



FORECLOSURE PREVENTION REPORT

FEDERAL PROPERTY MANAGER'S REPORT

JULY 2018



July 2018 Highlights

The Enterprises' Foreclosure Prevention Actions:

- The Enterprises completed 24,030 foreclosure prevention actions in July, bringing the total to 4,203,611 since the start of the conservatorships in September 2008. Over half of these actions have been permanent loan modifications.
- There were 18,874 permanent loan modifications in July, bringing the total to 2,257,644 since the conservatorships began in September 2008.
- Twenty-two percent of modifications in July were modifications with principal forbearance. Modifications with extend-term only accounted for 56 percent of all loan modifications during the month.
- There were 777 short sales and deeds-in-lieu of foreclosure completed in July, down 11 percent compared with June.

The Enterprises' Mortgage Performance:

- The serious delinquency rate dropped from 0.91 percent at the end of June to 0.84 percent at the end of July.

The Enterprises' Foreclosures:

- Third-party and foreclosure sales decreased from 4,430 in June to 4,116 in July.
- Foreclosure starts increased from 10,860 in June to 11,639 in July.

Foreclosure Prevention Activities

	Jun-18	Jul-18
<i>(Number of loans)</i>		
Loan Modifications *	19,809	18,874
Repayment Plans	2,846	2,859
Forbearance Plans	1,710	1,427
Charge-offs-in-lieu	124	93
Home Retention Actions	24,489	23,253
Short Sales	631	528
Deeds-in-lieu	243	249
Home Forfeiture Actions	874	777
TOTAL	25,363	24,030

* Includes HAMP permanent modifications.

Source: FHFA (Fannie Mae and Freddie Mac)

Mortgage Performance (at period end)

	Jun-18	Jul-18
<i>(Number of loans)</i>		
30-59 Days Delinquent	354,609	334,219
60-plus-days Delinquent	341,106	321,291
Foreclosure Starts	10,860	11,639
Third-party & Foreclosure Sales	4,430	4,116
<i>(Percent of total loans serviced)</i>		
30-59 Days Delinquent	1.28%	1.20%
60-plus-days Delinquent	1.23%	1.16%
Seriously Delinquent*	0.91%	0.84%

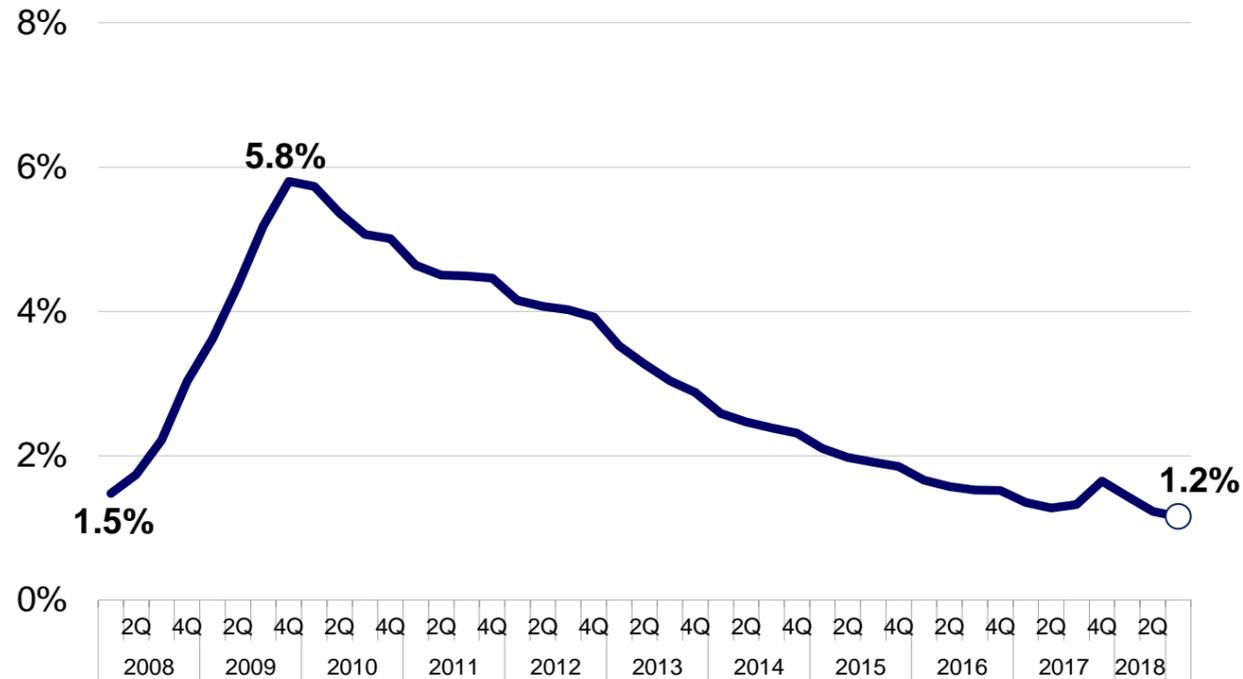
* 90 days or more delinquent, or in the process of foreclosure.

