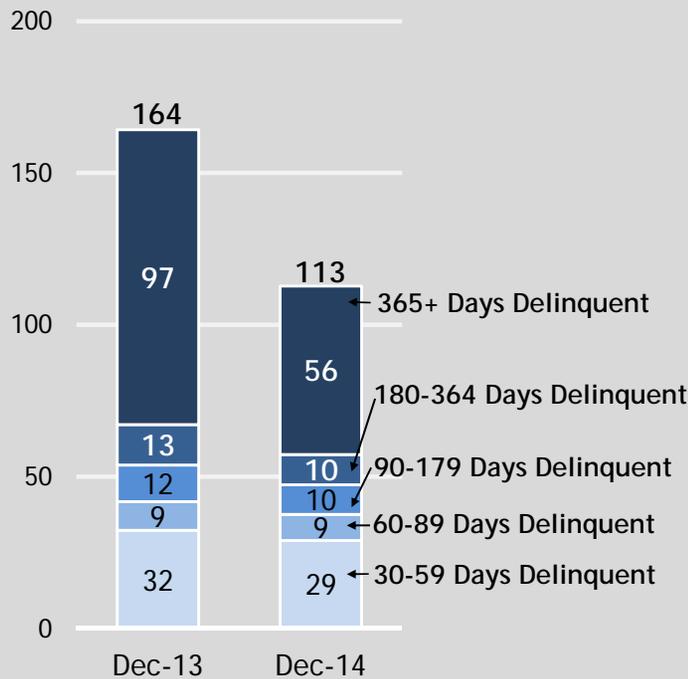
Source: FHFA (Fannie Mae and Freddie Mac)

# Florida

## Single-Family Book Profile - As of December 31, 2014

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	73	40	113
Current Loans	<u>1,050</u>	<u>614</u>	<u>1,664</u>
Total Loans Serviced	1,123	654	1,777

### Delinquent Loans



### Completed Foreclosure Prevention Actions

	2012	2013	2014	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	8,248	4,999	3,092	49,620	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	2,517	1,509	1,216	17,297	
Loan Modifications	30,989	30,687	20,883	210,665	
Other	<u>114</u>	<u>83</u>	<u>140</u>	<u>4,072</u>	
<b>Total</b>	<b>41,868</b>	<b>37,278</b>	<b>25,331</b>	<b>281,653</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>31,039</u>	<u>23,515</u>	<u>10,869</u>	<u>133,699</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>72,907</b>	<b>60,793</b>	<b>36,200</b>	<b>415,352</b>	

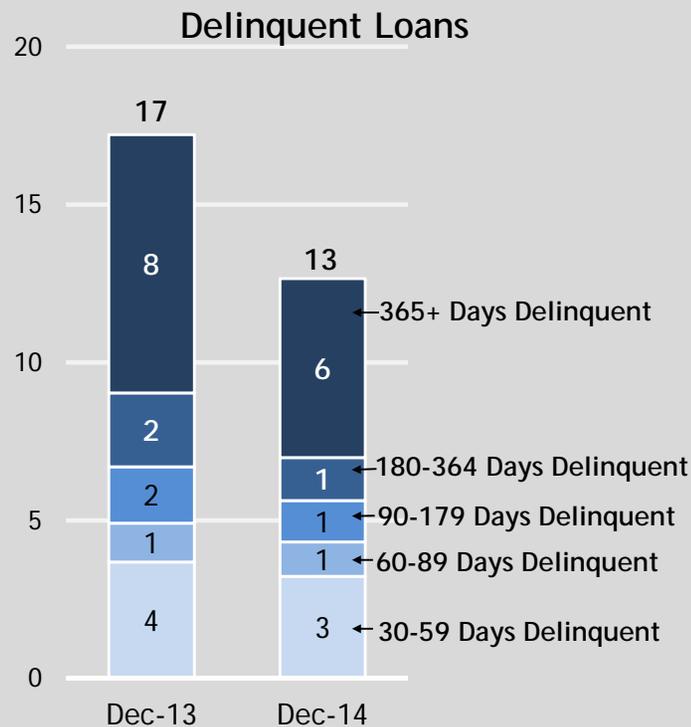
<sup>1</sup> Since the first full quarter in conservatorship (4Q08). Freddie Mac's data excludes repayment and forbearance plans completed in 4Q08 and 2009. Fannie Mae's data excludes HomeSaver Advance, charge-offs-in-lieu, short sales and deeds-in-lieu completed in 4Q08.

Source: FHFA (Fannie Mae and Freddie Mac)

# Nevada

## Single-Family Book Profile - As of December 31, 2014

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	8	5	13
Current Loans	<u>168</u>	<u>94</u>	<u>262</u>
Total Loans Serviced	176	99	275



## Completed Foreclosure Prevention Actions

	2012	2013	2014	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	882	536	361	5,829	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	332	175	149	2,836	
Loan Modifications	4,069	4,183	2,384	35,385	
Other	<u>4</u>	<u>4</u>	<u>9</u>	<u>454</u>	
<b>Total</b>	<b>5,287</b>	<b>4,898</b>	<b>2,903</b>	<b>44,505</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>8,337</u>	<u>6,342</u>	<u>1,984</u>	<u>31,337</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>13,624</b>	<b>11,240</b>	<b>4,887</b>	<b>75,842</b>	

<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.

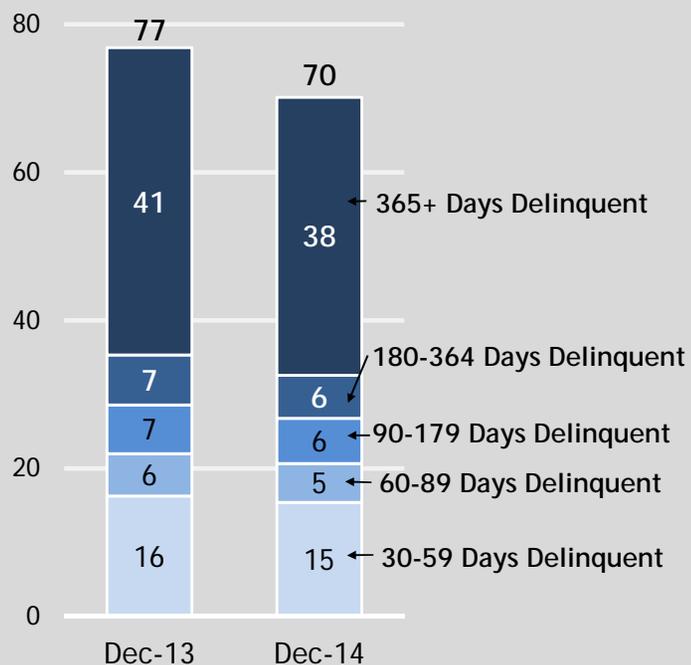
Source: FHFA (Fannie Mae and Freddie Mac)

# New Jersey

## Single-Family Book Profile - As of December 31, 2014

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	46	24	70
Current Loans	<u>517</u>	<u>285</u>	<u>802</u>
Total Loans Serviced	563	309	872

### Delinquent Loans



### Completed Foreclosure Prevention Actions

	2012	2013	2014	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	4,529	2,966	1,680	24,709	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	1,056	1,684	614	7,206	
Loan Modifications	10,401	12,828	11,272	71,524	
Other	<u>15</u>	<u>13</u>	<u>64</u>	<u>1,348</u>	
<b>Total</b>	<b>16,001</b>	<b>17,491</b>	<b>13,630</b>	<b>104,786</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>3,284</u>	<u>3,764</u>	<u>3,341</u>	<u>16,471</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>19,285</b>	<b>21,255</b>	<b>16,971</b>	<b>121,257</b>	

<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.

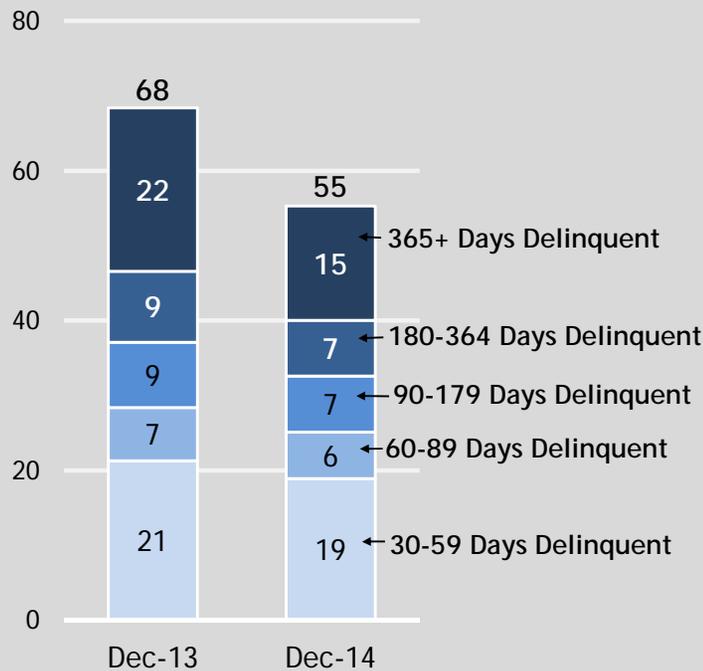
Source: FHFA (Fannie Mae and Freddie Mac)

# Illinois

## Single-Family Book Profile - As of December 31, 2014

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	33	22	55
Current Loans	<u>744</u>	<u>525</u>	<u>1,269</u>
Total Loans Serviced	<u>777</u>	<u>548</u>	<u>1,325</u>

### Delinquent Loans



### Completed Foreclosure Prevention Actions

	2012	2013	2014	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	5,887	3,690	2,522	32,598	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	1,400	994	726	9,511	
Loan Modifications	14,615	16,153	11,530	101,679	
Other	<u>94</u>	<u>51</u>	<u>78</u>	<u>2,236</u>	
<b>Total</b>	<b>21,996</b>	<b>20,888</b>	<b>14,856</b>	<b>146,024</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>8,185</u>	<u>7,821</u>	<u>4,655</u>	<u>33,134</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>30,181</b>	<b>28,709</b>	<b>19,511</b>	<b>179,158</b>	

<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.

Source: FHFA (Fannie Mae and Freddie Mac)

# New Mexico

## Single-Family Book Profile - As of December 31, 2014

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	4	3	7
Current Loans	<u>106</u>	<u>58</u>	<u>165</u>
Total Loans Serviced	110	61	171

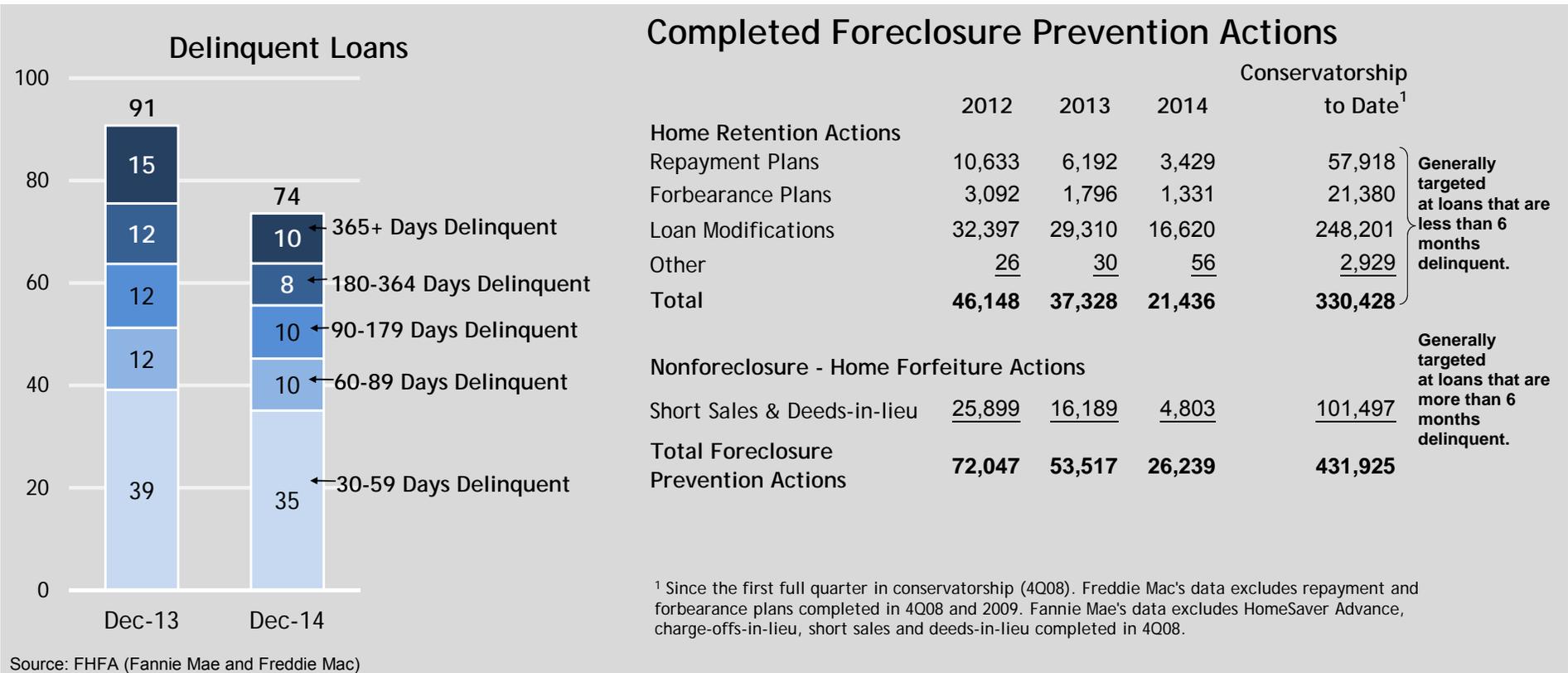


Source: FHFA (Fannie Mae and Freddie Mac)

