



# FORECLOSURE PREVENTION REPORT

FEDERAL PROPERTY MANAGER'S REPORT

FEBRUARY 2019



## February 2019 Highlights

### The Enterprises' Foreclosure Prevention Actions:

- The Enterprises completed 13,984 foreclosure prevention actions in February, bringing the total to 4,311,409 since the start of the conservatorships in September 2008. Over half of these actions have been permanent loan modifications.
- There were 7,650 permanent loan modifications in February, bringing the total to 2,330,217 since the conservatorships began in September 2008.
- Twenty-nine percent of modifications in February were modifications with principal forbearance. Modifications with extend-term only accounted for 66 percent of all loan modifications during the month.
- There were 463 short sales and deeds-in-lieu of foreclosure completed in February, down 19 percent compared with January.

### The Enterprises' Mortgage Performance:

- The serious delinquency rate decreased slightly from 0.74 percent at the end of January to 0.73 percent at the end of February.

### The Enterprises' Foreclosures:

- Third-party and foreclosure sales decreased from 4,070 in January to 3,227 in February.
- Foreclosure starts decreased from 12,121 in January to 10,116 in February.

### Foreclosure Prevention Activities

	Jan-19	Feb-19
<i>(Number of loans)</i>		
Loan Modifications *	8,446	7,650
Repayment Plans	2,453	2,641
Forbearance Plans	2,009	3,128
Charge-offs-in-lieu	107	102
<b>Home Retention Actions</b>	<b>13,015</b>	<b>13,521</b>
Short Sales	374	308
Deeds-in-lieu	200	155
<b>Home Forfeiture Actions</b>	<b>574</b>	<b>463</b>
<b>TOTAL</b>	<b>13,589</b>	<b>13,984</b>

\* Includes HAMP permanent modifications.

Source: FHFA (Fannie Mae and Freddie Mac)

### Mortgage Performance (at period end)

	Jan-19	Feb-19
<i>(Number of loans)</i>		
30-59 Days Delinquent	337,660	377,360
60-plus-days Delinquent	298,007	298,020
Foreclosure Starts	12,121	10,116
Third-party & Foreclosure Sales	4,070	3,227
<i>(Percent of total loans serviced)</i>		
30-59 Days Delinquent	1.21%	1.35%
60-plus-days Delinquent	1.07%	1.07%
Seriously Delinquent*	0.74%	0.73%

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

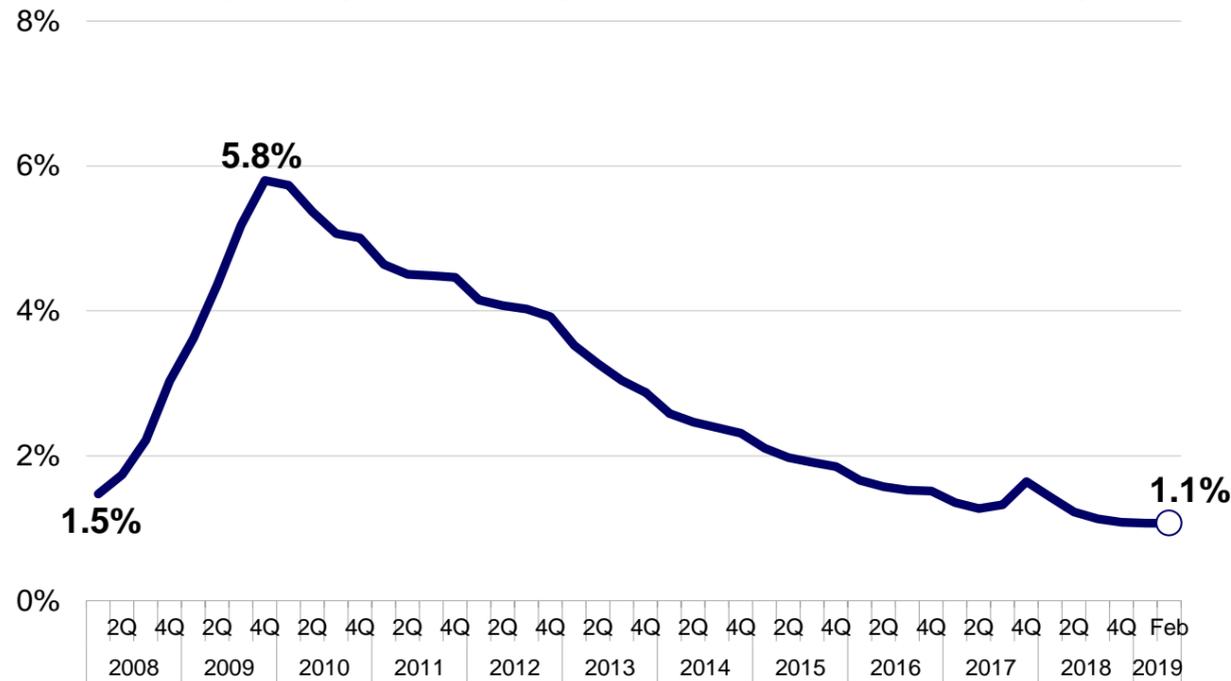
Source: FHFA (Fannie Mae and Freddie Mac)

*This is the monthly version of the Foreclosure Prevention Report. 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: benchmarking of the Enterprises' delinquency rates, types and depth of loan modifications, performance of modified loans, and state level data.*



## Enterprises' 60-plus-days Delinquency Rates

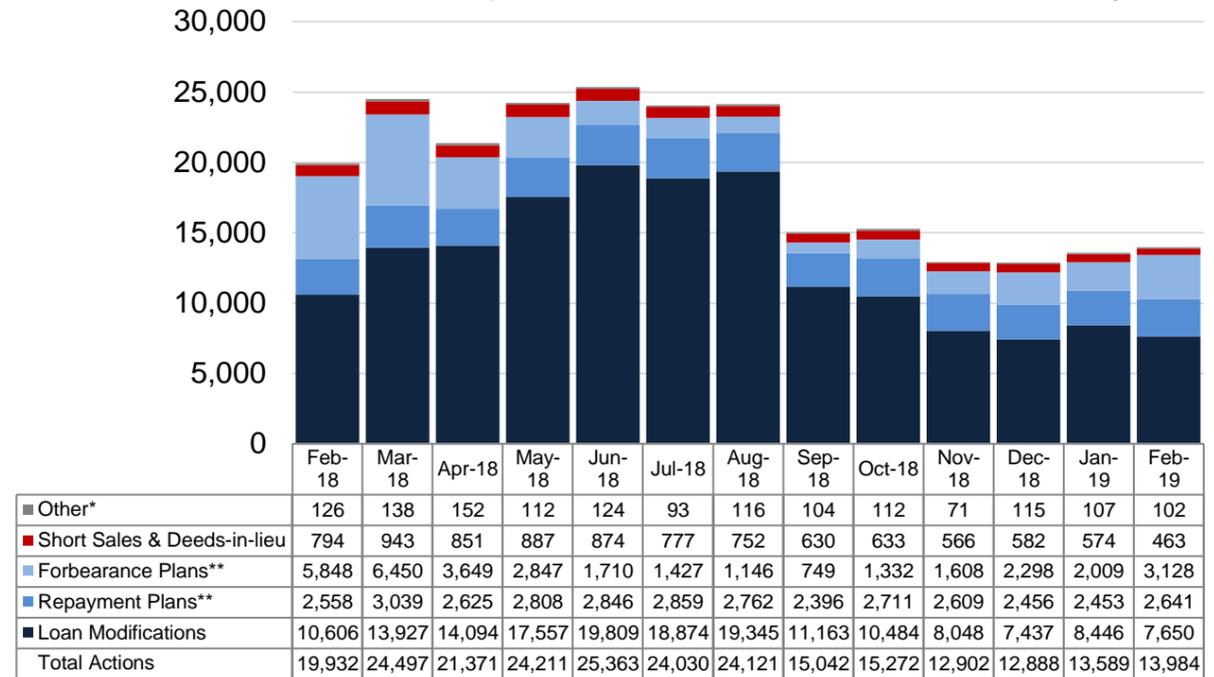
60-plus-days delinquency rate remained stable in February.