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.

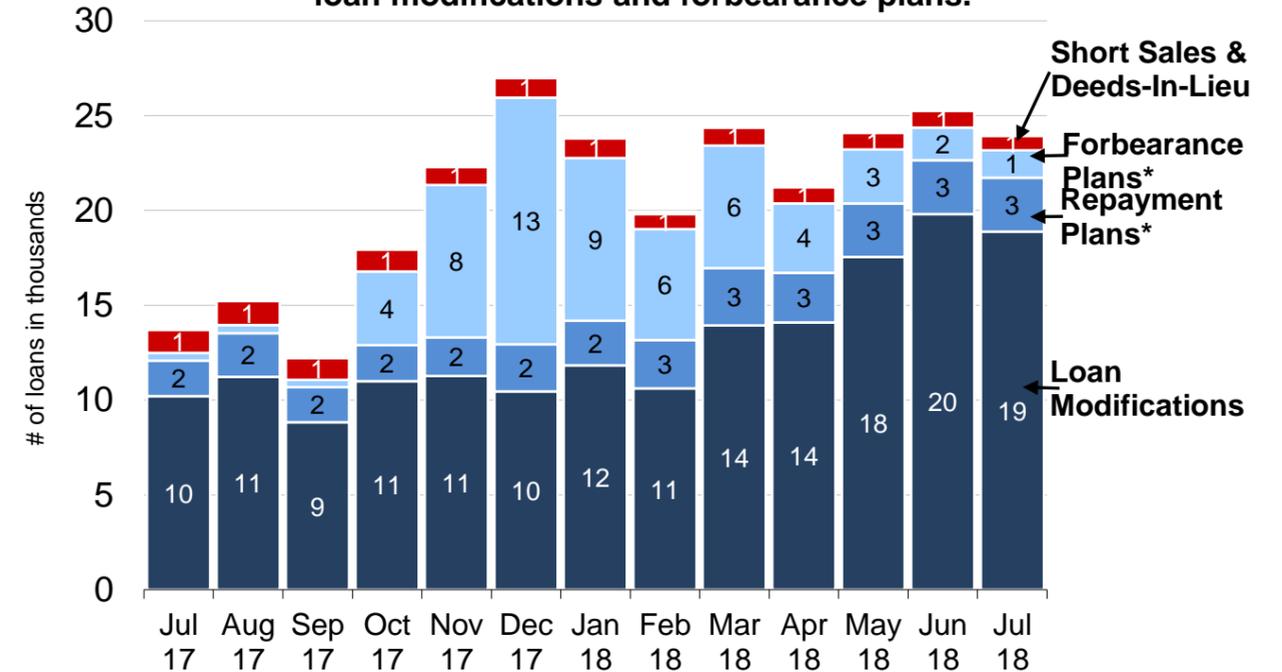


Enterprises' 60-plus-days Delinquency Rates
60-plus-days delinquency rate decreased in July.