# California

## Single-Family Book Profile - As of December 31, 2014

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	45	29	74
Current Loans	<u>2,373</u>	<u>1,208</u>	<u>3,581</u>
Total Loans Serviced	2,418	1,237	3,654

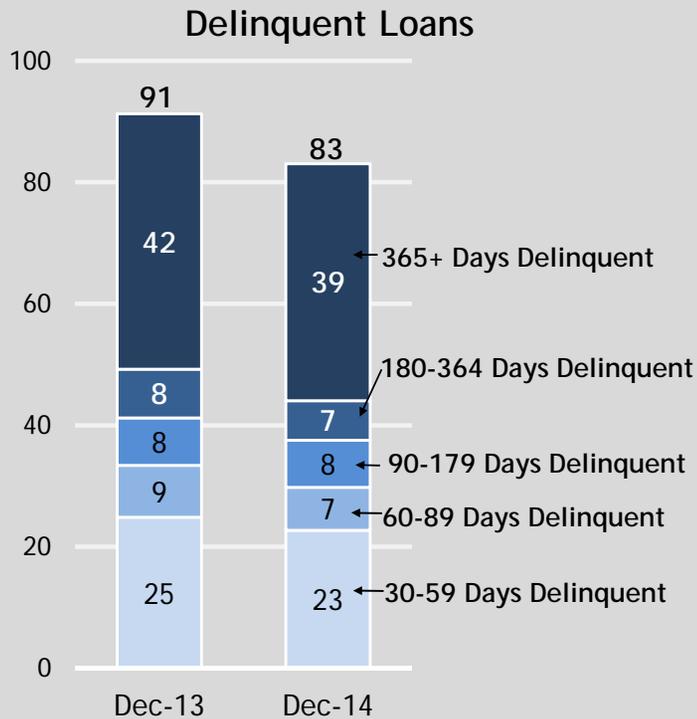


Source: FHFA (Fannie Mae and Freddie Mac)

# New York

## Single-Family Book Profile - As of December 31, 2014

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	52	31	83
Current Loans	<u>759</u>	<u>449</u>	<u>1,208</u>
Total Loans Serviced	811	480	1,291



## Completed Foreclosure Prevention Actions

	2012	2013	2014	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	6,295	4,091	2,341	32,299	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	1,104	1,686	719	8,522	
Loan Modifications	12,436	14,515	13,496	82,710	
Other	<u>47</u>	<u>35</u>	<u>62</u>	<u>1,684</u>	
<b>Total</b>	<b>19,882</b>	<b>20,327</b>	<b>16,618</b>	<b>125,216</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>1,909</u>	<u>2,170</u>	<u>2,185</u>	<u>10,052</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>21,791</b>	<b>22,497</b>	<b>18,803</b>	<b>135,268</b>	

<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.

Source: FHFA (Fannie Mae and Freddie Mac)

# Delaware

## Single-Family Book Profile - As of December 31, 2014

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	3	2	5
Current Loans	<u>64</u>	<u>39</u>	<u>103</u>
Total Loans Serviced	67	41	108

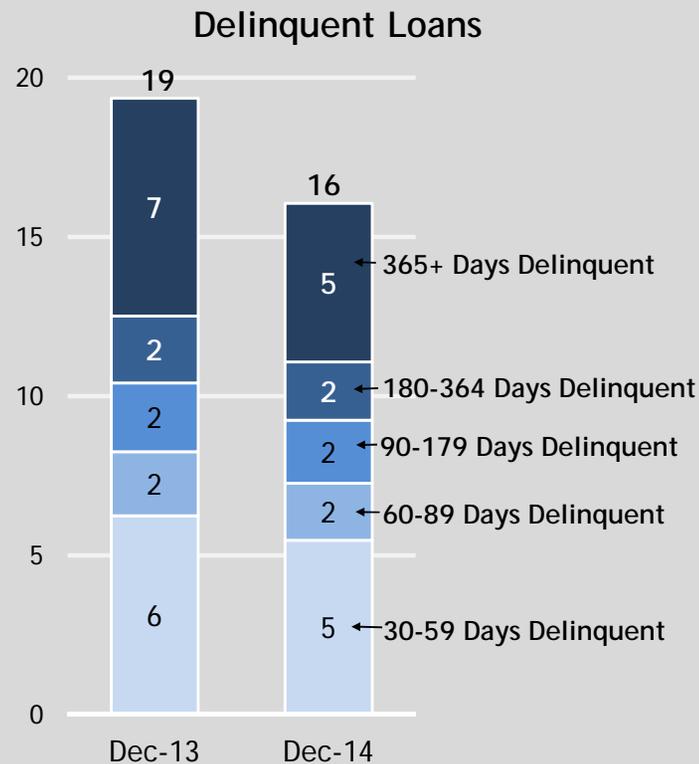


Source: FHFA (Fannie Mae and Freddie Mac)

# Connecticut

## Single-Family Book Profile - As of December 31, 2014

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	10	6	16
Current Loans	<u>203</u>	<u>123</u>	<u>326</u>
Total Loans Serviced	214	129	342



## Completed Foreclosure Prevention Actions

	2012	2013	2014	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	1,811	1,141	654	9,773	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	336	329	176	2,267	
Loan Modifications	3,681	4,118	3,549	24,266	
Other	<u>4</u>	<u>8</u>	<u>5</u>	<u>526</u>	
<b>Total</b>	<b>5,832</b>	<b>5,596</b>	<b>4,384</b>	<b>36,832</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>1,024</u>	<u>1,074</u>	<u>886</u>	<u>4,618</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>6,856</b>	<b>6,670</b>	<b>5,270</b>	<b>41,450</b>	

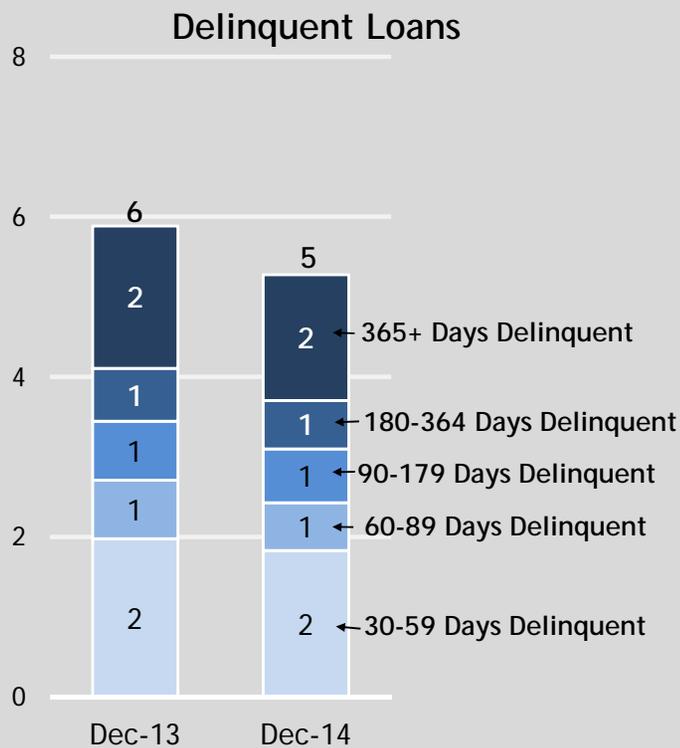
<sup>1</sup> Since the first full quarter in conservatorship (4Q08). Freddie Mac's data excludes repayment and forbearance plans completed in 4Q08 and 2009. Fannie Mae's data excludes HomeSaver Advance, charge-offs-in-lieu, short sales and deeds-in-lieu completed in 4Q08.

Source: FHFA (Fannie Mae and Freddie Mac)

# Rhode Island

## Single-Family Book Profile - As of December 31, 2014

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	3	2	5
Current Loans	<u>56</u>	<u>35</u>	<u>91</u>
Total Loans Serviced	59	37	96



## Completed Foreclosure Prevention Actions

	2012	2013	2014	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	616	382	267	3,166	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	120	111	89	868	
Loan Modifications	1,083	1,229	1,068	8,245	
Other	<u>3</u>	<u>5</u>	<u>2</u>	<u>175</u>	
<b>Total</b>	<b>1,822</b>	<b>1,727</b>	<b>1,426</b>	<b>12,454</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>415</u>	<u>436</u>	<u>309</u>	<u>2,241</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>2,237</b>	<b>2,163</b>	<b>1,735</b>	<b>14,695</b>	

<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.

Source: FHFA (Fannie Mae and Freddie Mac)

## Appendix: Data Tables

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

(# of loans in thousands)	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q14	4Q14
<b>Total Loans Serviced</b>	29,787	29,606	29,325	29,045	28,954	28,617	28,374	28,158	28,043	27,978	28,047	28,071	28,009	27,892	27,880	27,896
Original Credit Score >= 660	25,802	25,707	25,509	25,320	25,309	25,065	24,905	24,774	24,744	24,752	24,884	24,953	24,926	24,852	24,877	24,923
Original Credit Score < 660	3,985	3,899	3,817	3,725	3,644	3,552	3,470	3,384	3,299	3,226	3,163	3,118	3,082	3,040	3,003	2,973
<b>Total Delinquent Loans</b>	1,936	1,938	1,923	1,909	1,699	1,704	1,733	1,646	1,467	1,428	1,312	1,276	1,115	1,101	1,084	1,059
Original Credit Score >= 660	1,178	1,169	1,163	1,150	1,044	1,037	1,047	994	894	860	785	756	669	656	643	625
Original Credit Score < 660	758	769	761	758	655	667	686	653	573	568	528	521	446	445	441	434
<b>30 - 59 Days Delinquent</b>	553	605	607	612	497	539	591	542	480	513	460	469	391	414	419	414
Original Credit Score >= 660	307	331	336	336	277	297	329	301	271	287	256	260	219	233	237	233
Original Credit Score < 660	246	274	271	277	220	242	262	241	209	226	204	210	172	181	182	180
<b>60 - 89 Days Delinquent</b>	201	206	213	210	168	175	190	187	150	146	144	146	119	123	129	126
Original Credit Score >= 660	116	115	119	116	97	97	105	102	84	80	78	79	67	67	70	69
Original Credit Score < 660	85	92	94	94	71	78	86	84	66	66	66	67	52	56	58	57
<b>60-plus-days Delinquent</b>	1,382	1,333	1,316	1,296	1,202	1,165	1,141	1,104	987	915	852	807	724	688	666	645
Original Credit Score >= 660	871	838	827	814	767	740	718	693	623	572	529	496	450	423	406	392
Original Credit Score < 660	511	495	489	482	435	425	423	412	364	342	323	311	274	264	259	253

## Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	6.50%	6.54%	6.56%	6.57%	5.87%	5.95%	6.11%	5.85%	5.23%	5.10%	4.68%	4.55%	3.98%	3.95%	3.89%	3.80%
Original Credit Score >= 660	4.57%	4.55%	4.56%	4.54%	4.13%	4.14%	4.20%	4.01%	3.61%	3.47%	3.15%	3.03%	2.68%	2.64%	2.59%	2.51%
Original Credit Score < 660	19.01%	19.72%	19.93%	20.36%	17.98%	18.78%	19.76%	19.29%	17.37%	17.60%	16.68%	16.69%	14.48%	14.65%	14.68%	14.58%
<b>30 - 59 Days Delinquent</b>	1.86%	2.04%	2.07%	2.11%	1.72%	1.88%	2.08%	1.92%	1.71%	1.83%	1.64%	1.67%	1.40%	1.48%	1.50%	1.48%
Original Credit Score >= 660	1.19%	1.29%	1.32%	1.33%	1.09%	1.18%	1.32%	1.21%	1.09%	1.16%	1.03%	1.04%	0.88%	0.94%	0.95%	0.94%
Original Credit Score < 660	6.18%	7.02%	7.10%	7.42%	6.04%	6.81%	7.56%	7.12%	6.34%	6.99%	6.46%	6.72%	5.58%	5.95%	6.05%	6.06%
<b>60 - 89 Days Delinquent</b>	0.67%	0.70%	0.73%	0.72%	0.58%	0.61%	0.67%	0.66%	0.53%	0.52%	0.51%	0.52%	0.42%	0.44%	0.46%	0.45%
Original Credit Score >= 660	0.45%	0.45%	0.47%	0.46%	0.38%	0.39%	0.42%	0.41%	0.34%	0.32%	0.31%	0.32%	0.27%	0.27%	0.28%	0.28%
Original Credit Score < 660	2.13%	2.35%	2.46%	2.52%	1.96%	2.19%	2.47%	2.49%	1.99%	2.06%	2.07%	2.15%	1.69%	1.84%	1.94%	1.93%
<b>60-plus-days Delinquent</b>	4.64%	4.50%	4.49%	4.46%	4.15%	4.07%	4.02%	3.92%	3.52%	3.27%	3.04%	2.87%	2.59%	2.47%	2.39%	2.31%
Original Credit Score >= 660	3.38%	3.26%	3.24%	3.22%	3.03%	2.95%	2.88%	2.80%	2.52%	2.31%	2.12%	1.99%	1.80%	1.70%	1.63%	1.57%
Original Credit Score < 660	12.82%	12.70%	12.82%	12.93%	11.93%	11.97%	12.20%	12.16%	11.04%	10.61%	10.22%	9.97%	8.90%	8.69%	8.64%	8.52%
<b>Serious Delinquency Rate</b>	4.02%	3.85%	3.81%	3.78%	3.61%	3.50%	3.39%	3.27%	3.02%	2.78%	2.56%	2.38%	2.19%	2.06%	1.96%	1.89%
<b>In Bankruptcy</b>	0.51%	0.54%	0.54%	0.58%	0.60%	0.58%	0.57%	0.54%	0.48%	0.48%	0.44%	0.41%	0.39%	0.38%	0.35%	0.35%