Source: FHFA (Fannie Mae and Freddie Mac)

## Foreclosure Prevention Actions Completed

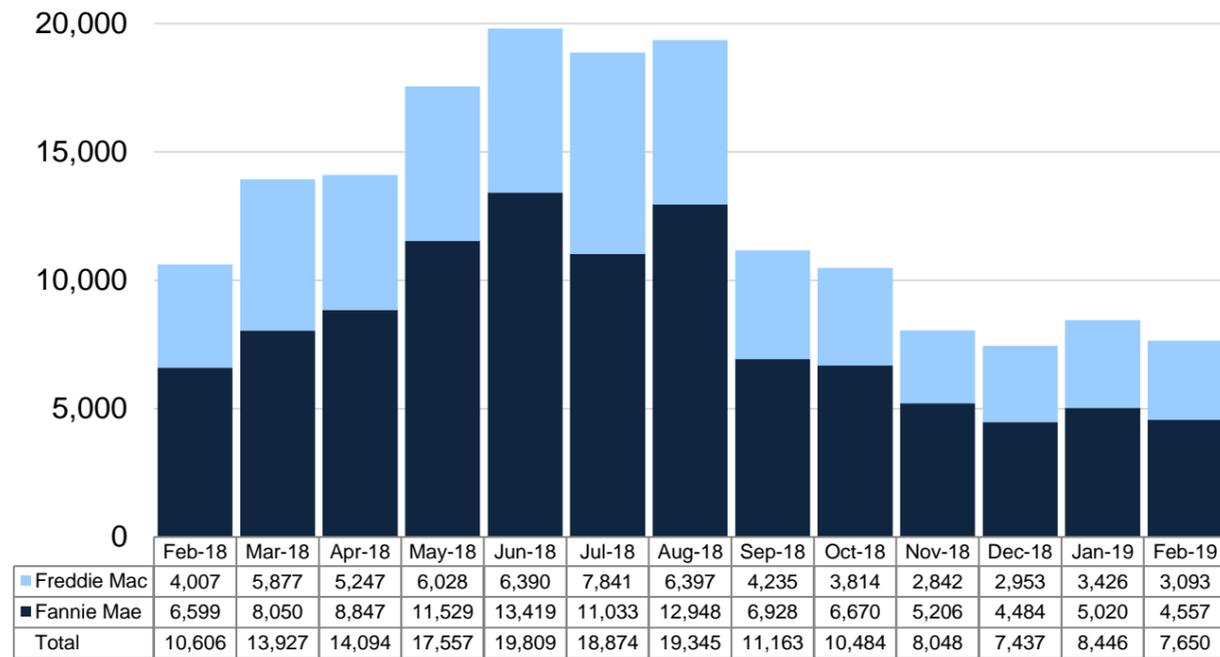
Foreclosure prevention actions increased in February.



Source: FHFA (Fannie Mae and Freddie Mac)

## Completed Loan Modifications

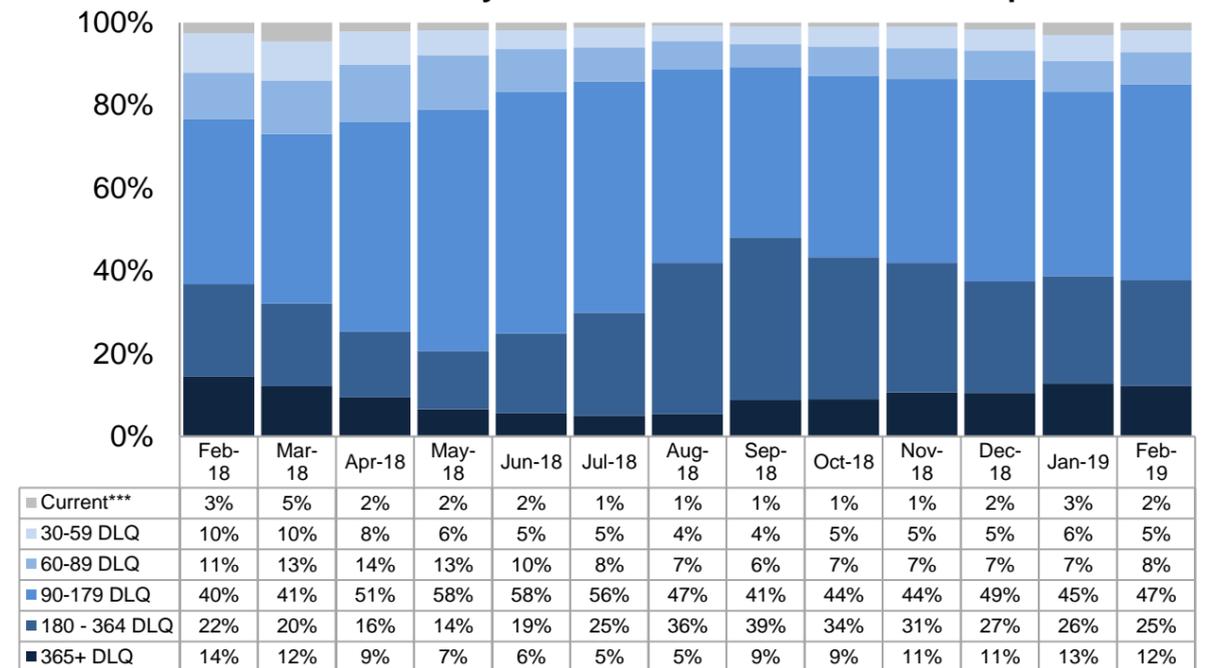
Loan modifications decreased 9 percent in February.