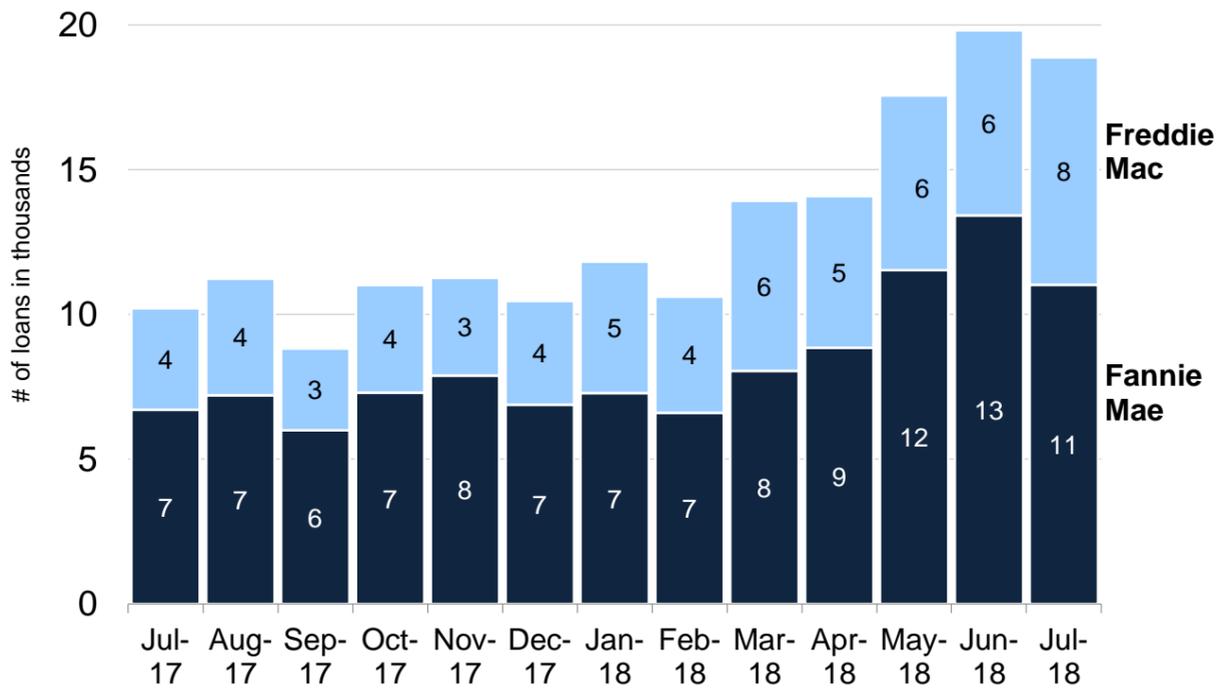
Source: FHFA (Fannie Mae and Freddie Mac)

Foreclosure Prevention Actions Completed
Foreclosure prevention actions decreased in July driven by loan modifications and forbearance plans.



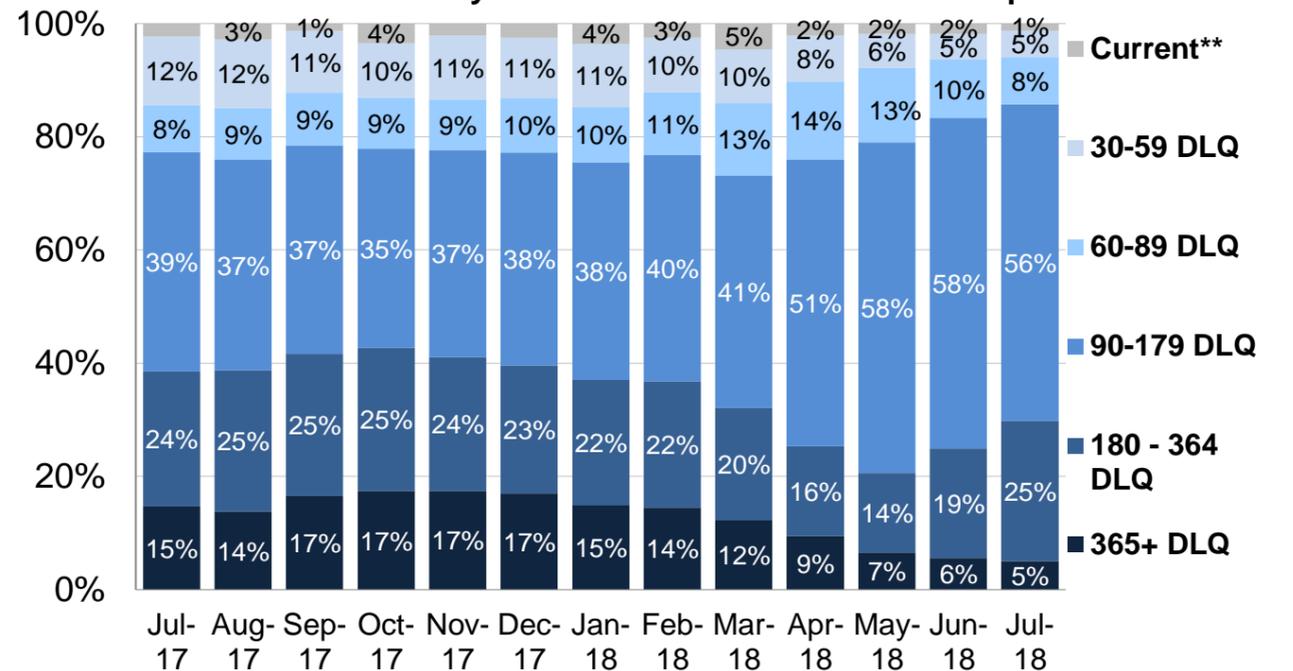
Source: FHFA (Fannie Mae and Freddie Mac)

Completed loan modifications
Loan modifications decreased in July.