Appendix: Data Tables

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

(# of loans in thousands)	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q14	4Q14
<b>Total Loans Serviced</b>	18,022	17,917	17,778	17,721	17,765	17,653	17,634	17,545	17,490	17,459	17,573	17,625	17,588	17,503	17,463	17,466
Original Credit Score >= 660	15,529	15,480	15,392	15,391	15,484	15,428	15,457	15,420	15,422	15,436	15,586	15,663	15,648	15,589	15,570	15,590
Original Credit Score < 660	2,493	2,437	2,386	2,330	2,281	2,225	2,177	2,125	2,069	2,023	1,987	1,962	1,940	1,914	1,893	1,876
<b>Total Delinquent Loans</b>	1,249	1,248	1,233	1,214	1,078	1,081	1,100	1,044	927	901	826	801	706	692	682	666
Original Credit Score >= 660	756	748	741	727	660	655	662	627	564	542	493	474	424	412	404	393
Original Credit Score < 660	492	500	492	487	418	426	439	417	363	359	333	327	283	280	277	273
<b>30 - 59 Days Delinquent</b>	351	384	386	387	318	344	376	347	303	325	288	291	248	258	261	258
Original Credit Score >= 660	191	207	211	209	175	187	207	190	169	181	159	160	138	144	147	145
Original Credit Score < 660	160	177	175	178	143	157	170	157	134	144	129	132	110	113	114	113
<b>60 - 89 Days Delinquent</b>	127	130	134	133	106	111	121	117	92	89	87	88	71	74	77	76
Original Credit Score >= 660	72	71	74	72	60	61	65	63	52	48	47	47	40	40	42	41
Original Credit Score < 660	54	59	60	60	45	50	55	54	41	41	40	41	31	34	35	35
<b>60-plus-days Delinquent</b>	898	864	847	828	760	737	724	697	624	576	538	510	458	435	421	408
Original Credit Score >= 660	565	541	531	518	485	467	455	437	394	361	335	314	285	268	257	248
Original Credit Score < 660	333	323	316	309	276	269	269	261	229	215	204	196	173	166	163	160

Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	6.93%	6.96%	6.94%	6.85%	6.07%	6.12%	6.24%	5.95%	5.30%	5.16%	4.70%	4.55%	4.02%	3.95%	3.90%	3.81%
Original Credit Score >= 660	4.87%	4.83%	4.82%	4.73%	4.26%	4.24%	4.28%	4.07%	3.66%	3.51%	3.17%	3.03%	2.71%	2.65%	2.60%	2.52%
Original Credit Score < 660	19.76%	20.51%	20.61%	20.89%	18.34%	19.15%	20.14%	19.64%	17.53%	17.73%	16.74%	16.68%	14.57%	14.61%	14.65%	14.54%
<b>30 - 59 Days Delinquent</b>	1.95%	2.14%	2.17%	2.18%	1.79%	1.95%	2.13%	1.98%	1.73%	1.86%	1.64%	1.65%	1.41%	1.47%	1.50%	1.48%
Original Credit Score >= 660	1.23%	1.34%	1.37%	1.36%	1.13%	1.22%	1.34%	1.23%	1.10%	1.17%	1.02%	1.02%	0.88%	0.93%	0.95%	0.93%
Original Credit Score < 660	6.41%	7.27%	7.35%	7.63%	6.25%	7.05%	7.79%	7.38%	6.45%	7.12%	6.50%	6.71%	5.67%	5.92%	6.02%	6.03%
<b>60 - 89 Days Delinquent</b>	0.70%	0.73%	0.75%	0.75%	0.59%	0.63%	0.68%	0.67%	0.53%	0.51%	0.50%	0.50%	0.41%	0.42%	0.44%	0.43%
Original Credit Score >= 660	0.47%	0.46%	0.48%	0.47%	0.39%	0.39%	0.42%	0.41%	0.33%	0.31%	0.30%	0.30%	0.26%	0.26%	0.27%	0.26%
Original Credit Score < 660	2.18%	2.41%	2.51%	2.58%	1.99%	2.25%	2.53%	2.53%	1.97%	2.01%	2.02%	2.08%	1.61%	1.77%	1.86%	1.84%
<b>60-plus-days Delinquent</b>	4.98%	4.82%	4.76%	4.67%	4.28%	4.17%	4.11%	3.97%	3.56%	3.30%	3.06%	2.89%	2.61%	2.48%	2.41%	2.34%
Original Credit Score >= 660	3.64%	3.50%	3.45%	3.37%	3.13%	3.03%	2.94%	2.83%	2.56%	2.34%	2.15%	2.01%	1.82%	1.72%	1.65%	1.59%
Original Credit Score < 660	13.35%	13.24%	13.26%	13.26%	12.09%	12.10%	12.35%	12.26%	11.07%	10.61%	10.24%	9.97%	8.90%	8.70%	8.63%	8.51%
<b>Serious Delinquency Rate</b>	4.27%	4.08%	4.00%	3.91%	3.67%	3.53%	3.41%	3.29%	3.02%	2.77%	2.55%	2.38%	2.19%	2.05%	1.96%	1.89%
<b>In Bankruptcy</b>	0.54%	0.57%	0.56%	0.62%	0.65%	0.60%	0.58%	0.54%	0.46%	0.47%	0.41%	0.38%	0.36%	0.35%	0.33%	0.33%

## Appendix: Data Tables

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

(# of loans in thousands)	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q14	4Q14
<b>Total Loans Serviced</b>	11,765	11,689	11,547	11,324	11,189	10,964	10,740	10,613	10,552	10,519	10,473	10,446	10,421	10,388	10,417	10,430
Original Credit Score >= 660	10,273	10,227	10,116	9,929	9,826	9,638	9,448	9,354	9,322	9,315	9,298	9,290	9,278	9,263	9,306	9,333
Original Credit Score < 660	1,493	1,462	1,431	1,395	1,364	1,327	1,292	1,259	1,230	1,203	1,175	1,156	1,142	1,126	1,111	1,097
<b>Total Delinquent Loans</b>	687	690	690	694	621	623	633	602	541	527	486	475	409	409	402	393
Original Credit Score >= 660	422	421	421	423	384	382	385	367	330	318	292	282	245	244	239	232
Original Credit Score < 660	265	269	269	271	237	241	247	235	211	209	195	193	164	166	164	161
<b>30 - 59 Days Delinquent</b>	202	221	221	226	179	194	215	195	177	188	173	178	143	156	157	156
Original Credit Score >= 660	115	124	125	127	102	109	122	111	101	107	98	100	81	89	90	89
Original Credit Score < 660	87	96	96	99	78	85	93	84	76	82	75	78	62	68	68	67
<b>60 - 89 Days Delinquent</b>	74	76	79	78	62	64	70	70	57	57	56	58	47	49	52	51
Original Credit Score >= 660	43	43	45	44	36	36	39	39	32	32	31	32	27	27	29	28
Original Credit Score < 660	31	33	34	34	26	28	31	31	25	26	25	26	21	22	23	23
<b>60-plus-days Delinquent</b>	485	469	469	469	442	428	418	407	364	339	314	297	266	253	245	237
Original Credit Score >= 660	306	296	296	296	282	272	263	256	229	211	194	182	164	155	149	143
Original Credit Score < 660	178	173	173	173	159	156	154	151	135	128	120	115	102	98	96	94

## Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	5.84%	5.90%	5.98%	6.13%	5.55%	5.68%	5.89%	5.67%	5.12%	5.01%	4.64%	4.55%	3.93%	3.94%	3.86%	3.76%
Original Credit Score >= 660	4.11%	4.11%	4.16%	4.26%	3.91%	3.96%	4.08%	3.92%	3.54%	3.41%	3.14%	3.03%	2.65%	2.63%	2.56%	2.48%
Original Credit Score < 660	17.75%	18.40%	18.78%	19.46%	17.38%	18.15%	19.12%	18.70%	17.12%	17.39%	16.58%	16.72%	14.33%	14.70%	14.74%	14.66%
<b>30 - 59 Days Delinquent</b>	1.72%	1.89%	1.91%	1.99%	1.60%	1.77%	2.00%	1.84%	1.68%	1.79%	1.65%	1.71%	1.38%	1.50%	1.51%	1.49%
Original Credit Score >= 660	1.12%	1.22%	1.24%	1.28%	1.04%	1.14%	1.29%	1.18%	1.09%	1.15%	1.05%	1.08%	0.88%	0.96%	0.97%	0.95%
Original Credit Score < 660	5.80%	6.59%	6.70%	7.08%	5.70%	6.39%	7.18%	6.70%	6.14%	6.78%	6.39%	6.75%	5.42%	6.01%	6.09%	6.13%
<b>60 - 89 Days Delinquent</b>	0.63%	0.65%	0.68%	0.68%	0.56%	0.58%	0.65%	0.66%	0.54%	0.54%	0.54%	0.56%	0.46%	0.47%	0.50%	0.49%
Original Credit Score >= 660	0.42%	0.42%	0.44%	0.44%	0.37%	0.37%	0.41%	0.42%	0.35%	0.34%	0.33%	0.34%	0.29%	0.29%	0.31%	0.30%
Original Credit Score < 660	2.05%	2.25%	2.38%	2.43%	1.91%	2.09%	2.37%	2.42%	2.02%	2.13%	2.17%	2.29%	1.82%	1.95%	2.09%	2.08%
<b>60-plus-days Delinquent</b>	4.12%	4.01%	4.06%	4.14%	3.95%	3.91%	3.89%	3.83%	3.45%	3.22%	2.99%	2.84%	2.55%	2.44%	2.35%	2.27%
Original Credit Score >= 660	2.98%	2.90%	2.93%	2.98%	2.87%	2.83%	2.79%	2.73%	2.45%	2.27%	2.08%	1.95%	1.77%	1.68%	1.60%	1.54%
Original Credit Score < 660	11.95%	11.81%	12.08%	12.38%	11.68%	11.76%	11.94%	12.00%	10.98%	10.61%	10.19%	9.96%	8.91%	8.69%	8.64%	8.53%
<b>Serious Delinquency Rate</b>	3.63%	3.50%	3.51%	3.58%	3.51%	3.45%	3.37%	3.25%	3.03%	2.79%	2.58%	2.39%	2.20%	2.07%	1.96%	1.88%
<b>In Bankruptcy</b>	0.45%	0.48%	0.49%	0.53%	0.52%	0.54%	0.55%	0.54%	0.52%	0.51%	0.49%	0.47%	0.43%	0.42%	0.40%	0.38%