Source: FHFA (Fannie Mae and Freddie Mac)

## Loan Modifications by Delinquency Status

Approximately 85 percent of borrowers who received modification in February were three or more months delinquent.



Source: FHFA (Fannie Mae and Freddie Mac)

\*Consists of HomeSaver Advance (Fannie Mae) and Charge-offs-in-lieu.  
 \*\*Include loans that were 30+ days delinquent at initiation of the plan.  
 \*\*\*Includes loans with missing delinquency status.



## Completed Foreclosure Prevention Actions

Since the first full quarter in conservatorship (4Q08), combined completed foreclosure prevention actions total 4,311,409. More than half of these actions are permanent loan modifications.

	2016	2017	2018	YTD Feb-19	Conservatorship to Date <sup>1</sup>
<b>Home Retention Actions</b>					
Repayment Plans	32,357	30,506	32,016	5,094	941,953
Forbearance Plans	7,228	29,897	37,658	5,137	259,623
Charge-offs-in-lieu	1,047	1,400	1,414	209	16,550
HomeSaver Advance ( <i>Fannie</i> )	-	-	-	-	70,178
Loan Modifications <sup>2</sup>	<u>123,495</u>	<u>128,625</u>	<u>163,175</u>	<u>16,096</u>	<u>2,330,217</u>
<b>Total</b>	<b>164,127</b>	<b>190,428</b>	<b>234,263</b>	<b>26,536</b>	<b>3,618,521</b>
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales	17,760	11,684	6,408	682	597,616
Deeds-in-lieu	<u>8,024</u>	<u>4,786</u>	<u>2,907</u>	<u>355</u>	<u>95,272</u>
<b>Total</b>	<b>25,784</b>	<b>16,470</b>	<b>9,315</b>	<b>1,037</b>	<b>692,888</b>
<b>Total Foreclosure Prevention Actions</b>	<b>189,911</b>	<b>206,898</b>	<b>243,578</b>	<b>27,573</b>	<b>4,311,409</b>

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

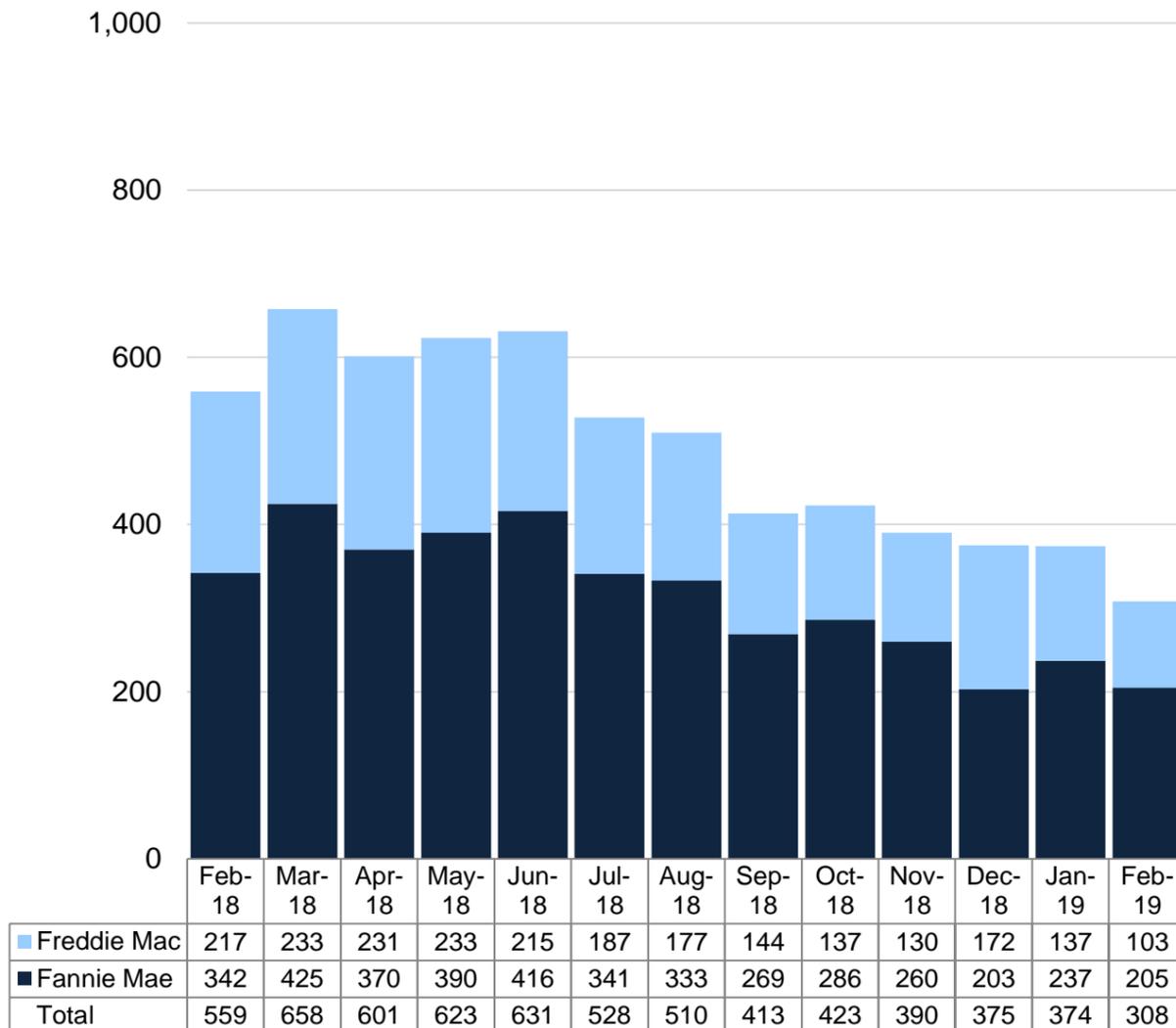
<sup>2</sup> Includes HAMP permanent modifications.