Source: FHFA (Fannie Mae and Freddie Mac)

Loan Modifications by Delinquency Status
Approximately 86 percent of borrowers who received modification in July were three or more months delinquent.



Source: FHFA (Fannie Mae and Freddie Mac)

*Includes 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 4,203,611. More than half of these actions are permanent loan modifications.

	2015	2016	2017	YTD Jul-18	Conservatorship to Date ¹
Home Retention Actions					
Repayment Plans	39,317	32,357	30,506	19,082	923,925
Forbearance Plans	8,170	7,228	29,897	30,525	247,353
Charge-offs-in-lieu	1,219	1,047	1,400	896	15,823
HomeSaver Advance (<i>Fannie</i>)	-	-	-	-	70,178
Loan Modifications ²	<u>148,109</u>	<u>123,495</u>	<u>128,625</u>	<u>106,698</u>	<u>2,257,644</u>
Total	196,815	164,127	190,428	157,201	3,514,923
Nonforeclosure - Home Forfeiture Actions					
Short Sales	25,081	17,760	11,684	4,297	594,823
Deeds-in-lieu	<u>10,170</u>	<u>8,024</u>	<u>4,786</u>	<u>1,855</u>	<u>93,865</u>
Total	35,251	25,784	16,470	6,152	688,688
Total Foreclosure Prevention Actions	232,066	189,911	206,898	163,353	4,203,611

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

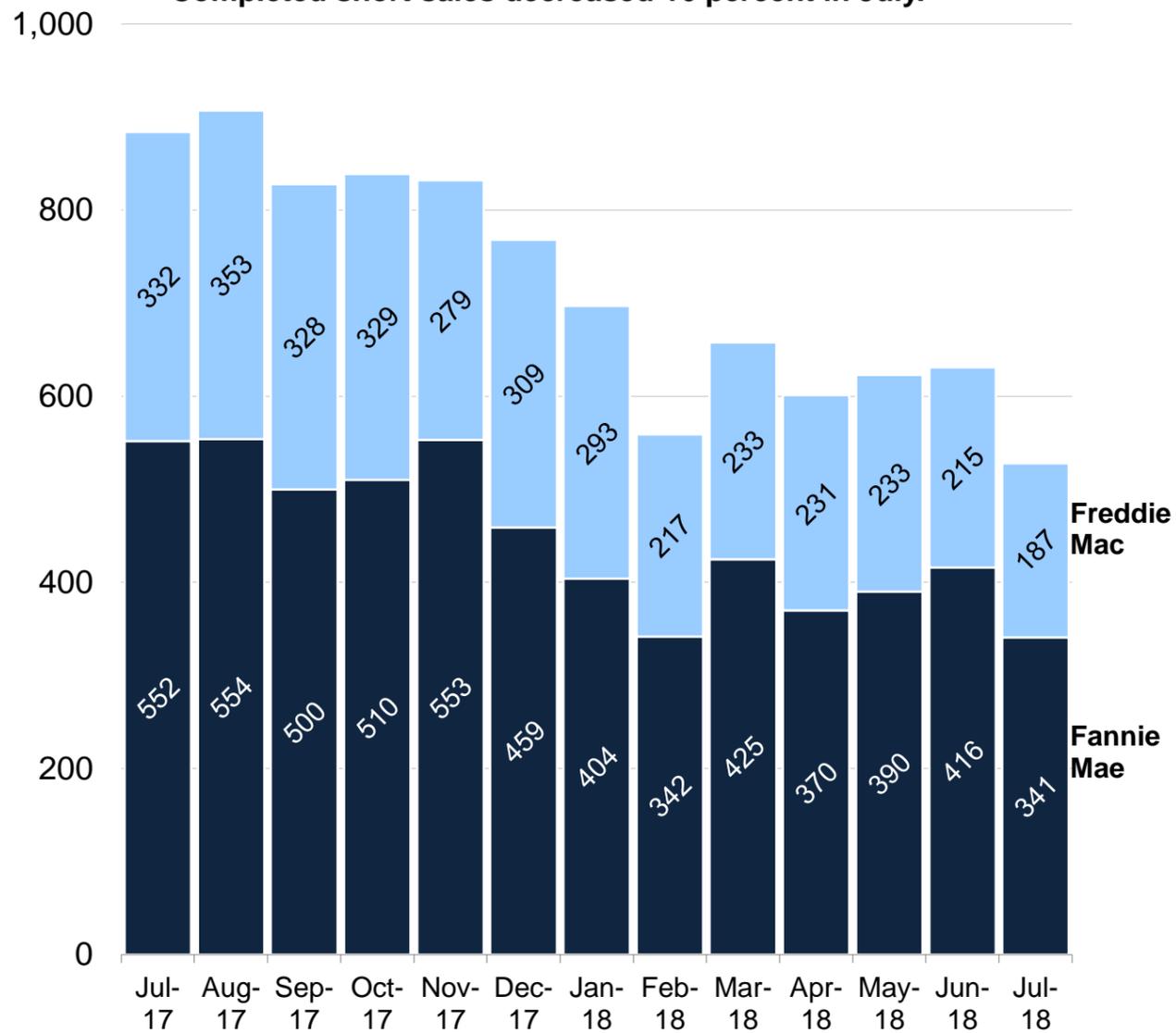
² Includes HAMP permanent modifications.