## Appendix: Data Tables

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

	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q14	4Q14	YTD 2014
<b>Starts<sup>2</sup></b>																	
HAMP Active Trial & Perm. - Cum.	384,449	408,633	422,591	436,199	444,930	455,967	456,378	458,363	457,084	451,475	447,840	445,054	442,441	438,681	433,493	427,398	427,398
Repayment Plans	89,354	122,166	128,151	99,899	96,332	76,871	83,140	80,591	69,815	46,282	44,754	39,058	34,943	29,884	30,835	29,842	125,504
Forbearance Plans	127,982	95,613	90,995	67,458	48,011	34,751	33,342	34,362	24,318	22,339	18,478	17,452	12,653	16,150	14,434	12,558	55,795
<b>Completed</b>																	
Repayment Plans <sup>3</sup>	44,827	45,890	48,869	41,972	44,636	36,343	29,572	32,064	32,082	23,648	14,507	15,149	16,056	13,126	10,969	11,330	51,481
Forbearance Plans <sup>3</sup>	12,601	7,713	7,006	7,103	7,815	5,352	3,821	5,824	3,808	4,221	2,330	2,312	2,894	3,059	2,803	2,504	11,260
Charge-offs-in-lieu	348	602	801	512	507	342	295	191	146	171	164	166	266	486	313	313	1,378
HomeSaver Advance (Fannie)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Modifications	86,201	81,214	83,582	71,111	60,348	50,474	62,561	59,610	63,766	59,635	57,878	61,916	54,672	48,637	45,744	40,922	189,975
Home Retention Actions	143,977	135,419	140,258	120,698	113,306	92,511	96,249	97,689	99,802	87,675	74,879	79,543	73,888	65,308	59,829	55,069	254,094
Short Sales	25,705	29,483	28,264	31,785	30,601	32,361	33,972	28,298	25,843	24,656	21,803	15,440	10,713	10,697	9,206	7,582	38,198
Deeds-in-lieu	1,849	2,727	2,545	3,110	3,759	4,135	3,994	4,344	4,415	4,757	4,194	4,721	4,219	3,815	3,672	3,220	14,926
Nonforeclosure - Home Forfeiture Actions	27,554	32,210	30,809	34,895	34,360	36,496	37,966	32,642	30,258	29,413	25,997	20,161	14,932	14,512	12,878	10,802	53,124
<b>Total Foreclosure Prevention Actions</b>	<b>171,531</b>	<b>167,629</b>	<b>171,067</b>	<b>155,593</b>	<b>147,666</b>	<b>129,007</b>	<b>134,215</b>	<b>130,331</b>	<b>130,060</b>	<b>117,088</b>	<b>100,876</b>	<b>99,704</b>	<b>88,820</b>	<b>79,820</b>	<b>72,707</b>	<b>65,871</b>	<b>307,218</b>

## Percent of Total Foreclosure Prevention Actions

Repayment Plans	26%	27%	29%	27%	30%	28%	22%	25%	25%	20%	14%	15%	18%	16%	15%	17%	17%
Forbearance Plans	7%	5%	4%	5%	5%	4%	3%	4%	3%	4%	2%	2%	3%	4%	4%	4%	4%
Charge-offs-in-lieu	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%
HomeSaver Advance (Fannie)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Loan Modifications	50%	48%	49%	46%	41%	39%	47%	46%	49%	51%	57%	62%	62%	61%	63%	62%	62%
Home Retention Actions	84%	81%	82%	78%	77%	72%	72%	75%	77%	75%	74%	80%	83%	82%	82%	84%	83%
Short Sales	15%	18%	17%	20%	21%	25%	25%	22%	20%	21%	22%	15%	12%	13%	13%	12%	12%
Deeds-in-lieu	1%	2%	1%	2%	3%	3%	3%	3%	3%	4%	4%	5%	5%	5%	5%	5%	5%
Nonforeclosure - Home Forfeiture Actions	16%	19%	18%	22%	23%	28%	28%	25%	23%	25%	26%	20%	17%	18%	18%	16%	17%

<sup>1</sup> The number of foreclosure prevention actions reported in this table may not tie to the Enterprises' financial statements due to timing differences in reporting systems.<sup>2</sup> Forbearance plans initiated include HAMP trials initiated by servicers under the MHA program. HAMP trial modifications are based on the first trial payment posted date. HAMP permanent modifications are based on the effective date of modification. As of December 31, 2014, Fannie Mae had approximately 249,100 HAMP active permanent modifications and Freddie Mac had nearly 170,600 HAMP active permanent modifications.<sup>3</sup> Includes loans that were 30+ days delinquent at initiation of the plan. In addition, the completed forbearance plans data have been revised to exclude HAMP.

## Appendix: Data Tables

## 3(i) Enterprises Combined - Loan Modifications

	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q14	4Q14	YTD 2014
Loan Modifications (# of loans)	86,201	81,214	83,582	71,111	60,348	50,474	62,561	59,610	63,766	59,635	57,878	61,916	54,672	48,637	45,744	40,922	189,975
Principal and Interest Change (%)*																	
Increase	8%	6%	5%	5%	4%	3%	4%	4%	4%	3%	4%	5%	8%	10%	12%	13%	10%
No Change	2%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Decrease <=20%	22%	25%	27%	26%	24%	27%	28%	28%	27%	26%	27%	27%	31%	33%	35%	35%	33%
Decrease 20% <=30%	16%	18%	20%	21%	21%	21%	22%	22%	20%	19%	19%	19%	20%	20%	19%	19%	19%
Decrease > 30%	52%	51%	47%	47%	50%	48%	45%	46%	49%	51%	50%	49%	41%	36%	34%	33%	36%

## Types of Modification (%)

Extend Term Only	7%	9%	12%	12%	11%	10%	12%	13%	15%	19%	20%	20%	29%	33%	40%	46%	36%
Reduce Rate Only	31%	30%	24%	20%	18%	19%	13%	12%	10%	9%	8%	6%	5%	5%	4%	3%	5%
Reduce Rate and Extend Term	37%	37%	34%	35%	38%	38%	37%	37%	39%	39%	40%	43%	38%	37%	33%	31%	35%
Reduce Rate, Extend Term and Forbear Principal	21%	22%	29%	32%	33%	33%	38%	38%	35%	33%	31%	31%	27%	25%	22%	20%	24%
Other	4%	2%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

## 60+ Days Re-Delinquency (%)\*

3 Months after Modification	8%	8%	8%	7%	6%	6%	7%	7%	6%	7%	7%	7%	7%	10%	11%		
6 Months after Modification	12%	12%	11%	11%	11%	11%	10%	10%	10%	12%	11%	11%	13%	15%			
9 Months after Modification	15%	14%	14%	15%	15%	13%	12%	12%	13%	13%	13%	15%	16%				
12 Months after Modification	16%	15%	17%	17%	16%	13%	14%	14%	14%	14%	15%	17%					

\* Freddie Mac's data have been revised

Appendix: Data Tables

3(ii) Fannie Mae - Loan Modifications

	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q14	4Q14	YTD 2014
Loan Modifications (# of loans)	51,043	50,336	60,025	51,936	46,671	35,332	41,697	39,712	43,153	40,358	37,337	39,159	36,044	32,010	28,861	25,908	122,823
<b>Principal and Interest Change (%)</b>																	
Increase	6%	3%	3%	3%	2%	3%	3%	3%	3%	3%	3%	4%	8%	11%	14%	16%	12%
No Change	2%	1%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Decrease <=20%	20%	24%	27%	26%	24%	26%	26%	27%	27%	28%	28%	29%	33%	34%	35%	35%	34%
Decrease 20% <=30%	15%	18%	22%	23%	23%	21%	21%	21%	19%	18%	18%	18%	19%	19%	18%	18%	19%
Decrease > 30%	57%	54%	48%	48%	51%	50%	50%	50%	52%	51%	50%	48%	40%	36%	33%	30%	35%

Types of Modification (%)

Extend Term Only	2%	5%	10%	11%	12%	13%	14%	17%	20%	25%	25%	26%	34%	42%	46%	50%	42%
Reduce Rate Only	34%	32%	22%	17%	15%	18%	13%	11%	9%	8%	8%	6%	6%	5%	4%	4%	5%
Reduce Rate and Extend Term	37%	37%	34%	36%	39%	37%	37%	36%	37%	36%	37%	38%	34%	30%	27%	25%	29%
Reduce Rate, Extend Term and Forbear Principal	24%	25%	33%	36%	35%	32%	36%	36%	33%	31%	29%	29%	26%	23%	23%	21%	24%
Other	4%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

60+ Days Re-Delinquency (%)

3 Months after Modification	8%	8%	8%	7%	6%	7%	7%	6%	6%	7%	7%	7%	7%	9%	10%		
6 Months after Modification	12%	12%	11%	11%	12%	12%	11%	9%	11%	12%	11%	11%	13%	15%			
9 Months after Modification	15%	14%	14%	15%	15%	14%	12%	12%	14%	14%	13%	15%	16%				
12 Months after Modification	16%	15%	16%	18%	16%	14%	14%	14%	15%	15%	15%	17%					

## Appendix: Data Tables

## 3(iii) Freddie Mac - Loan Modifications

	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q14	4Q14	YTD 2014
Loan Modifications (# of loans)	35,158	30,878	23,557	19,175	13,677	15,142	20,864	19,898	20,613	19,277	20,541	22,757	18,628	16,627	16,883	15,014	67,152
<b>Principal and Interest Change (%)*</b>																	
Increase	11%	11%	13%	12%	9%	5%	8%	8%	6%	5%	6%	6%	8%	9%	8%	8%	8%
No Change	1%	1%	2%	2%	1%	0%	0%	0%	0%	0%	1%	1%	1%	1%	0%	1%	1%
Decrease <=20%	26%	26%	27%	25%	24%	31%	33%	30%	27%	22%	24%	22%	28%	31%	34%	35%	32%
Decrease 20% <=30%	18%	17%	16%	15%	16%	22%	23%	23%	22%	21%	19%	20%	21%	21%	20%	19%	21%
Decrease > 30%	44%	44%	43%	45%	50%	43%	35%	39%	44%	52%	50%	51%	42%	38%	38%	37%	39%

## Types of Modification (%)

Extend Term Only	15%	15%	16%	15%	9%	3%	6%	5%	5%	6%	10%	10%	19%	16%	31%	38%	26%
Reduce Rate Only	27%	28%	28%	28%	30%	22%	13%	13%	13%	11%	9%	5%	5%	5%	4%	3%	4%
Reduce Rate and Extend Term	39%	36%	33%	31%	34%	39%	37%	39%	42%	46%	45%	51%	46%	51%	43%	40%	45%
Reduce Rate, Extend Term and Forbear Principal	16%	18%	18%	21%	24%	36%	43%	43%	40%	37%	35%	33%	29%	27%	22%	19%	24%
Other	4%	3%	5%	5%	3%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%

## 60+ Days Re-Delinquency (%)\*

3 Months after Modification	9%	9%	10%	7%	7%	6%	7%	7%	6%	7%	8%	8%	8%	11%	13%		
6 Months after Modification	13%	13%	12%	11%	11%	9%	10%	10%	10%	11%	10%	12%	13%	16%			
9 Months after Modification	16%	14%	15%	15%	14%	11%	12%	12%	12%	12%	13%	15%	16%				
12 Months after Modification	17%	16%	18%	17%	14%	12%	14%	14%	12%	13%	15%	17%					

\* Freddie Mac's data have been revised

Appendix: Data Tables

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

	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q14	4Q14	YTD 2014
Short Sales	25,705	29,483	28,264	31,785	30,601	32,361	33,972	28,298	25,843	24,656	21,803	15,440	10,713	10,697	9,206	7,582	38,198
Deeds-in-lieu	1,849	2,727	2,545	3,110	3,759	4,135	3,994	4,344	4,415	4,757	4,194	4,721	4,219	3,815	3,672	3,220	14,926
Nonforeclosure - Home Forfeiture Actions <sup>1</sup>	27,554	32,210	30,809	34,895	34,360	36,496	37,966	32,642	30,258	29,413	25,997	20,161	14,932	14,512	12,878	10,802	53,124
Third-party Sales	8,982	14,968	10,902	9,395	9,987	9,618	9,634	7,447	6,208	5,602	4,388	3,645	5,043	6,202	6,996	6,341	24,582
Foreclosure Sales	79,123	79,250	68,640	69,963	68,713	61,308	59,061	55,812	54,165	48,939	51,389	44,025	42,300	36,604	32,059	29,852	140,815
Third-party & Foreclosure Sales	88,105	94,218	79,542	79,358	78,700	70,926	68,695	63,259	60,373	54,541	55,777	47,670	47,343	42,806	39,055	36,193	165,397
Foreclosure Starts	259,643	250,858	223,862	218,349	225,889	186,260	202,111	134,690	141,073	125,036	116,615	113,165	84,679	85,549	74,614	74,021	318,863

Top Five Reasons for Delinquency (at period end)

Curtailment of Income	43%	42%	40%	40%	41%	40%	40%	38%	37%	34%	32%	32%	30%	29%	27%	26%
Excessive obligations	14%	15%	16%	15%	15%	15%	15%	16%	16%	17%	17%	17%	19%	20%	21%	21%
Unemployment	8%	8%	8%	8%	9%	8%	9%	9%	9%	8%	7%	8%	8%	8%	8%	8%
Illness of principal mortgagor or family member	5%	5%	5%	5%	5%	5%	6%	6%	6%	5%	5%	5%	5%	5%	6%	6%
Marital Difficulties	3%	3%	4%	4%	4%	4%	4%	4%	4%	4%	3%	4%	4%	4%	4%	4%

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

## Appendix: Data Tables

5(i) Enterprises Combined - Real Estate Owned (# of loans)<sup>1</sup>

	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q14	4Q14	YTD Dec-14
Acquisitions	78,256	78,485	69,572	72,014	71,505	63,816	62,186	59,784	56,598	52,524	56,794	49,149	46,280	40,165	35,686	33,245	155,376
Dispositions	(94,441)	(100,550)	(83,678)	(75,163)	(77,104)	(74,743)	(66,585)	(63,185)	(61,918)	(60,398)	(50,277)	(46,673)	(50,853)	(54,603)	(47,147)	(42,262)	(194,865)
Inventory (at period end)	218,383	196,318	182,212	179,063	173,464	162,537	158,138	154,737	149,417	141,543	148,060	150,536	145,963	131,525	120,064	111,050	