Source: FHFA (Fannie Mae and Freddie Mac)



## Short Sales

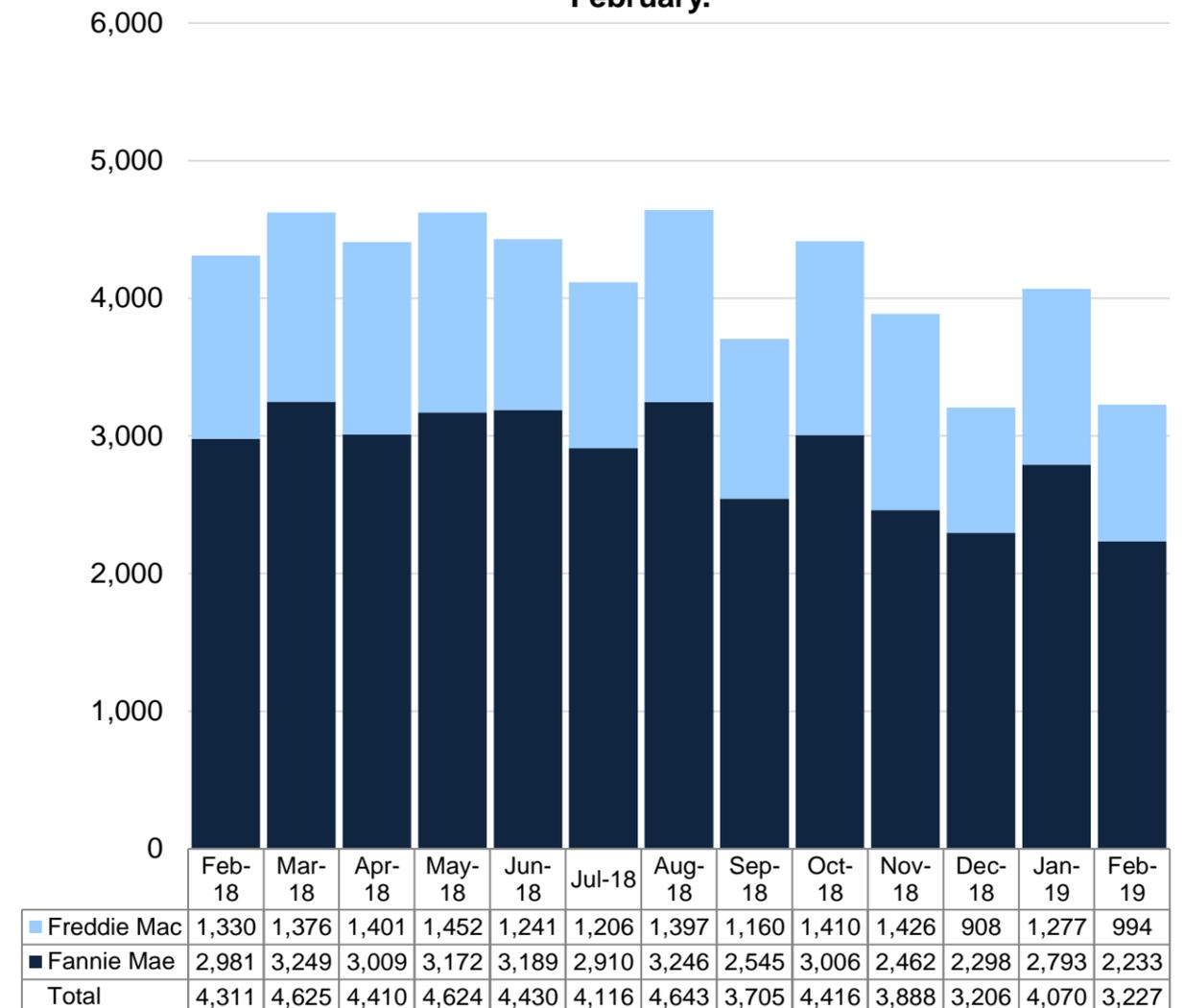
Completed short sales decreased 18 percent in February.



Source: FHFA (Fannie Mae and Freddie Mac)

## Foreclosure Sales and Third-party Sales

Foreclosure and third-party sales decreased 21 percent in February.



Source: FHFA (Fannie Mae and Freddie Mac)



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

(# of loans in thousands)	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19
<b>Total Loans Serviced</b>	27,900	27,862	27,836	27,827	27,811	27,800	27,809	27,809	27,829	27,860	27,861	27,901	27,910
Original Credit Score >= 660	25,415	25,393	25,381	25,383	25,380	25,383	25,405	25,420	25,450	25,497	25,512	25,557	25,571
Original Credit Score < 660	2,485	2,469	2,455	2,444	2,431	2,417	2,404	2,389	2,378	2,363	2,348	2,344	2,339
<b>Total Delinquent Loans</b>	829	722	707	686	696	656	625	717	648	651	667	636	675
Original Credit Score >= 660	514	443	435	419	425	399	378	440	394	400	411	389	423
Original Credit Score < 660	316	280	272	266	271	257	247	277	254	252	256	246	252
<b>30 - 59 Days Delinquent</b>	397	323	332	329	355	334	322	403	343	353	364	338	377
Original Credit Score >= 660	249	197	205	202	218	205	196	252	212	221	230	210	243
Original Credit Score < 660	148	126	127	127	136	129	126	151	131	133	135	128	135
<b>60 - 89 Days Delinquent</b>	114	98	92	91	92	92	89	99	97	97	101	98	98
Original Credit Score >= 660	67	58	54	53	53	53	51	57	56	56	58	57	58
Original Credit Score < 660	47	40	39	38	39	39	38	42	41	41	42	41	40
<b>60-plus-days Delinquent</b>	432	399	375	356	341	321	303	314	305	298	302	298	298
Original Credit Score >= 660		245	230	217	206	194	182	188	182	179	181	179	180
Original Credit Score < 660	167	154	145	139	135	127	121	126	123	119	121	119	118

Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	2.97%	2.59%	2.54%	2.46%	2.50%	2.36%	2.25%	2.58%	2.33%	2.34%	2.39%	2.28%	2.42%
Original Credit Score >= 660	2.02%	1.74%	1.71%	1.65%	1.67%	1.57%	1.49%	1.73%	1.55%	1.57%	1.61%	1.52%	1.65%
Original Credit Score < 660	12.70%	11.32%	11.09%	10.90%	11.14%	10.63%	10.27%	11.61%	10.68%	10.65%	10.88%	10.51%	10.79%
<b>30 - 59 Days Delinquent</b>	1.42%	1.16%	1.19%	1.18%	1.28%	1.20%	1.16%	1.45%	1.23%	1.27%	1.31%	1.21%	1.35%
Original Credit Score >= 660	0.98%	0.78%	0.81%	0.80%	0.86%	0.81%	0.77%	0.99%	0.83%	0.87%	0.90%	0.82%	0.95%
Original Credit Score < 660	5.97%	5.10%	5.18%	5.20%	5.61%	5.36%	5.22%	6.33%	5.52%	5.61%	5.74%	5.45%	5.75%
<b>60 - 89 Days Delinquent</b>	0.41%	0.35%	0.33%	0.33%	0.33%	0.33%	0.32%	0.36%	0.35%	0.35%	0.36%	0.35%	0.35%
Original Credit Score >= 660	0.26%	0.23%	0.21%	0.21%	0.21%	0.21%	0.20%	0.22%	0.22%	0.22%	0.23%	0.22%	0.23%
Original Credit Score < 660	1.88%	1.64%	1.58%	1.57%	1.60%	1.62%	1.58%	1.78%	1.73%	1.71%	1.81%	1.74%	1.72%
<b>60-plus-days Delinquent</b>	1.55%	1.43%	1.35%	1.28%	1.23%	1.16%	1.09%	1.13%	1.10%	1.07%	1.08%	1.07%	1.07%
Original Credit Score >= 660	0.00%	0.97%	0.91%	0.85%	0.81%	0.76%	0.72%	0.74%	0.72%	0.70%	0.71%	0.70%	0.70%
Original Credit Score < 660	6.73%	6.22%	5.91%	5.69%	5.54%	5.27%	5.05%	5.28%	5.16%	5.03%	5.15%	5.06%	5.04%
<b>Serious Delinquency Rate</b>	1.16%	1.09%	1.03%	0.97%	0.91%	0.84%	0.79%	0.79%	0.76%	0.74%	0.73%	0.74%	0.73%
<b>In Bankruptcy</b>	0.18%	0.17%	0.16%	0.16%	0.15%	0.15%	0.14%	0.15%	0.15%	0.14%	0.14%	0.14%	0.14%