Source: FHFA (Fannie Mae and Freddie Mac)



Short Sales

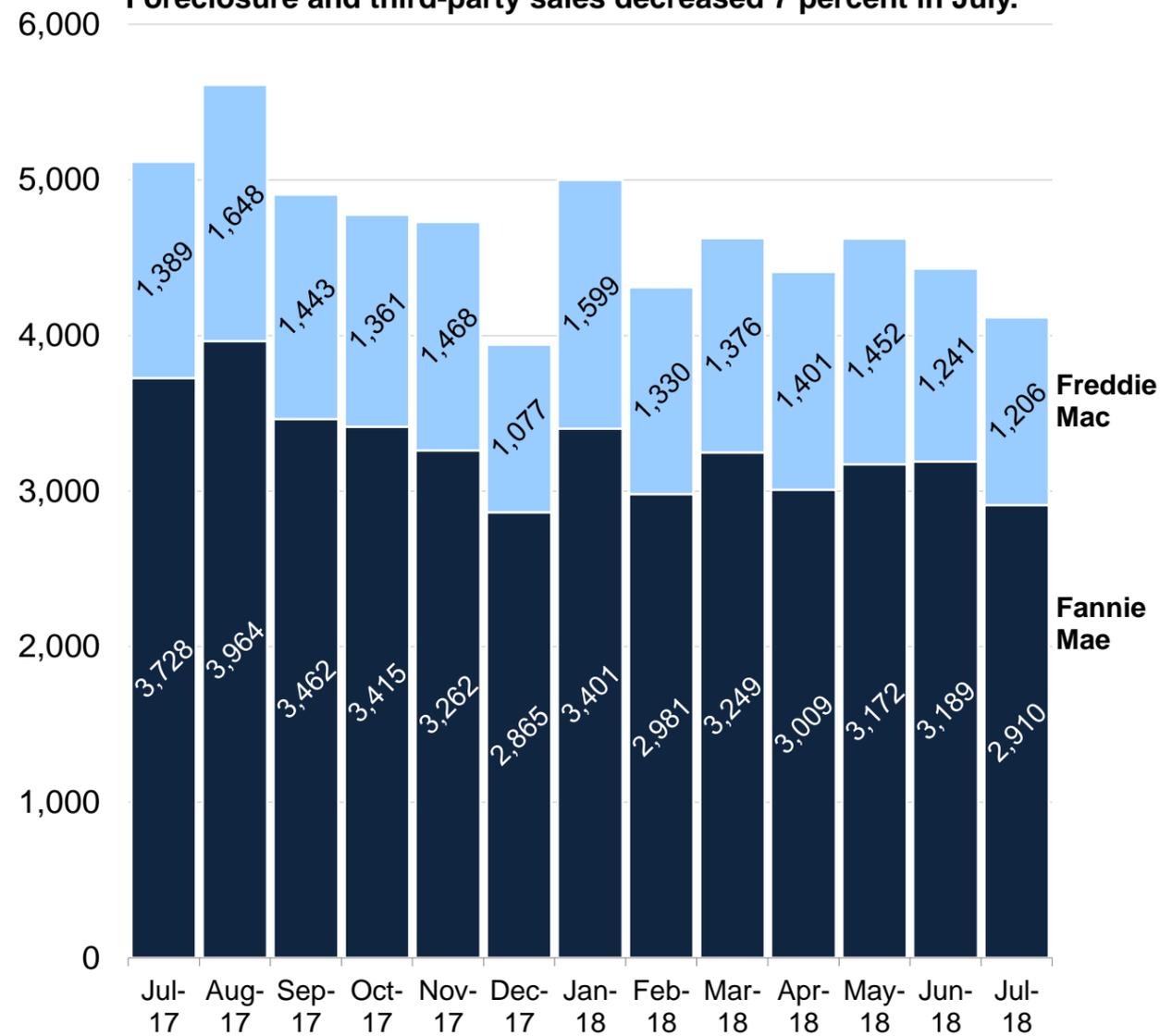
Completed short sales decreased 16 percent in July.