## Acquisitions by State

Arizona	8,484	6,621	4,375	3,181	2,887	2,696	2,887	2,412	1,878	1,660	1,430	1,287	1,246	759	638	600	3,243
California	13,380	11,527	7,752	6,938	5,784	4,894	5,020	5,152	3,068	2,041	2,010	2,116	1,982	1,511	1,263	1,159	5,915
Florida	4,136	4,875	5,479	6,532	8,567	7,866	8,323	8,759	10,403	11,502	11,449	10,472	11,378	9,659	8,365	7,267	36,669
Nevada	3,286	4,032	2,132	1,843	1,641	859	651	967	929	598	847	787	825	451	436	471	2,183
Subtotal	29,286	27,055	19,738	18,494	18,879	16,315	16,881	17,290	16,278	15,801	15,736	14,662	15,431	12,380	10,702	9,497	48,010
Selected Midwest States <sup>2</sup>	13,642	11,853	12,209	15,127	17,481	14,799	15,070	14,047	14,500	11,614	12,123	10,159	8,764	7,343	6,721	6,259	29,087
All other States	35,328	39,577	37,625	38,393	35,145	32,702	30,235	28,447	25,820	25,109	28,935	24,328	22,085	20,442	18,263	17,489	78,279
Total Acquisitions	78,256	78,485	69,572	72,014	71,505	63,816	62,186	59,784	56,598	52,524	56,794	49,149	46,280	40,165	35,686	33,245	155,376

## Inventory by State

Arizona	13,595	10,847	8,063	6,070	5,019	4,587	4,965	4,715	4,052	3,303	3,083	3,106	2,886	2,067	1,516	1,240	
California	29,939	28,116	23,407	19,972	16,777	13,566	12,274	11,747	9,830	7,410	6,628	6,503	6,154	5,139	4,341	3,912	
Florida	19,380	13,452	11,793	12,618	15,330	16,344	17,146	18,315	21,074	23,771	26,084	28,095	30,030	28,506	25,781	23,060	
Nevada	6,064	6,536	5,307	4,206	3,327	2,133	1,661	1,649	1,757	1,460	1,641	1,919	1,976	1,495	1,183	1,149	
Subtotal	68,978	58,951	48,570	42,866	40,453	36,630	36,046	36,426	36,713	35,944	37,436	39,623	41,046	37,207	32,821	29,361	
Selected Midwest States <sup>2</sup>	48,918	44,506	43,082	45,127	47,309	45,962	46,183	45,194	44,499	40,908	40,336	38,655	35,406	30,550	27,603	25,017	
All other States	100,487	92,861	90,560	91,070	85,702	79,945	75,909	73,117	68,205	64,691	70,288	72,258	69,511	63,768	59,640	56,672	
Total Inventory	218,383	196,318	182,212	179,063	173,464	162,537	158,138	154,737	149,417	141,543	148,060	150,536	145,963	131,525	120,064	111,050	

<sup>1</sup> Excludes MECA transactions.<sup>2</sup> Select Midwest states are Illinois, Indiana, Michigan and Ohio

## Appendix: Data Tables

5(ii) Fannie Mae - Real Estate Owned (# of loans)<sup>1</sup>

	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q14	4Q14	YTD Dec-14
Acquisitions	53,549	53,697	45,194	47,256	47,700	43,783	41,884	41,112	38,717	36,106	37,353	32,208	31,896	29,573	27,038	24,604	113,111
Dispositions	(62,814)	(71,202)	(58,297)	(51,344)	(52,071)	(48,674)	(43,925)	(42,671)	(42,934)	(40,635)	(33,332)	(29,920)	(32,727)	(36,580)	(31,709)	(30,045)	(131,061)
Inventory (at period end)	153,224	135,719	122,616	118,528	114,157	109,266	107,225	105,666	101,449	96,920	100,941	103,229	102,398	95,391	90,720	85,282	

## Acquisitions by State

Arizona	5,971	4,858	3,052	2,291	2,246	2,109	2,090	1,688	1,288	1,183	971	868	881	579	512	480	2,452
California	9,571	8,179	5,197	4,642	3,829	3,697	3,684	3,770	2,043	1,503	1,402	1,434	1,438	1,223	1,070	943	4,674
Florida	2,919	3,154	3,405	4,270	5,610	5,584	5,980	6,412	7,493	8,240	7,734	6,831	7,837	7,123	6,570	5,662	27,192
Nevada	2,678	3,099	1,467	1,162	1,003	654	533	824	730	450	557	496	459	310	371	396	1,536
Subtotal	21,139	19,290	13,121	12,365	12,688	12,044	12,287	12,694	11,554	11,376	10,664	9,629	10,615	9,235	8,523	7,481	35,854
Selected Midwest States <sup>2</sup>	8,962	7,316	7,484	10,015	11,657	9,664	9,497	9,252	9,805	7,534	7,749	6,742	6,130	5,374	4,974	4,339	20,817
All other States	23,448	27,091	24,589	24,876	23,355	22,075	20,100	19,166	17,358	17,196	18,940	15,837	15,151	14,964	13,541	12,784	56,440
Total Acquisitions	53,549	53,697	45,194	47,256	47,700	43,783	41,884	41,112	38,717	36,106	37,353	32,208	31,896	29,573	27,038	24,604	113,111

## Inventory by State

Arizona	9,703	7,738	5,703	4,385	3,795	3,673	3,865	3,497	2,863	2,311	2,168	2,189	2,033	1,535	1,185	987	
California	21,800	20,224	16,759	14,147	11,789	10,039	9,448	8,909	7,226	5,590	5,100	4,931	4,649	3,977	3,629	3,332	
Florida	13,871	9,510	8,083	8,677	10,401	11,765	12,633	13,838	15,756	17,671	18,808	19,876	21,486	21,229	20,310	18,555	
Nevada	4,858	5,035	3,872	2,833	2,117	1,512	1,335	1,379	1,432	1,163	1,201	1,360	1,320	998	901	929	
Subtotal	50,232	42,507	34,417	30,042	28,102	26,989	27,281	27,623	27,277	26,735	27,277	28,356	29,488	27,739	26,025	23,803	
Selected Midwest States <sup>2</sup>	34,311	30,266	28,333	29,614	30,963	29,967	29,668	29,148	29,089	26,929	26,676	26,252	25,015	22,271	20,885	19,077	
All other States	68,681	62,946	59,866	58,872	55,092	52,310	50,276	48,895	45,083	43,256	46,988	48,621	47,895	45,381	43,810	42,402	
Total Inventory	153,224	135,719	122,616	118,528	114,157	109,266	107,225	105,666	101,449	96,920	100,941	103,229	102,398	95,391	90,720	85,282	

<sup>1</sup> Excludes MECA transactions.<sup>2</sup> Select Midwest states are Illinois, Indiana, Michigan and Ohio

Appendix: Data Tables

5(iii) Freddie Mac - Real Estate Owned (# of loans)

	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12	1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q14	4Q14	YTD Dec-14
Acquisitions	24,707	24,788	24,378	24,758	23,805	20,033	20,302	18,672	17,881	16,418	19,441	16,941	14,384	10,592	8,648	8,641	42,265
Dispositions	(31,627)	(29,348)	(25,381)	(23,819)	(25,033)	(26,069)	(22,660)	(20,514)	(18,984)	(19,763)	(16,945)	(16,753)	(18,126)	(18,023)	(15,438)	(12,217)	(63,804)
Inventory (at period end)	65,159	60,599	59,596	60,535	59,307	53,271	50,913	49,071	47,968	44,623	47,119	47,307	43,565	36,134	29,344	25,768	

Acquisitions by State

Arizona	2,513	1,763	1,323	890	641	587	797	724	590	477	459	419	365	180	126	120	791
California	3,809	3,348	2,555	2,296	1,955	1,197	1,336	1,382	1,025	538	608	682	544	288	193	216	1,241
Florida	1,217	1,721	2,074	2,262	2,957	2,282	2,343	2,347	2,910	3,262	3,715	3,641	3,541	2,536	1,795	1,605	9,477
Nevada	608	933	665	681	638	205	118	143	199	148	290	291	366	141	65	75	647
Subtotal	8,147	7,765	6,617	6,129	6,191	4,271	4,594	4,596	4,724	4,425	5,072	5,033	4,816	3,145	2,179	2,016	12,156
Selected Midwest States <sup>1</sup>	4,680	4,537	4,725	5,112	5,824	5,135	5,573	4,795	4,695	4,080	4,374	3,417	2,634	1,969	1,747	1,920	8,270
All other States	11,880	12,486	13,036	13,517	11,790	10,627	10,135	9,281	8,462	7,913	9,995	8,491	6,934	5,478	4,722	4,705	21,839
Total Acquisitions	24,707	24,788	24,378	24,758	23,805	20,033	20,302	18,672	17,881	16,418	19,441	16,941	14,384	10,592	8,648	8,641	42,265

Inventory by State

Arizona	3,892	3,109	2,360	1,685	1,224	914	1,100	1,218	1,189	992	915	917	853	532	331	253	
California	8,139	7,892	6,648	5,825	4,988	3,527	2,826	2,838	2,604	1,820	1,528	1,572	1,505	1,162	712	580	
Florida	5,509	3,942	3,710	3,941	4,929	4,579	4,513	4,477	5,318	6,100	7,276	8,219	8,544	7,277	5,471	4,505	
Nevada	1,206	1,501	1,435	1,373	1,210	621	326	270	325	297	440	559	656	497	282	220	
Subtotal	18,746	16,444	14,153	12,824	12,351	9,641	8,765	8,803	9,436	9,209	10,159	11,267	11,558	9,468	6,796	5,558	
Selected Midwest States <sup>1</sup>	14,607	14,240	14,749	15,513	16,346	15,995	16,515	16,046	15,410	13,979	13,660	12,403	10,391	8,279	6,718	5,940	
All other States	31,806	29,915	30,694	32,198	30,610	27,635	25,633	24,222	23,122	21,435	23,300	23,637	21,616	18,387	15,830	14,270	
Total Inventory	65,159	60,599	59,596	60,535	59,307	53,271	50,913	49,071	47,968	44,623	47,119	47,307	43,565	36,134	29,344	25,768	

<sup>1</sup> Select Midwest states are Illinois, Indiana, Michigan and Ohio

Appendix: State Level Data

Enterprises Single-Family Book Profile - As of December 31, 2014

The top 5 states for the relevant columns are highlighted.