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

(# of loans in thousands)	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19
<b>Total Loans Serviced</b>	17,213	17,189	17,152	17,130	17,121	17,110	17,118	17,102	17,102	17,108	17,094	17,116	17,108
Original Credit Score >= 660	15,632	15,616	15,589	15,573	15,570	15,568	15,581	15,578	15,586	15,597	15,595	15,620	15,615
Original Credit Score < 660	1,581	1,574	1,563	1,557	1,552	1,543	1,537	1,525	1,517	1,511	1,499	1,496	1,492
<b>Total Delinquent Loans</b>	540	472	463	449	457	428	407	466	420	422	433	410	435
Original Credit Score >= 660	332	287	282	272	276	258	244	283	253	256	264	248	269
Original Credit Score < 660	208	185	180	177	180	171	163	183	167	166	169	162	166
<b>30 - 59 Days Delinquent</b>	255	208	215	212	230	217	208	261	220	229	236	216	241
Original Credit Score >= 660	159	126	131	129	140	131	125	162	135	141	147	132	154
Original Credit Score < 660	97	82	84	83	90	86	83	99	86	88	89	83	87
<b>60 - 89 Days Delinquent</b>	73	63	60	59	59	60	57	64	63	63	65	64	63
Original Credit Score >= 660	43	37	34	34	34	34	33	36	36	36	37	37	36
Original Credit Score < 660	30	26	25	25	25	26	25	28	27	27	28	27	26
<b>60-plus-days Delinquent</b>	285	264	248	237	227	212	199	205	200	193	197	194	194
Original Credit Score >= 660	173	161	151	143	136	127	118	121	118	115	117	116	116
Original Credit Score < 660	111	103	97	94	91	85	80	84	82	78	80	79	78

Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	3.14%	2.75%	2.70%	2.62%	2.67%	2.50%	2.38%	2.72%	2.46%	2.47%	2.53%	2.40%	2.54%
Original Credit Score >= 660	2.12%	1.84%	1.81%	1.75%	1.77%	1.66%	1.56%	1.82%	1.62%	1.64%	1.69%	1.59%	1.73%
Original Credit Score < 660	13.16%	11.74%	11.54%	11.37%	11.62%	11.06%	10.63%	11.98%	11.03%	11.01%	11.29%	10.85%	11.09%
<b>30 - 59 Days Delinquent</b>	1.48%	1.21%	1.25%	1.24%	1.34%	1.27%	1.22%	1.52%	1.29%	1.34%	1.38%	1.26%	1.41%
Original Credit Score >= 660	1.02%	0.81%	0.84%	0.83%	0.90%	0.84%	0.81%	1.04%	0.86%	0.90%	0.94%	0.85%	0.99%
Original Credit Score < 660	6.11%	5.21%	5.35%	5.35%	5.77%	5.54%	5.39%	6.50%	5.66%	5.82%	5.94%	5.58%	5.86%
<b>60 - 89 Days Delinquent</b>	0.43%	0.37%	0.35%	0.34%	0.35%	0.35%	0.33%	0.37%	0.37%	0.37%	0.38%	0.37%	0.37%
Original Credit Score >= 660	0.27%	0.24%	0.22%	0.22%	0.22%	0.22%	0.21%	0.23%	0.23%	0.23%	0.24%	0.23%	0.23%
Original Credit Score < 660	1.92%	1.67%	1.62%	1.61%	1.64%	1.66%	1.61%	1.82%	1.80%	1.79%	1.87%	1.81%	1.77%
<b>60-plus-days Delinquent</b>	1.65%	1.53%	1.44%	1.38%	1.32%	1.24%	1.16%	1.20%	1.17%	1.13%	1.15%	1.14%	1.13%
Original Credit Score >= 660	1.11%	1.03%	0.97%	0.92%	0.87%	0.81%	0.76%	0.78%	0.76%	0.74%	0.75%	0.74%	0.74%
Original Credit Score < 660	7.05%	6.53%	6.19%	6.01%	5.85%	5.51%	5.23%	5.48%	5.38%	5.19%	5.35%	5.27%	5.23%
<b>Serious Delinquency Rate</b>	1.22%	1.16%	1.09%	1.03%	0.97%	0.88%	0.82%	0.82%	0.79%	0.76%	0.76%	0.76%	0.76%
<b>In Bankruptcy</b>	0.18%	0.18%	0.17%	0.17%	0.16%	0.15%	0.15%	0.15%	0.16%	0.14%	0.15%	0.14%	0.14%



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

(# of loans in thousands)	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19
<b>Total Loans Serviced</b>	10,687	10,672	10,684	10,696	10,689	10,690	10,691	10,707	10,726	10,752	10,767	10,785	10,803
Original Credit Score >= 660	9,784	9,777	9,792	9,809	9,810	9,815	9,824	9,843	9,865	9,900	9,917	9,937	9,956
Original Credit Score < 660	904	895	892	887	879	875	867	864	861	852	849	848	847
<b>Total Delinquent Loans</b>	289	250	245	236	239	227	218	251	228	229	233	226	240
Original Credit Score >= 660	182	155	153	147	148	141	135	157	142	144	147	141	153
Original Credit Score < 660	108	95	92	89	91	86	84	95	87	85	86	84	87
<b>30 - 59 Days Delinquent</b>	142	115	117	117	125	117	113	143	123	124	128	122	136
Original Credit Score >= 660	90	71	73	73	78	73	71	91	77	80	83	78	89
Original Credit Score < 660	52	44	44	44	47	44	43	52	45	45	46	44	47
<b>60 - 89 Days Delinquent</b>	41	35	33	32	33	32	32	35	34	34	35	34	35
Original Credit Score >= 660	24	21	19	19	19	19	18	20	20	20	21	21	21
Original Credit Score < 660	16	14	14	13	13	13	13	15	14	14	14	14	14
<b>60-plus-days Delinquent</b>	148	135	128	119	114	110	105	109	106	105	105	104	104
Original Credit Score >= 660	92	84	80	74	70	67	64	66	64	64	64	64	65
Original Credit Score < 660	56	51	48	45	44	42	41	43	41	40	41	40	40

## Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	<b>2.71%</b>	<b>2.35%</b>	<b>2.29%</b>	<b>2.21%</b>	<b>2.24%</b>	<b>2.12%</b>	<b>2.04%</b>	<b>2.35%</b>	<b>2.13%</b>	<b>2.13%</b>	<b>2.17%</b>	<b>2.09%</b>	<b>2.23%</b>
Original Credit Score >= 660	1.86%	1.59%	1.56%	1.50%	1.51%	1.43%	1.37%	1.59%	1.44%	1.45%	1.48%	1.42%	1.54%
Original Credit Score < 660	11.90%	10.59%	10.30%	10.07%	10.31%	9.87%	9.64%	10.96%	10.04%	10.00%	10.17%	9.92%	10.27%
<b>30 - 59 Days Delinquent</b>	<b>1.33%</b>	<b>1.08%</b>	<b>1.09%</b>	<b>1.09%</b>	<b>1.17%</b>	<b>1.10%</b>	<b>1.06%</b>	<b>1.33%</b>	<b>1.14%</b>	<b>1.16%</b>	<b>1.19%</b>	<b>1.13%</b>	<b>1.26%</b>
Original Credit Score >= 660	0.92%	0.73%	0.75%	0.75%	0.80%	0.75%	0.72%	0.92%	0.78%	0.80%	0.83%	0.78%	0.89%
Original Credit Score < 660	5.73%	4.91%	4.89%	4.94%	5.31%	5.02%	4.92%	6.04%	5.27%	5.25%	5.38%	5.22%	5.56%
<b>60 - 89 Days Delinquent</b>	<b>0.38%</b>	<b>0.33%</b>	<b>0.31%</b>	<b>0.30%</b>	<b>0.31%</b>	<b>0.30%</b>	<b>0.30%</b>	<b>0.33%</b>	<b>0.32%</b>	<b>0.31%</b>	<b>0.33%</b>	<b>0.32%</b>	<b>0.32%</b>
Original Credit Score >= 660	0.25%	0.21%	0.20%	0.20%	0.20%	0.19%	0.19%	0.21%	0.20%	0.20%	0.21%	0.21%	0.21%
Original Credit Score < 660	1.82%	1.58%	1.52%	1.49%	1.53%	1.53%	1.53%	1.70%	1.63%	1.59%	1.68%	1.62%	1.63%
<b>60-plus-days Delinquent</b>	<b>1.38%</b>	<b>1.27%</b>	<b>1.20%</b>	<b>1.12%</b>	<b>1.07%</b>	<b>1.03%</b>	<b>0.98%</b>	<b>1.01%</b>	<b>0.98%</b>	<b>0.97%</b>	<b>0.98%</b>	<b>0.96%</b>	<b>0.97%</b>
Original Credit Score >= 660	0.94%	0.86%	0.81%	0.75%	0.72%	0.69%	0.65%	0.67%	0.65%	0.65%	0.65%	0.64%	0.65%
Original Credit Score < 660	6.17%	5.68%	5.41%	5.13%	5.00%	4.85%	4.72%	4.92%	4.77%	4.75%	4.79%	4.70%	4.71%
<b>Serious Delinquency Rate</b>	<b>1.06%</b>	<b>0.97%</b>	<b>0.94%</b>	<b>0.87%</b>	<b>0.82%</b>	<b>0.78%</b>	<b>0.73%</b>	<b>0.73%</b>	<b>0.71%</b>	<b>0.70%</b>	<b>0.69%</b>	<b>0.70%</b>	<b>0.69%</b>
<b>In Bankruptcy</b>	<b>0.16%</b>	<b>0.15%</b>	<b>0.15%</b>	<b>0.14%</b>	<b>0.14%</b>	<b>0.14%</b>	<b>0.13%</b>	<b>0.14%</b>	<b>0.13%</b>	<b>0.13%</b>	<b>0.13%</b>	<b>0.13%</b>	<b>0.13%</b>



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

	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	YTD 2019
<b>Starts</b>														
Repayment Plans	6,314	4,996	4,817	5,088	5,038	5,991	5,412	5,291	5,261	5,602	5,098	5,276	4,052	9,328
Forbearance Plans	4,999	5,477	5,181	2,967	2,667	2,147	1,969	3,682	5,719	4,799	4,012	7,015	3,655	10,670
<b>Completed</b>														
Repayment Plans <sup>2</sup>	2,558	3,039	2,625	2,808	2,846	2,859	2,762	2,396	2,711	2,609	2,456	2,453	2,641	5,094
Forbearance Plans <sup>2</sup>	5,848	6,450	3,649	2,847	1,710	1,427	1,146	749	1,332	1,608	2,298	2,009	3,128	5,137
Charge-offs-in-lieu	126	138	152	112	124	93	116	104	112	71	115	107	102	209
HomeSaver Advance (Fannie)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Modifications	10,606	13,927	14,094	17,557	19,809	18,874	19,345	11,163	10,484	8,048	7,437	8,446	7,650	16,096
<b>Home Retention Actions</b>	<b>19,138</b>	<b>23,554</b>	<b>20,520</b>	<b>23,324</b>	<b>24,489</b>	<b>23,253</b>	<b>23,369</b>	<b>14,412</b>	<b>14,639</b>	<b>12,336</b>	<b>12,306</b>	<b>13,015</b>	<b>13,521</b>	<b>26,536</b>
Short Sales	559	658	601	623	631	528	510	413	423	390	375	374	308	682
Deeds-in-lieu	235	285	250	264	243	249	242	217	210	176	207	200	155	355
<b>Nonforeclosure - Home Forfeiture Actions</b>	<b>794</b>	<b>943</b>	<b>851</b>	<b>887</b>	<b>874</b>	<b>777</b>	<b>752</b>	<b>630</b>	<b>633</b>	<b>566</b>	<b>582</b>	<b>574</b>	<b>463</b>	<b>1,037</b>
<b>Total Foreclosure Prevention Actions</b>	<b>19,932</b>	<b>24,497</b>	<b>21,371</b>	<b>24,211</b>	<b>25,363</b>	<b>24,030</b>	<b>24,121</b>	<b>15,042</b>	<b>15,272</b>	<b>12,902</b>	<b>12,888</b>	<b>13,589</b>	<b>13,984</b>	<b>27,573</b>