Source: FHFA (Fannie Mae and Freddie Mac)

Foreclosure Sales and Third-party Sales

Foreclosure and third-party sales decreased 7 percent in July.



Source: FHFA (Fannie Mae and Freddie Mac)



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

(# of loans in thousands)	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18
Total Loans Serviced	27,813	27,807	27,827	27,822	27,849	27,874	27,891	27,900	27,862	27,836	27,827	27,811	27,800
Original Credit Score >= 660	25,245	25,254	25,287	25,297	25,333	25,374	25,398	25,415	25,393	25,381	25,383	25,380	25,383
Original Credit Score < 660	2,569	2,553	2,540	2,525	2,516	2,500	2,492	2,485	2,469	2,455	2,444	2,431	2,417
Total Delinquent Loans	719	714	809	840	871	897	814	829	722	707	686	696	656
Original Credit Score >= 660	429	423	488	517	540	554	497	514	443	435	419	425	399
Original Credit Score < 660	291	291	321	324	331	343	317	316	280	272	266	271	257
30 - 59 Days Delinquent	361	359	441	439	416	438	371	397	323	332	329	355	334
Original Credit Score >= 660	217	213	271	278	261	273	226	249	197	205	202	218	205
Original Credit Score < 660	144	145	169	161	155	165	144	148	126	127	127	136	129
60 - 89 Days Delinquent	100	100	108	140	166	135	121	114	98	92	91	92	92
Original Credit Score >= 660	56	56	61	82	105	81	71	67	58	54	53	53	53
Original Credit Score < 660	44	44	47	58	61	54	50	47	40	39	38	39	39
60-plus-days Delinquent	358	356	368	402	455	459	443	432	399	375	356	341	321
Original Credit Score >= 660		210	217	239	279	281	271	265	245	230	217	206	194
Original Credit Score < 660	147	146	152	163	176	178	172	167	154	145	139	135	127

Percent of Total Loans Serviced

Total Delinquent Loans	2.59%	2.57%	2.91%	3.02%	3.13%	3.22%	2.92%	2.97%	2.59%	2.54%	2.46%	2.50%	2.36%
Original Credit Score >= 660	1.70%	1.68%	1.93%	2.04%	2.13%	2.18%	1.96%	2.02%	1.74%	1.71%	1.65%	1.67%	1.57%
Original Credit Score < 660	11.31%	11.40%	12.64%	12.82%	13.15%	13.74%	12.70%	12.70%	11.32%	11.09%	10.90%	11.14%	10.63%
30 - 59 Days Delinquent	1.30%	1.29%	1.58%	1.58%	1.49%	1.57%	1.33%	1.42%	1.16%	1.19%	1.18%	1.28%	1.20%
Original Credit Score >= 660	0.86%	0.85%	1.07%	1.10%	1.03%	1.08%	0.89%	0.98%	0.78%	0.81%	0.80%	0.86%	0.81%
Original Credit Score < 660	5.61%	5.68%	6.67%	6.36%	6.15%	6.62%	5.79%	5.97%	5.10%	5.18%	5.20%	5.61%	5.36%
60 - 89 Days Delinquent	0.36%	0.36%	0.39%	0.50%	0.60%	0.48%	0.43%	0.41%	0.35%	0.33%	0.33%	0.33%	0.33%
Original Credit Score >= 660	0.22%	0.22%	0.24%	0.32%	0.41%	0.32%	0.28%	0.26%	0.23%	0.21%	0.21%	0.21%	0.21%
Original Credit Score < 660	1.70%	1.71%	1.86%	2.30%	2.43%	2.18%	2.01%	1.88%	1.64%	1.58%	1.57%	1.60%	1.62%
60-plus-days Delinquent	1.29%	1.28%	1.32%	1.44%	1.63%	1.65%	1.59%	1.55%	1.43%	1.35%	1.28%	1.23%	1.16%
Original Credit Score >= 660	0.00%	0.83%	0.86%	0.94%	1.10%	1.11%	1.07%	1.04%	0.97%	0.91%	0.85%	0.81%	0.76%
Original Credit Score < 660	5.70%	5.72%	5.97%	6.47%	7.00%	7.12%	6.92%	6.73%	6.22%	5.91%	5.69%	5.54%	5.27%
Serious Delinquency Rate	0.94%	0.93%	0.95%	0.95%	1.05%	1.18%	1.17%	1.16%	1.09%	1.03%	0.97%	0.91%	0.84%
In Bankruptcy	0.19%	0.19%	0.19%	0.18%	0.18%	0.18%	0.17%	0.18%	0.17%	0.16%	0.16%	0.15%	0.15%