State	Total Loan Count	Delinquent Loans (DLQ)									REO Inventory <sup>3</sup>
		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	
AK	56,407	831	445	109	109	93	75	277	0.5%	9.0%	90
AL	344,276	16,453	8,018	2,397	2,383	1,843	1,812	6,043	1.8%	11.0%	1,670
AR	182,160	6,735	3,080	907	1,025	780	943	2,750	1.5%	14.0%	588
AZ	717,379	17,851	8,616	2,521	2,764	2,318	1,632	6,726	0.9%	9.1%	1,240
CA	3,654,318	73,594	35,081	10,152	10,422	8,191	9,748	28,386	0.8%	13.2%	3,912
CO	636,945	10,462	5,236	1,432	1,425	1,173	1,196	3,801	0.6%	11.4%	455
CT	342,340	16,059	5,474	1,796	1,972	1,832	4,985	8,799	2.6%	31.0%	2,228
DC	66,762	2,822	833	267	281	255	1,186	1,724	2.6%	42.0%	35
DE	107,993	4,967	1,726	589	643	519	1,490	2,652	2.5%	30.0%	338
FL	1,777,001	112,752	29,006	8,543	9,752	9,947	55,504	75,268	4.2%	49.2%	23,060
GA	894,087	39,162	18,752	5,867	5,847	4,246	4,450	14,552	1.6%	11.4%	2,647
HI	124,851	3,959	1,081	292	314	239	2,033	2,587	2.1%	51.4%	419
IA	267,980	7,447	3,384	1,037	1,072	832	1,122	3,029	1.1%	15.1%	689
ID	171,307	4,326	2,055	533	604	470	664	1,740	1.0%	15.3%	417
IL	1,324,742	55,288	18,919	6,194	7,499	7,417	15,259	30,203	2.3%	27.6%	11,445
IN	556,557	23,608	10,446	3,182	3,271	2,963	3,746	9,990	1.8%	15.9%	1,825
KS	207,068	6,559	3,023	897	1,031	812	796	2,642	1.3%	12.1%	655
KY	289,066	10,720	4,770	1,458	1,401	1,208	1,883	4,500	1.6%	17.6%	1,178
LA	291,267	14,145	6,686	1,898	1,916	1,531	2,114	5,565	1.9%	14.9%	802
MA	684,570	28,975	10,589	3,323	3,544	2,917	8,602	15,072	2.2%	29.7%	1,528
MD	647,815	29,634	10,828	3,459	3,692	3,469	8,186	15,390	2.4%	27.6%	6,866
ME	104,382	5,484	1,853	579	607	562	1,883	3,061	2.9%	34.3%	612
MI	985,339	32,371	16,390	4,947	4,916	3,541	2,577	11,045	1.1%	8.0%	6,170
MN	652,485	14,776	7,011	2,163	2,299	1,866	1,437	5,608	0.9%	9.7%	2,655
MO	541,149	17,413	8,436	2,561	2,782	2,074	1,560	6,423	1.2%	9.0%	1,632
MS	142,193	8,057	3,950	1,238	1,192	909	768	2,873	2.0%	9.5%	611
MT	98,865	1,826	896	221	253	212	244	711	0.7%	13.4%	162
NC	859,846	32,661	15,337	4,622	4,971	3,813	3,918	12,713	1.5%	12.0%	2,337
ND	48,191	568	279	80	62	54	93	209	0.4%	16.4%	30
NE	154,984	3,489	1,724	547	508	370	340	1,221	0.8%	9.7%	171
NH	144,756	5,268	2,304	753	753	603	855	2,212	1.5%	16.2%	427
NJ	872,157	70,111	15,388	5,256	6,098	5,839	37,530	49,488	5.7%	53.5%	3,659
NM	171,390	6,840	2,445	702	742	723	2,228	3,695	2.2%	32.6%	793
NV	275,023	12,659	3,228	1,093	1,308	1,365	5,665	8,341	3.0%	44.8%	1,149
NY	1,291,021	83,051	22,704	7,088	7,750	6,525	38,984	53,318	4.1%	46.9%	2,745
OH	967,075	41,316	17,446	5,445	5,796	5,518	7,111	18,455	1.9%	17.2%	5,577
OK	236,433	8,028	3,564	1,091	1,075	898	1,400	3,378	1.4%	17.4%	700
OR	456,352	13,707	4,182	1,178	1,297	1,357	5,693	8,365	1.8%	41.5%	2,089
PA	999,115	49,341	19,788	6,424	6,262	5,371	11,496	23,169	2.3%	23.3%	4,017
RI	96,161	5,275	1,833	594	675	604	1,569	2,913	3.0%	29.7%	528
SC	416,944	19,272	8,395	2,558	2,484	2,089	3,746	8,329	2.0%	19.4%	1,484
SD	61,920	973	467	134	142	94	136	372	0.6%	14.0%	112
TN	452,097	17,107	8,319	2,636	2,656	1,965	1,531	6,156	1.4%	8.9%	1,192
TX	1,739,233	49,556	26,159	7,231	6,315	4,279	5,572	16,182	0.9%	11.2%	1,913
UT	301,263	6,732	3,344	934	965	768	721	2,454	0.8%	10.7%	319
VA	846,734	22,568	10,691	3,269	3,365	2,659	2,584	8,619	1.0%	11.4%	1,788
VT	66,147	2,313	909	248	272	218	666	1,157	1.7%	28.8%	325
WA	819,361	21,061	7,165	2,203	2,632	2,770	6,291	11,694	1.4%	29.9%	2,890
WI	622,077	14,995	6,203	2,057	2,307	2,074	2,354	6,744	1.1%	15.7%	1,842
WV	85,760	4,525	2,419	684	627	416	379	1,425	1.7%	8.4%	329
WY	49,975	796	449	117	110	73	47	231	0.5%	5.9%	108
Other <sup>2</sup>	165,776	16,321	6,582	2,363	3,810	1,375	2,191	7,402	4.5%	13.4%	597
<b>Total</b>	<b>28,069,095</b>	<b>1,074,809</b>	<b>417,908</b>	<b>127,869</b>	<b>135,998</b>	<b>114,039</b>	<b>278,995</b>	<b>529,659</b>	<b>1.9%</b>	<b>26.0%</b>	<b>111,050</b>

7%  
Drop from  
300,729 in  
3Q14

3%  
Drop from  
548,759 in  
3Q14

8%  
Drop from  
120,064 in  
3Q14

<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.  
<sup>3</sup> Excludes MECA transactions.

## Appendix: State Level Data

## Fannie Mae Single-Family Book Profile - As of December 31, 2014

State	Total Loan Count	Delinquent Loans (DLQ) <sup>1</sup>									REO Inventory <sup>3</sup>
		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	
AK	33,281	498	272	66	62	55	43	160	0.5%	8.6%	69
AL	229,384	10,542	5,157	1,496	1,549	1,185	1,155	3,894	1.7%	11.0%	1,312
AR	117,771	4,362	1,984	600	686	518	574	1,780	1.5%	13.2%	416
AZ	455,261	10,618	5,249	1,476	1,672	1,316	905	3,905	0.9%	8.5%	987
CA	2,417,807	45,055	22,110	5,969	6,444	4,999	5,533	17,000	0.7%	12.3%	3,332
CO	418,932	6,354	3,253	834	874	713	680	2,273	0.5%	10.7%	367
CT	213,758	10,343	3,470	1,117	1,290	1,195	3,271	5,765	2.7%	31.6%	1,628
DC	43,210	1,779	550	171	171	150	737	1,060	2.5%	41.4%	30
DE	66,891	3,133	1,078	356	402	338	959	1,699	2.5%	30.6%	258
FL	1,123,226	72,889	18,292	5,039	6,274	6,391	36,893	49,612	4.4%	50.6%	18,555
GA	536,105	22,955	10,946	3,385	3,521	2,551	2,552	8,630	1.6%	11.1%	2,020
HI	85,861	2,497	703	187	211	164	1,232	1,608	1.9%	49.3%	299
IA	168,702	4,656	2,144	656	687	545	624	1,859	1.1%	13.4%	531
ID	107,157	2,433	1,191	277	338	282	345	967	0.9%	14.2%	321
IL	776,826	32,792	11,087	3,426	4,395	4,449	9,435	18,301	2.4%	28.8%	9,063
IN	298,060	13,694	5,825	1,782	1,899	1,786	2,402	6,094	2.0%	17.5%	1,436
KS	110,427	3,789	1,712	494	604	489	490	1,585	1.4%	12.9%	475
KY	140,558	5,785	2,509	729	731	683	1,133	2,555	1.8%	19.6%	855
LA	202,783	9,578	4,574	1,277	1,293	1,055	1,379	3,731	1.8%	14.4%	579
MA	426,004	18,390	6,748	2,009	2,269	1,828	5,536	9,640	2.3%	30.1%	1,239
MD	390,699	17,928	6,468	1,992	2,282	2,120	5,066	9,511	2.4%	28.3%	4,881
ME	56,492	3,420	1,112	342	371	343	1,252	1,974	3.5%	36.6%	483
MI	574,563	19,122	9,703	2,760	2,989	2,182	1,488	6,668	1.2%	7.8%	4,574
MN	356,035	7,983	3,769	1,122	1,236	1,025	831	3,098	0.9%	10.4%	1,649
MO	311,345	10,258	5,006	1,475	1,644	1,227	906	3,783	1.2%	8.8%	1,254
MS	106,445	5,761	2,872	893	842	640	514	2,000	1.9%	8.9%	488
MT	64,476	1,116	560	138	158	134	126	420	0.7%	11.3%	128
NC	493,789	19,086	9,068	2,598	2,924	2,252	2,244	7,428	1.5%	11.8%	1,679
ND	27,807	343	164	48	39	32	60	131	0.5%	17.5%	19
NE	102,503	2,370	1,148	375	355	258	234	849	0.8%	9.9%	142
NH	83,635	3,128	1,371	431	439	373	514	1,326	1.6%	16.4%	317
NJ	563,101	45,822	10,045	3,265	3,930	3,822	24,760	32,528	5.8%	54.0%	2,982
NM	110,458	4,140	1,469	384	457	446	1,384	2,289	2.1%	33.4%	549
NV	175,924	7,751	1,995	670	785	833	3,468	5,089	2.9%	44.7%	929
NY	811,222	52,270	14,165	4,306	4,871	4,162	24,766	33,856	4.2%	47.4%	1,981
OH	547,869	25,092	10,586	3,260	3,492	3,390	4,364	11,274	2.1%	17.4%	4,004
OK	154,773	4,990	2,252	646	658	591	843	2,097	1.4%	16.9%	544
OR	278,420	8,076	2,460	698	765	821	3,332	4,936	1.8%	41.3%	1,482
PA	621,023	31,095	12,368	3,908	3,923	3,470	7,426	14,858	2.4%	23.9%	3,029
RI	59,044	3,303	1,153	355	426	381	988	1,860	3.2%	29.9%	408
SC	252,245	11,599	5,028	1,488	1,527	1,327	2,229	5,090	2.0%	19.2%	1,145
SD	44,999	628	294	89	94	67	84	245	0.5%	13.4%	73
TN	285,456	10,526	5,183	1,560	1,625	1,215	943	3,785	1.3%	9.0%	926
TX	1,145,109	30,531	16,421	4,219	3,880	2,588	3,423	9,898	0.9%	11.2%	1,517
UT	183,183	3,825	1,951	515	552	409	398	1,359	0.7%	10.4%	250
VA	515,274	13,446	6,379	1,882	1,991	1,572	1,622	5,194	1.0%	12.1%	1,397
VT	32,808	1,396	561	151	156	129	399	685	2.1%	28.6%	232
WA	526,302	12,603	4,476	1,267	1,574	1,677	3,609	6,861	1.3%	28.6%	2,340
WI	390,379	8,805	3,626	1,217	1,364	1,220	1,378	3,966	1.0%	15.7%	1,387
WV	48,496	2,502	1,325	366	335	248	228	814	1.7%	9.1%	232
WY	35,225	515	292	77	70	46	30	147	0.4%	5.8%	78
Other <sup>2</sup>	108,026	8,462	3,699	1,335	1,155	885	1,388	3,453	3.2%	16.4%	411
<b>Total</b>	<b>17,429,129</b>	<b>660,034</b>	<b>255,823</b>	<b>75,178</b>	<b>82,281</b>	<b>70,577</b>	<b>176,175</b>	<b>329,590</b>	<b>1.9%</b>	<b>26.7%</b>	<b>85,282</b>

<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.<sup>3</sup> Excludes MECA transactions.

## Appendix: State Level Data

## Freddie Mac Single-Family Book Profile - As of December 31, 2014

State	Total Loan Count	Delinquent Loans (DLQ)								REO Inventory	
		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
AK	23,126	333	173	43	47	38	32	117	0.5%	9.6%	21
AL	114,892	5,911	2,861	901	834	658	657	2,149	1.9%	11.1%	358
AR	64,389	2,373	1,096	307	339	262	369	970	1.5%	15.5%	172
AZ	262,118	7,233	3,367	1,045	1,092	1,002	727	2,821	1.1%	10.1%	253
CA	1,236,511	28,539	12,971	4,183	3,978	3,192	4,215	11,386	0.9%	14.8%	580
CO	218,013	4,108	1,983	598	551	460	516	1,528	0.7%	12.6%	88
CT	128,582	5,716	2,004	679	682	637	1,714	3,034	2.4%	30.0%	600
DC	23,552	1,043	283	96	110	105	449	664	2.8%	43.0%	5
DE	41,102	1,834	648	233	241	181	531	953	2.3%	29.0%	80
FL	653,775	39,863	10,714	3,504	3,478	3,556	18,611	25,656	3.9%	46.7%	4,505
GA	357,982	16,207	7,806	2,482	2,326	1,695	1,898	5,922	1.7%	11.7%	627
HI	38,990	1,462	378	105	103	75	801	979	2.5%	54.8%	120
IA	99,278	2,791	1,240	381	385	287	498	1,170	1.2%	17.8%	158
ID	64,150	1,893	864	256	266	188	319	773	1.2%	16.9%	96
IL	547,916	22,496	7,832	2,768	3,104	2,968	5,824	11,902	2.2%	25.9%	2,382
IN	258,497	9,914	4,621	1,400	1,372	1,177	1,344	3,896	1.5%	13.6%	389
KS	96,641	2,770	1,311	403	427	323	306	1,057	1.1%	11.0%	180
KY	148,508	4,935	2,261	729	670	525	750	1,945	1.3%	15.2%	323
LA	88,484	4,567	2,112	621	623	476	735	1,834	2.1%	16.1%	223
MA	258,566	10,585	3,841	1,314	1,275	1,089	3,066	5,432	2.1%	29.0%	289
MD	257,116	11,706	4,360	1,467	1,410	1,349	3,120	5,879	2.3%	26.7%	1,985
ME	47,890	2,064	741	237	236	219	631	1,087	2.3%	30.6%	129
MI	410,776	13,249	6,687	2,187	1,927	1,359	1,089	4,377	1.1%	8.2%	1,596
MN	296,450	6,793	3,242	1,041	1,063	841	606	2,510	0.8%	8.9%	1,006
MO	229,804	7,155	3,430	1,086	1,138	847	654	2,640	1.1%	9.1%	378
MS	35,748	2,296	1,078	345	350	269	254	873	2.4%	11.1%	123
MT	34,389	710	336	83	95	78	118	291	0.8%	16.6%	34
NC	366,057	13,575	6,269	2,024	2,047	1,561	1,674	5,285	1.4%	12.3%	658
ND	20,384	225	115	32	23	22	33	78	0.4%	14.7%	11
NE	52,481	1,119	576	172	153	112	106	372	0.7%	9.5%	29
NH	61,121	2,140	933	322	314	230	341	886	1.4%	15.9%	110
NJ	309,056	24,289	5,343	1,991	2,168	2,017	12,770	16,960	5.5%	52.6%	677
NM	60,932	2,700	976	318	285	277	844	1,406	2.3%	31.3%	244
NV	99,099	4,908	1,233	423	523	532	2,197	3,252	3.3%	44.8%	220
NY	479,799	30,781	8,539	2,782	2,879	2,363	14,218	19,462	4.1%	46.2%	764
OH	419,206	16,224	6,860	2,185	2,304	2,128	2,747	7,181	1.7%	16.9%	1,573
OK	81,660	3,038	1,312	445	417	307	557	1,281	1.6%	18.3%	156
OR	177,932	5,631	1,722	480	532	536	2,361	3,429	1.9%	41.9%	607
PA	378,092	18,246	7,420	2,516	2,339	1,901	4,070	8,311	2.2%	22.3%	988
RI	37,117	1,972	680	239	249	223	581	1,053	2.8%	29.5%	120
SC	164,699	7,673	3,367	1,070	957	762	1,517	3,239	2.0%	19.8%	339
SD	16,921	345	173	45	48	27	52	127	0.8%	15.1%	39
TN	166,641	6,581	3,136	1,076	1,031	750	588	2,371	1.4%	8.9%	266
TX	594,124	19,025	9,738	3,012	2,435	1,691	2,149	6,284	1.1%	11.3%	396
UT	118,080	2,907	1,393	419	413	359	323	1,095	0.9%	11.1%	69
VA	331,460	9,122	4,312	1,387	1,374	1,087	962	3,425	1.0%	10.5%	391
VT	33,339	917	348	97	116	89	267	472	1.4%	29.1%	93
WA	293,059	8,458	2,689	936	1,058	1,093	2,682	4,833	1.6%	31.7%	550
WI	231,698	6,190	2,577	840	943	854	976	2,778	1.2%	15.8%	455
WV	37,264	2,023	1,094	318	292	168	151	611	1.6%	7.5%	97
WY	14,750	281	157	40	40	27	17	84	0.6%	6.0%	30
Other <sup>2</sup>	57,750	7,859	2,883	1,028	2,655	490	803	3,949	6.8%	10.2%	186
<b>Total</b>	<b>10,639,966</b>	<b>414,775</b>	<b>162,085</b>	<b>52,691</b>	<b>53,717</b>	<b>43,462</b>	<b>102,820</b>	<b>200,069</b>	<b>1.9%</b>	<b>24.8%</b>	<b>25,768</b>