Percent of Total Foreclosure Prevention Actions

Repayment Plans	13%	12%	12%	12%	11%	12%	11%	16%	18%	20%	19%	18%	19%	18%
Forbearance Plans	29%	26%	17%	12%	7%	6%	5%	5%	9%	12%	18%	15%	22%	19%
Charge-offs-in-lieu	1%	1%	1%	0%	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%
HomeSaver Advance (Fannie)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Loan Modifications	53%	57%	66%	73%	78%	79%	80%	74%	69%	62%	58%	62%	55%	58%
<b>Home Retention Actions</b>	<b>96%</b>	<b>96%</b>	<b>96%</b>	<b>96%</b>	<b>97%</b>	<b>97%</b>	<b>97%</b>	<b>96%</b>	<b>96%</b>	<b>96%</b>	<b>95%</b>	<b>96%</b>	<b>97%</b>	<b>96%</b>
Short Sales	3%	3%	3%	3%	2%	2%	2%	3%	3%	3%	3%	3%	2%	2%
Deeds-in-lieu	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	2%	1%	1%	1%
<b>Nonforeclosure - Home Forfeiture Actions</b>	<b>4%</b>	<b>4%</b>	<b>4%</b>	<b>4%</b>	<b>3%</b>	<b>3%</b>	<b>3%</b>	<b>4%</b>	<b>4%</b>	<b>4%</b>	<b>5%</b>	<b>4%</b>	<b>3%</b>	<b>4%</b>

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

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



3(i) Enterprises Combined - Loan Modifications

	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	YTD 2019
<b>Loan Modifications (# of loans)</b>	10,606	13,927	14,094	17,557	19,809	18,874	19,345	11,163	10,484	8,048	7,437	8,446	7,650	16,096
<b>Delinquency Status at Modification (% of loan mods)</b>														
Current <sup>1</sup>	3%	5%	2%	2%	2%	1%	1%	1%	1%	1%	2%	3%	2%	2%
30 - 59 days delinquent	10%	10%	8%	6%	5%	5%	4%	4%	5%	5%	5%	6%	5%	6%
60 - 89 days delinquent	11%	13%	14%	13%	10%	8%	7%	6%	7%	7%	7%	7%	8%	7%
90 - 179 days delinquent	40%	41%	51%	58%	58%	56%	47%	41%	44%	44%	49%	45%	47%	46%
180 - 364 days delinquent	22%	20%	16%	14%	19%	25%	36%	39%	34%	31%	27%	26%	25%	26%
365+ days delinquent	14%	12%	9%	7%	6%	5%	5%	9%	9%	11%	11%	13%	12%	13%
<b>MTMLTV at Modification (% of loan mods)</b>														
MTMLTV <= 80% <sup>2</sup>	70%	72%	75%	76%	77%	76%	77%	78%	78%	79%	80%	78%	79%	79%
80% < MTMLTV <= 100%	20%	19%	18%	18%	17%	18%	18%	16%	16%	16%	16%	16%	16%	16%
MTMLTV > 100%	11%	8%	6%	6%	5%	6%	6%	6%	5%	5%	4%	6%	5%	5%
<b>Year of Origination (% of loan mods)</b>														
2004 & Prior	20%	18%	16%	15%	15%	17%	17%	17%	18%	18%	17%	16%	17%	16%
2005-2008	46%	40%	34%	31%	30%	33%	33%	36%	36%	35%	32%	34%	36%	35%
2009 & later	35%	42%	50%	54%	55%	50%	50%	47%	46%	46%	51%	49%	48%	49%
<b>Modification History (% of loan mods)</b>														
First time modification	66%	71%	75%	78%	79%	81%	78%	74%	73%	71%	79%	76%	74%	75%
Second time modification	23%	20%	18%	16%	15%	14%	17%	19%	19%	20%	15%	17%	19%	18%
Three plus time modification	10%	9%	7%	6%	6%	5%	6%	7%	7%	8%	7%	7%	8%	7%
<b>Property type (% of loan mods)</b>														
Primary residency	95%	94%	94%	94%	93%	93%	93%	93%	93%	94%	94%	94%	94%	94%
Second home	2%	2%	2%	2%	2%	2%	3%	3%	2%	2%	2%	2%	2%	2%
Investment	4%	4%	4%	4%	5%	5%	5%	4%	4%	4%	4%	4%	4%	4%
<b>Types of Modification (% of loan mods)</b>														
Extend Term Only	42%	48%	60%	64%	69%	69%	68%	64%	64%	65%	67%	62%	66%	64%
Reduce Rate Only	0%	0%	1%	1%	2%	2%	1%	1%	1%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	12%	10%	8%	6%	6%	6%	6%	6%	6%	6%	5%	6%	5%	6%
Reduce Rate, Extend Term and Forbear Principal <sup>3</sup>	46%	40%	30%	26%	21%	22%	24%	28%	28%	29%	27%	31%	29%	30%
Other	0%	1%	1%	2%	2%	1%	1%	1%	1%	0%	0%	0%	0%	0%

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

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

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



3(ii) Fannie Mae - Loan Modifications

	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	YTD 2019
<b>Loan Modifications (# of loans)</b>	6,599	8,050	8,847	11,529	13,419	11,033	12,948	6,928	6,670	5,206	4,484	5,020	4,557	9,577
<b>Delinquency Status at Modification (% of loan mods)</b>														
Current <sup>1</sup>	1%	1%	1%	1%	1%	0%	0%	0%	1%	1%	1%	1%	1%	1%
30 - 59 days delinquent	9%	7%	6%	5%	4%	4%	3%	2%	2%	3%	2%	3%	3%	3%
60 - 89 days delinquent	12%	14%	15%	13%	10%	8%	7%	5%	7%	7%	7%	6%	7%	7%
90 - 179 days delinquent	42%	47%	56%	63%	61%	55%	47%	44%	46%	48%	52%	52%	52%	52%
180 - 364 days delinquent	22%	20%	15%	13%	20%	29%	38%	41%	35%	32%	28%	26%	24%	25%
365+ days delinquent	13%	11%	8%	5%	5%	4%	4%	8%	8%	10%	10%	13%	13%	13%
<b>MTMLTV at Modification (% of loan mods)</b>														
MTMLTV <= 80% <sup>2</sup>	68%	71%	75%	76%	77%	76%	77%	78%	77%	78%	78%	76%	77%	76%
80% < MTMLTV <= 100%	21%	20%	19%	18%	18%	19%	17%	17%	18%	17%	17%	18%	18%	18%
MTMLTV > 100%	11%	9%	6%	6%	6%	6%	5%	5%	5%	5%	5%	6%	5%	6%
<b>Year of Origination (% of loan mods)</b>														
2004 & Prior	19%	17%	16%	15%	14%	16%	16%	17%	17%	18%	16%	15%	17%	16%
2005-2008	46%	41%	34%	30%	29%	34%	33%	35%	36%	34%	33%	34%	35%	35%
2009 & later	34%	42%	50%	55%	56%	50%	51%	48%	47%	48%	50%	51%	47%	49%
<b>Modification History (% of loan mods)</b>														
First time modification	53%	59%	66%	72%	73%	72%	71%	64%	64%	63%	70%	66%	63%	65%
Second time modification	31%	27%	24%	19%	19%	20%	21%	25%	25%	26%	20%	23%	25%	24%
Three plus time modification	16%	13%	10%	8%	8%	8%	8%	11%	11%	11%	10%	11%	12%	11%
<b>Property type (% of loan mods)</b>														
Primary residency	95%	94%	94%	93%	93%	93%	92%	93%	93%	93%	93%	94%	94%	94%
Second home	1%	2%	2%	2%	2%	2%	3%	3%	3%	2%	2%	2%	2%	2%
Investment	4%	4%	4%	5%	5%	5%	5%	4%	5%	4%	5%	4%	4%	4%
<b>Types of Modification (% of loan mods)</b>														
Extend Term Only	46%	51%	62%	67%	69%	70%	72%	68%	69%	70%	73%	70%	70%	70%
Reduce Rate Only	0%	1%	1%	2%	3%	3%	2%	1%	1%	1%	1%	0%	0%	0%
Reduce Rate and Extend Term	10%	9%	7%	5%	4%	5%	4%	5%	4%	4%	4%	5%	5%	5%
Reduce Rate, Extend Term and Forbear Principal <sup>3</sup>	44%	38%	28%	23%	20%	21%	21%	24%	25%	24%	22%	24%	25%	24%
Other	0%	2%	2%	3%	3%	2%	2%	1%	1%	1%	0%	0%	0%	0%