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

(# of loans in thousands)	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18
Total Loans Serviced	17,191	17,192	17,197	17,175	17,177	17,181	17,198	17,213	17,189	17,152	17,130	17,121	17,110
Original Credit Score >= 660	15,560	15,569	15,584	15,571	15,578	15,591	15,612	15,632	15,616	15,589	15,573	15,570	15,568
Original Credit Score < 660	1,631	1,623	1,613	1,604	1,599	1,590	1,585	1,581	1,574	1,563	1,557	1,552	1,543
Total Delinquent Loans	471	466	525	548	570	583	531	540	472	463	449	457	428
Original Credit Score >= 660	279	274	315	334	352	358	321	332	287	282	272	276	258
Original Credit Score < 660	192	192	211	213	218	225	209	208	185	180	177	180	171
30 - 59 Days Delinquent	234	231	282	283	271	282	239	255	208	215	212	230	217
Original Credit Score >= 660	140	136	172	178	169	175	145	159	126	131	129	140	131
Original Credit Score < 660	94	94	110	104	101	108	95	97	82	84	83	90	86
60 - 89 Days Delinquent	64	63	69	90	107	87	78	73	63	60	59	59	60
Original Credit Score >= 660	36	35	38	52	67	52	45	43	37	34	34	34	34
Original Credit Score < 660	28	28	30	38	40	35	33	30	26	25	25	25	26
60-plus-days Delinquent	237	235	243	265	300	301	291	285	264	248	237	227	212
Original Credit Score >= 660	139	138	142	156	183	183	177	173	161	151	143	136	127
Original Credit Score < 660	98	97	101	109	117	118	115	111	103	97	94	91	85

Percent of Total Loans Serviced

Total Delinquent Loans	2.74%	2.71%	3.05%	3.19%	3.32%	3.39%	3.08%	3.14%	2.75%	2.70%	2.62%	2.67%	2.50%
Original Credit Score >= 660	1.79%	1.76%	2.02%	2.15%	2.26%	2.29%	2.06%	2.12%	1.84%	1.81%	1.75%	1.77%	1.66%
Original Credit Score < 660	11.78%	11.82%	13.05%	13.28%	13.65%	14.17%	13.19%	13.16%	11.74%	11.54%	11.37%	11.62%	11.06%
30 - 59 Days Delinquent	1.36%	1.34%	1.64%	1.65%	1.57%	1.64%	1.39%	1.48%	1.21%	1.25%	1.24%	1.34%	1.27%
Original Credit Score >= 660	0.90%	0.87%	1.11%	1.15%	1.09%	1.12%	0.93%	1.02%	0.81%	0.84%	0.83%	0.90%	0.84%
Original Credit Score < 660	5.78%	5.82%	6.79%	6.50%	6.33%	6.76%	5.97%	6.11%	5.21%	5.35%	5.35%	5.77%	5.54%
60 - 89 Days Delinquent	0.37%	0.37%	0.40%	0.52%	0.62%	0.51%	0.45%	0.43%	0.37%	0.35%	0.34%	0.35%	0.35%
Original Credit Score >= 660	0.23%	0.23%	0.25%	0.33%	0.43%	0.33%	0.29%	0.27%	0.24%	0.22%	0.22%	0.22%	0.22%
Original Credit Score < 660	1.72%	1.73%	1.89%	2.35%	2.47%	2.21%	2.06%	1.92%	1.67%	1.62%	1.61%	1.64%	1.66%
60-plus-days Delinquent	1.38%	1.37%	1.41%	1.54%	1.74%	1.75%	1.69%	1.65%	1.53%	1.44%	1.38%	1.32%	1.24%
Original Credit Score >= 660	0.89%	0.88%	0.91%	1.00%	1.17%	1.17%	1.13%	1.11%	1.03%	0.97%	0.92%	0.87%	0.81%
Original Credit Score < 660	6.00%	6.00%	6.26%	6.78%	7.33%	7.41%	7.22%	7.05%	6.53%	6.19%	6.01%	5.85%	5.51%
Serious Delinquency Rate	1.00%	0.99%	1.01%	1.01%	1.12%	1.24%	1.23%	1.22%	1.16%	1.09%	1.03%	0.97%	0.88%
In Bankruptcy	0.20%	0.20%	0.20%	0.19%	0.19%	0.19%	0.18%	0.18%	0.18%	0.17%	0.17%	0.16%	0.15%