<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. The 9,256 can be reconciled to AAA Wrapped T-Deal loans for which loan level data are not available.

## Appendix: State Level Data

## Enterprises Foreclosure Prevention Actions by State - December 31, 2014

State	2013						YTD 2014						Conservatorship to Date <sup>1</sup>					
	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	100	16	142	-	23	281	48	14	127	1	20	210	1,250	149	1,089	44	186	2,718
AL	1,803	178	2,446	13	426	4,866	997	169	2,566	11	330	4,073	17,000	2,129	17,591	1,097	2,322	40,139
AR	697	53	962	4	269	1,985	477	53	1,015	12	193	1,750	6,366	954	6,894	432	1,617	16,263
AZ	1,569	274	5,111	2	4,687	11,643	953	211	3,077	15	1,457	5,713	15,868	5,752	64,426	1,338	43,889	131,273
CA	6,192	1,796	29,310	30	16,189	53,517	3,429	1,331	16,620	56	4,803	26,239	57,918	21,380	248,201	2,934	101,497	431,930
CO	1,233	172	2,672	2	901	4,980	663	172	2,063	9	373	3,280	12,624	2,509	22,818	677	7,431	46,059
CT	1,141	329	4,118	8	1,074	6,670	654	176	3,549	5	886	5,270	9,773	2,267	24,266	526	4,618	41,450
DC	224	65	531	-	113	933	133	33	483	3	88	740	1,803	347	3,704	105	539	6,498
DE	356	50	1,175	3	389	1,973	228	27	932	3	249	1,439	3,181	560	6,972	192	1,535	12,439
FL	4,999	1,509	30,687	83	23,515	60,793	3,092	1,216	20,883	140	10,869	36,200	49,620	17,297	210,665	4,072	133,699	415,352
GA	3,518	666	10,300	37	3,435	17,956	2,385	647	7,707	28	1,643	12,410	31,823	7,914	77,080	2,442	14,791	134,051
HI	306	51	850	-	398	1,605	131	42	688	2	173	1,036	2,863	673	6,403	72	2,255	12,266
IA	921	53	1,386	8	328	2,696	550	61	1,293	18	198	2,120	7,521	1,003	9,663	646	1,868	20,701
ID	416	91	1,198	-	804	2,509	258	82	804	2	303	1,449	4,321	1,008	8,553	261	5,445	19,588
IL	3,690	994	16,153	51	7,821	28,709	2,522	726	11,530	78	4,655	19,511	32,598	9,511	101,679	2,236	33,134	179,158
IN	2,534	193	4,025	53	924	7,729	1,670	183	3,585	70	665	6,173	23,375	2,662	27,811	2,036	5,585	61,469
KS	813	59	1,028	8	287	2,195	457	50	981	10	226	1,724	7,264	864	7,253	440	1,725	17,546
KY	1,146	115	1,614	12	385	3,272	758	98	1,616	14	271	2,757	10,669	1,323	11,289	526	2,263	26,070
LA	1,496	99	2,209	5	311	4,120	881	95	2,068	14	215	3,273	14,252	2,178	15,523	1,091	1,737	34,781
MA	1,718	497	6,959	10	1,578	10,762	1,087	451	5,608	15	963	8,124	16,583	4,493	44,269	1,050	9,028	75,424
MD	2,318	424	8,505	27	2,961	14,235	1,593	345	6,765	33	1,841	10,577	19,669	4,714	56,096	1,232	13,447	95,159
ME	476	52	1,114	3	380	2,025	278	51	1,025	3	289	1,646	4,050	609	6,977	251	1,963	13,851
MI	3,191	541	7,240	76	3,657	14,705	1,830	307	5,422	75	1,464	9,098	33,229	7,298	63,957	6,113	27,792	138,389
MN	1,612	176	3,648	4	1,469	6,909	1,029	128	2,875	9	705	4,746	14,105	3,203	32,184	974	10,443	60,910
MO	1,964	164	3,125	17	900	6,170	1,205	157	2,922	28	644	4,956	18,385	2,806	23,644	1,339	5,306	51,480
MS	831	89	1,136	6	218	2,280	489	101	1,162	8	174	1,934	7,484	1,041	8,974	543	1,149	19,191
MT	220	13	377	1	117	728	144	17	335	2	54	552	2,196	311	2,966	99	822	6,394
NC	3,260	475	6,703	18	1,581	12,037	2,004	393	5,714	28	921	9,060	28,402	5,387	46,486	1,612	7,276	89,163
ND	54	3	56	-	8	121	33	-	64	3	10	110	579	161	583	56	109	1,488
NE	369	23	575	-	128	1,095	254	22	572	2	87	937	3,485	463	4,332	305	798	9,383
NH	528	83	1,235	1	339	2,186	293	52	994	1	231	1,571	4,656	949	9,029	249	1,960	16,844
NJ	2,966	1,684	12,828	13	3,764	21,255	1,680	614	11,272	64	3,341	16,971	24,709	7,206	71,524	1,348	16,471	121,257
NM	577	68	1,390	2	546	2,583	362	55	1,132	7	343	1,899	4,930	819	8,260	258	2,493	16,760
NV	536	175	4,183	4	6,342	11,240	361	149	2,384	9	1,984	4,887	5,829	2,836	35,385	454	31,337	75,842
NY	4,091	1,686	14,515	35	2,170	22,497	2,341	719	13,496	62	2,185	18,803	32,299	8,522	82,710	1,684	10,052	135,268
OH	3,692	440	7,551	87	2,091	13,861	2,272	400	6,495	124	1,467	10,758	31,580	5,280	54,557	3,544	12,341	107,303
OK	834	73	1,128	6	224	2,265	457	43	1,018	13	178	1,709	8,345	948	7,690	553	1,395	18,931
OR	797	198	3,268	5	2,047	6,315	520	212	2,252	9	971	3,964	7,769	2,484	21,665	450	9,798	42,166
PA	4,271	555	8,928	39	1,797	15,590	2,638	458	8,997	76	1,361	13,530	34,254	5,551	52,523	1,903	7,814	102,045
RI	382	111	1,229	5	436	2,163	267	89	1,068	2	309	1,735	3,166	868	8,245	175	2,241	14,695
SC	1,693	256	3,694	15	1,157	6,815	1,056	211	3,147	16	711	5,141	14,525	2,912	25,528	1,050	6,484	50,499
SD	116	13	168	1	28	326	81	10	154	2	23	270	1,013	147	1,258	91	233	2,742
TN	1,771	220	2,683	15	552	5,241	1,030	220	2,731	20	332	4,333	16,688	2,631	20,868	1,010	3,480	44,677
TX	6,573	485	5,965	24	993	14,040	3,858	473	5,862	23	624	10,840	60,378	8,916	53,627	3,692	7,214	133,827
UT	807	122	1,876	3	1,089	3,897	507	80	1,394	5	484	2,470	7,969	1,647	17,010	379	7,499	34,504
VA	2,233	298	4,911	12	1,526	8,980	1,475	231	4,067	14	993	6,780	19,652	3,915	39,188	1,074	11,504	75,332
VT	233	24	424	2	73	756	157	13	405	1	65	641	1,959	249	2,485	111	336	5,140
WA	1,615	330	6,673	11	4,271	12,900	1,013	262	4,436	13	1,973	7,697	15,579	3,580	39,719	807	16,952	76,637
WI	1,454	196	3,496	7	1,034	6,187	935	134	2,969	13	687	4,738	12,461	2,278	22,712	845	5,385	43,681
WV	473	36	509	5	112	1,135	279	31	554	8	63	935	4,092	574	4,161	206	675	9,709
WY	129	7	119	-	43	298	76	6	132	-	25	239	1,197	178	1,185	56	282	2,898
Other <sup>3</sup>	442	163	1,067	(125)	68	1,615	665	181	965	200	68	2,079	2,573	1,402	7,331	26	211	11,543
<b>Total</b>	<b>85,380</b>	<b>16,443</b>	<b>243,197</b>	<b>648</b>	<b>105,978</b>	<b>451,644</b>	<b>52,555</b>	<b>12,001</b>	<b>189,975</b>	<b>1,379</b>	<b>53,187</b>	<b>309,097</b>	<b>773,877</b>	<b>174,861</b>	<b>1,749,013</b>	<b>54,706</b>	<b>600,426</b>	<b>3,352,883</b>

<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.