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

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

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



3(iii) Freddie Mac - Loan Modifications

	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	YTD 2019
<b>Loan Modifications (# of loans)</b>	4,007	5,877	5,247	6,028	6,390	7,841	6,397	4,235	3,814	2,842	2,953	3,426	3,093	6,519
<b>Delinquency Status at Modification (% of loan mods)</b>														
Current	5%	10%	4%	4%	5%	2%	1%	2%	2%	2%	3%	6%	3%	5%
30 - 59 days delinquent	10%	13%	11%	7%	6%	6%	6%	7%	9%	10%	10%	12%	9%	11%
60 - 89 days delinquent	9%	11%	12%	13%	10%	9%	7%	6%	7%	8%	7%	9%	8%	8%
90 - 179 days delinquent	36%	33%	42%	50%	54%	57%	45%	37%	39%	38%	43%	33%	40%	37%
180 - 364 days delinquent	23%	20%	18%	16%	17%	19%	33%	37%	33%	31%	26%	26%	27%	27%
365+ days delinquent	17%	13%	12%	9%	8%	6%	8%	10%	10%	12%	11%	13%	12%	12%
<b>MTMLTV at Modification (% of loan mods)</b>														
MTMLTV <= 80%	73%	75%	76%	76%	79%	77%	75%	77%	81%	80%	83%	81%	82%	82%
80% < MTMLTV <= 100%	18%	18%	17%	18%	16%	16%	18%	16%	14%	14%	13%	14%	13%	14%
MTMLTV > 100%	9%	8%	7%	6%	5%	6%	7%	6%	5%	5%	4%	5%	5%	5%
<b>Year of Origination (% of loan mods)</b>														
2004 & Prior	21%	18%	17%	16%	17%	19%	18%	18%	20%	19%	18%	18%	15%	17%
2005-2008	44%	39%	35%	34%	31%	31%	31%	36%	36%	36%	31%	35%	36%	35%
2009 & later	35%	42%	48%	50%	52%	50%	50%	46%	44%	44%	51%	48%	49%	48%
<b>Modification History (% of loan mods)</b>														
First time modification	88%	88%	90%	90%	92%	93%	92%	89%	89%	87%	91%	90%	89%	89%
Second time modification	11%	10%	9%	8%	7%	6%	7%	9%	9%	11%	8%	9%	9%	9%
Three plus time modification	2%	2%	2%	1%	1%	1%	1%	2%	2%	2%	1%	1%	2%	2%
<b>Property type (% of loan mods)</b>														
Primary residency	95%	94%	94%	95%	94%	94%	94%	94%	94%	95%	95%	94%	94%	94%
Second home	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Investment	3%	4%	4%	3%	4%	4%	4%	4%	4%	3%	3%	4%	4%	4%
<b>Types of Modification (% of loan mods)</b>														
Extend Term Only	37%	44%	56%	58%	70%	68%	62%	56%	57%	54%	59%	51%	59%	55%
Reduce Rate Only	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	15%	12%	10%	8%	8%	7%	8%	8%	9%	9%	7%	7%	6%	7%
Reduce Rate, Extend Term and Forbear Principal <sup>1</sup>	48%	44%	34%	33%	21%	24%	29%	35%	34%	37%	34%	42%	34%	38%
Other	0%	0%	0%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%

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



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

	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	YTD 2019
Short Sales	559	658	601	623	631	528	510	413	423	390	375	374	308	682
Deeds-in-lieu	235	285	250	264	243	249	242	217	210	176	207	200	155	355
Nonforeclosure - Home Forfeiture Actions <sup>1</sup>	794	943	851	887	874	777	752	630	633	566	582	574	463	1,037
Third-party Sales	1,733	1,614	1,698	1,725	1,599	1,566	1,746	1,429	1,595	1,282	1,210	1,348	1,176	2,524
Foreclosure Sales	2,578	3,011	2,712	2,899	2,831	2,550	2,897	2,276	2,821	2,606	1,996	2,722	2,051	4,773
Third-party & Foreclosure Sales	4,311	4,625	4,410	4,624	4,430	4,116	4,643	3,705	4,416	3,888	3,206	4,070	3,227	7,297
Foreclosure Starts	15,246	15,116	15,308	12,834	10,860	11,639	11,499	9,419	12,752	10,810	12,440	12,121	10,116	22,237

Top Five Reasons for Delinquency

Curtailment of Income	22%	23%	23%	23%	24%	23%	23%	23%	23%	23%	24%	24%	24%
Excessive obligations	19%	19%	19%	21%	21%	22%	22%	22%	22%	23%	22%	23%	22%
Unemployment	6%	6%	6%	6%	6%	6%	6%	6%	7%	6%	6%	6%	6%
Illness of principal mortgagor or family member	6%	6%	6%	6%	6%	7%	7%	7%	7%	7%	7%	7%	7%
Marital Difficulties	2%	2%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%

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



## Glossary

### Section 1: Mortgage Performance

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

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

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

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

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

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

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

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

### Section 2: Completed Foreclosure Prevention Actions

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

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

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

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

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

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

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

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

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

### Section 3: Loan Modifications

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

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

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

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

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

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

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

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

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

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

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

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

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