## Appendix: State Level Data

## Fannie Mae Foreclosure Prevention Actions by State - December 31, 2014

State	2013						YTD 2014						Conservatorship to Date <sup>1</sup>					
	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	72	5	106	-	16	199	20	2	80	-	15	117	1,099	80	726	42	132	2,079
AL	1,303	47	1,757	-	315	3,422	602	64	1,792	4	253	2,715	14,156	1,387	12,720	1,005	1,714	30,982
AR	526	19	692	-	173	1,410	284	20	689	4	140	1,137	5,345	678	4,840	410	1,090	12,363
AZ	993	59	3,172	2	2,599	6,825	451	51	1,861	8	982	3,353	12,491	2,689	41,529	1,288	25,967	83,964
CA	3,972	320	18,541	12	8,692	31,537	1,649	266	10,604	31	3,044	15,594	46,469	8,380	159,824	2,818	59,177	276,668
CO	842	45	1,760	1	550	3,198	316	36	1,367	2	221	1,942	10,526	1,376	14,959	658	4,690	32,209
CT	778	97	2,888	-	657	4,420	368	22	2,386	2	567	3,345	7,989	1,147	17,257	503	3,128	30,024
DC	157	26	361	-	59	603	80	13	331	1	62	487	1,480	178	2,594	96	336	4,684
DE	230	15	804	-	260	1,309	106	7	645	-	176	934	2,528	319	4,807	176	1,056	8,886
FL	3,274	245	19,680	15	13,477	36,691	1,605	203	13,417	60	7,036	22,321	40,270	8,048	144,954	3,684	85,579	282,535
GA	2,204	153	6,775	3	1,992	11,127	1,099	160	4,848	7	1,061	7,175	24,181	3,842	50,779	2,128	9,093	90,023
HI	223	8	576	-	226	1,033	55	6	465	2	95	623	2,492	317	4,408	71	1,407	8,695
IA	672	21	949	1	222	1,865	327	22	845	2	141	1,337	6,201	619	6,576	571	1,322	15,289
ID	254	10	731	-	491	1,486	118	9	490	-	190	807	3,505	488	5,604	254	3,508	13,359
IL	2,275	244	10,158	6	4,615	17,298	1,296	175	7,113	16	2,838	11,438	25,298	3,784	65,390	1,866	21,047	117,385
IN	1,632	59	2,723	3	608	5,025	852	59	2,267	7	426	3,611	18,303	1,567	18,162	1,367	3,780	43,179
KS	509	16	708	1	202	1,436	216	14	627	4	144	1,005	5,715	527	4,768	402	1,194	12,606
KY	721	34	1,085	1	233	2,074	309	28	993	3	177	1,510	8,456	767	7,038	420	1,520	18,201
LA	1,071	40	1,663	1	206	2,981	522	32	1,478	7	131	2,170	11,844	1,592	11,442	1,035	1,228	27,141
MA	1,188	159	4,621	2	902	6,872	541	160	3,677	7	601	4,986	13,415	2,310	29,858	1,013	5,838	52,434
MD	1,480	90	5,497	6	1,717	8,790	846	43	4,266	9	1,196	6,360	15,418	2,059	37,139	1,157	8,528	64,301
ME	317	6	750	-	236	1,309	156	11	657	-	186	1,010	3,319	322	4,819	240	1,363	10,063
MI	2,091	175	4,743	1	2,382	9,392	972	88	3,432	12	1,006	5,510	27,017	3,625	41,080	2,814	17,843	92,379
MN	952	41	2,219	-	831	4,043	457	26	1,603	3	431	2,520	10,894	1,382	19,152	942	6,152	38,522
MO	1,269	43	2,040	-	556	3,908	557	35	1,870	7	414	2,883	14,744	1,628	15,674	1,154	3,438	36,638
MS	639	52	856	-	171	1,718	334	64	879	1	125	1,403	6,466	753	6,954	496	907	15,576
MT	156	5	253	-	80	494	64	3	229	2	34	332	1,811	187	2,020	98	577	4,693
NC	2,120	134	4,462	4	954	7,674	953	94	3,694	6	582	5,329	22,583	2,831	30,899	1,504	4,786	62,603
ND	38	1	38	-	5	82	12	-	46	-	8	66	468	91	382	50	69	1,060
NE	256	13	438	-	93	800	152	4	402	-	64	622	2,900	282	3,137	293	562	7,174
NH	325	23	830	-	199	1,377	155	7	648	-	154	964	3,722	446	5,898	245	1,258	11,569
NJ	2,051	638	8,697	2	2,284	13,672	915	126	7,376	15	2,075	10,507	20,002	3,429	49,779	1,252	10,961	85,423
NM	383	24	918	-	333	1,658	177	8	732	2	222	1,141	3,986	466	5,701	243	1,666	12,062
NV	338	17	2,547	1	3,519	6,422	172	25	1,371	5	1,271	2,844	4,773	1,201	22,531	437	18,980	47,922
NY	2,899	488	10,006	6	1,329	14,728	1,368	98	8,964	12	1,303	11,745	26,160	3,693	57,717	1,489	6,474	95,533
OH	2,434	161	5,079	15	1,349	9,038	1,246	148	4,254	32	1,000	6,680	24,978	2,973	35,766	2,124	8,575	74,416
OK	583	16	828	-	155	1,582	246	6	686	4	127	1,069	6,941	600	5,454	512	984	14,491
OR	526	53	2,056	1	1,149	3,785	249	60	1,350	4	597	2,260	6,241	1,192	14,195	424	5,970	28,022
PA	2,937	165	6,136	2	1,164	10,404	1,415	124	6,058	19	889	8,505	27,322	3,022	36,494	1,693	5,225	73,756
RI	237	35	812	1	265	1,350	141	36	678	-	201	1,056	2,428	453	5,473	165	1,457	9,976
SC	1,093	78	2,539	1	721	4,432	540	55	2,092	8	493	3,188	11,352	1,401	17,513	981	4,420	35,667
SD	74	5	118	-	18	215	38	3	102	-	17	160	809	84	866	84	187	2,030
TN	1,200	84	1,864	3	371	3,522	504	72	1,842	9	246	2,673	13,702	1,554	14,394	887	2,425	32,962
TX	4,613	167	4,141	7	665	9,593	2,034	129	4,117	5	450	6,735	49,968	6,216	37,855	3,524	4,963	102,526
UT	522	19	1,163	1	602	2,307	225	9	818	3	317	1,372	6,468	716	10,705	361	4,422	22,672
VA	1,393	62	3,302	1	955	5,713	736	40	2,640	6	651	4,073	15,297	1,858	26,014	1,024	7,349	51,542
VT	171	7	293	1	39	511	86	5	265	-	44	400	1,579	119	1,689	100	233	3,720
WA	1,035	53	4,220	1	2,432	7,741	516	37	2,822	3	1,226	4,604	12,473	1,614	26,396	757	10,761	52,001
WI	953	77	2,278	-	668	3,976	482	49	1,875	4	429	2,839	10,164	1,288	14,726	778	3,549	30,505
WV	314	7	318	1	72	712	158	6	326	4	46	540	3,275	309	2,591	187	418	6,780
WY	108	3	85	-	29	225	44	-	95	-	17	156	1,018	136	853	56	199	2,262
Other <sup>3</sup>	367	60	731	(125)	58	1,091	570	66	659	199	50	1,544	2,026	506	4,801	23	173	7,529
<b>Total</b>	<b>56,770</b>	<b>4,424</b>	<b>160,007</b>	<b>(22)</b>	<b>61,896</b>	<b>283,075</b>	<b>27,336</b>	<b>2,826</b>	<b>122,823</b>	<b>541</b>	<b>34,171</b>	<b>187,697</b>	<b>622,067</b>	<b>86,531</b>	<b>1,166,902</b>	<b>45,901</b>	<b>377,680</b>	<b>2,299,081</b>

<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.

## Appendix: State Level Data

## Freddie Mac Foreclosure Prevention Actions by State - December 31, 2014

State	2013						YTD 2014						Conservatorship to Date <sup>1</sup>					
	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	28	11	36	-	7	82	28	12	47	1	5	93	151	69	363	2	54	639
AL	500	131	689	13	111	1,444	395	105	774	7	77	1,358	2,844	742	4,871	92	608	9,157
AR	171	34	270	4	96	575	193	33	326	8	53	613	1,021	276	2,054	22	527	3,900
AZ	576	215	1,939	-	2,088	4,818	502	160	1,216	7	475	2,360	3,377	3,063	22,897	50	17,922	47,309
CA	2,220	1,476	10,769	18	7,497	21,980	1,780	1,065	6,016	25	1,759	10,645	11,449	13,000	88,377	116	42,320	155,262
CO	391	127	912	1	351	1,782	347	136	696	7	152	1,338	2,098	1,133	7,859	19	2,741	13,850
CT	363	232	1,230	8	417	2,250	286	154	1,163	3	319	1,925	1,784	1,120	7,009	23	1,490	11,426
DC	67	39	170	-	54	330	53	20	152	2	26	253	323	169	1,110	9	203	1,814
DE	126	35	371	3	129	664	122	20	287	3	73	505	653	241	2,165	16	479	3,553
FL	1,725	1,264	11,007	68	10,038	24,102	1,487	1,013	7,466	80	3,833	13,879	9,350	9,249	65,711	388	48,120	132,817
GA	1,314	513	3,525	34	1,443	6,829	1,286	487	2,859	21	582	5,235	7,642	4,072	26,301	314	5,698	44,028
HI	83	43	274	-	172	572	76	36	223	-	78	413	371	356	1,995	1	848	3,571
IA	249	32	437	7	106	831	223	39	448	16	57	783	1,320	384	3,087	75	546	5,412
ID	162	81	467	-	313	1,023	140	73	314	2	113	642	816	520	2,949	7	1,937	6,229
IL	1,415	750	5,995	45	3,206	11,411	1,226	551	4,417	62	1,817	8,073	7,300	5,727	36,289	370	12,087	61,773
IN	902	134	1,302	50	316	2,704	818	124	1,318	63	239	2,562	5,072	1,095	9,649	669	1,805	18,290
KS	304	43	320	7	85	759	241	36	354	6	82	719	1,549	337	2,485	38	531	4,940
KY	425	81	529	11	152	1,198	449	70	623	11	94	1,247	2,213	556	4,251	106	743	7,869
LA	425	59	546	4	105	1,139	359	63	590	7	84	1,103	2,408	586	4,081	56	509	7,640
MA	530	338	2,338	8	676	3,890	546	291	1,931	8	362	3,138	3,168	2,183	14,411	37	3,190	22,990
MD	838	334	3,008	21	1,244	5,445	747	302	2,499	24	645	4,217	4,251	2,655	18,957	75	4,919	30,858
ME	159	46	364	3	144	716	122	40	368	3	103	636	731	287	2,158	11	600	3,788
MI	1,100	366	2,497	75	1,275	5,313	858	219	1,990	63	458	3,588	6,212	3,673	22,877	3,299	9,949	46,010
MN	660	135	1,429	4	638	2,866	572	102	1,272	6	274	2,226	3,211	1,821	13,032	32	4,291	22,388
MO	695	121	1,085	17	344	2,262	648	122	1,052	21	230	2,073	3,641	1,178	7,970	185	1,868	14,842
MS	192	37	280	6	47	562	155	37	283	7	49	531	1,018	288	2,020	47	242	3,615
MT	64	8	124	1	37	234	80	14	106	-	20	220	385	124	946	1	245	1,701
NC	1,140	341	2,241	14	627	4,363	1,051	299	2,020	22	339	3,731	5,819	2,556	15,587	108	2,490	26,560
ND	16	2	18	-	3	39	21	-	18	3	2	44	111	70	201	6	40	428
NE	113	10	137	-	35	295	102	18	170	2	23	315	585	181	1,195	12	236	2,209
NH	203	60	405	1	140	809	138	45	346	1	77	607	934	503	3,131	4	702	5,275
NJ	915	1,046	4,131	11	1,480	7,583	765	488	3,896	49	1,266	6,464	4,707	3,777	21,745	96	5,510	35,834
NM	194	44	472	2	213	925	185	47	400	5	121	758	944	353	2,559	15	827	4,698
NV	198	158	1,636	3	2,823	4,818	189	124	1,013	4	713	2,043	1,056	1,635	12,854	17	12,357	27,920
NY	1,192	1,198	4,509	29	841	7,769	973	621	4,532	50	882	7,058	6,139	4,829	24,993	195	3,578	39,735
OH	1,258	279	2,472	72	742	4,823	1,026	252	2,241	92	467	4,078	6,602	2,307	18,791	1,420	3,766	32,887
OK	251	57	300	6	69	683	211	37	332	9	51	640	1,404	348	2,236	41	411	4,440
OR	271	145	1,212	4	898	2,530	271	152	902	5	374	1,704	1,528	1,292	7,470	26	3,828	14,144
PA	1,334	390	2,792	37	633	5,186	1,223	334	2,939	57	472	5,025	6,932	2,529	16,029	210	2,589	28,289
RI	145	76	417	4	171	813	126	53	390	2	108	679	738	415	2,772	10	784	4,719
SC	600	178	1,155	14	436	2,383	516	156	1,055	8	218	1,953	3,173	1,511	8,015	69	2,064	14,832
SD	42	8	50	1	10	111	43	7	52	2	6	110	204	63	392	7	46	712
TN	571	136	819	12	181	1,719	526	148	889	11	86	1,660	2,986	1,077	6,474	123	1,055	11,715
TX	1,960	318	1,824	17	328	4,447	1,824	344	1,745	18	174	4,105	10,410	2,700	15,772	168	2,251	31,301
UT	285	103	713	2	487	1,590	282	71	576	2	167	1,098	1,501	931	6,305	18	3,077	11,832
VA	840	236	1,609	11	571	3,267	739	191	1,427	8	342	2,707	4,355	2,057	13,174	50	4,155	23,790
VT	62	17	131	1	34	245	71	8	140	1	21	241	380	130	796	11	103	1,420
WA	580	277	2,453	10	1,839	5,159	497	225	1,614	10	747	3,093	3,106	1,966	13,323	50	6,191	24,636
WI	501	119	1,218	7	366	2,211	453	85	1,094	9	258	1,899	2,297	990	7,986	67	1,836	13,176
WV	159	29	191	4	40	423	121	25	228	4	17	395	817	265	1,570	19	257	2,929
WY	21	4	34	-	14	73	32	6	37	-	8	83	179	42	332	-	83	636
Other <sup>3</sup>	75	103	336	-	10	524	95	115	306	1	18	535	547	896	2,530	3	38	4,014
<b>Total</b>	<b>28,610</b>	<b>12,019</b>	<b>83,188</b>	<b>670</b>	<b>44,082</b>	<b>168,569</b>	<b>25,219</b>	<b>9,175</b>	<b>67,152</b>	<b>838</b>	<b>19,016</b>	<b>121,400</b>	<b>151,810</b>	<b>88,330</b>	<b>582,111</b>	<b>8,805</b>	<b>222,746</b>	<b>1,053,802</b>

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

## Glossary

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

### Section 1: Mortgage Performance

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

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

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

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

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

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

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

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

### Section 2: Completed Foreclosure Prevention Actions

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

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

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

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

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

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

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

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

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

### Section 3: Loan Modifications

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

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

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

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

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

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

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

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

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

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

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

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

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