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

(# of loans in thousands)	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18
Total Loans Serviced	10,623	10,615	10,630	10,647	10,672	10,693	10,693	10,687	10,672	10,684	10,696	10,689	10,690
Original Credit Score >= 660	9,685	9,686	9,703	9,726	9,755	9,782	9,786	9,784	9,777	9,792	9,809	9,810	9,815
Original Credit Score < 660	938	930	926	921	917	910	907	904	895	892	887	879	875
Total Delinquent Loans	249	249	284	293	301	314	283	289	250	245	236	239	227
Original Credit Score >= 660	150	150	173	182	188	196	176	182	155	153	147	148	141
Original Credit Score < 660	99	99	110	111	113	118	108	108	95	92	89	91	86
30 - 59 Days Delinquent	127	128	158	156	145	156	131	142	115	117	117	125	117
Original Credit Score >= 660	78	77	99	100	92	98	82	90	71	73	73	78	73
Original Credit Score < 660	50	51	60	56	54	58	50	52	44	44	44	47	44
60 - 89 Days Delinquent	36	36	39	50	59	48	43	41	35	33	32	33	32
Original Credit Score >= 660	21	21	22	30	37	29	26	24	21	19	19	19	19
Original Credit Score < 660	16	16	17	20	22	19	17	16	14	14	13	13	13
60-plus-days Delinquent	121	121	125	137	156	158	152	148	135	128	119	114	110
Original Credit Score >= 660	72	72	75	82	97	98	94	92	84	80	74	70	67
Original Credit Score < 660	49	49	51	54	59	60	58	56	51	48	45	44	42

Percent of Total Loans Serviced

Total Delinquent Loans	2.34%	2.34%	2.67%	2.75%	2.82%	2.94%	2.65%	2.71%	2.35%	2.29%	2.21%	2.24%	2.12%
Original Credit Score >= 660	1.55%	1.54%	1.78%	1.87%	1.93%	2.00%	1.80%	1.86%	1.59%	1.56%	1.50%	1.51%	1.43%
Original Credit Score < 660	10.50%	10.66%	11.92%	12.02%	12.28%	12.98%	11.86%	11.90%	10.59%	10.30%	10.07%	10.31%	9.87%
30 - 59 Days Delinquent	1.20%	1.21%	1.49%	1.46%	1.36%	1.46%	1.23%	1.33%	1.08%	1.09%	1.09%	1.17%	1.10%
Original Credit Score >= 660	0.80%	0.80%	1.02%	1.02%	0.94%	1.00%	0.84%	0.92%	0.73%	0.75%	0.75%	0.80%	0.75%
Original Credit Score < 660	5.31%	5.44%	6.46%	6.10%	5.84%	6.36%	5.47%	5.73%	4.91%	4.89%	4.94%	5.31%	5.02%
60 - 89 Days Delinquent	0.34%	0.34%	0.37%	0.47%	0.55%	0.45%	0.40%	0.38%	0.33%	0.31%	0.30%	0.31%	0.30%
Original Credit Score >= 660	0.21%	0.21%	0.23%	0.31%	0.38%	0.30%	0.26%	0.25%	0.21%	0.20%	0.20%	0.20%	0.19%
Original Credit Score < 660	1.66%	1.68%	1.82%	2.22%	2.35%	2.11%	1.93%	1.82%	1.58%	1.52%	1.49%	1.53%	1.53%
60-plus-days Delinquent	1.14%	1.14%	1.18%	1.29%	1.46%	1.48%	1.42%	1.38%	1.27%	1.20%	1.12%	1.07%	1.03%
Original Credit Score >= 660	0.75%	0.74%	0.77%	0.85%	0.99%	1.00%	0.96%	0.94%	0.86%	0.81%	0.75%	0.72%	0.69%
Original Credit Score < 660	5.20%	5.22%	5.46%	5.92%	6.43%	6.62%	6.38%	6.17%	5.68%	5.41%	5.13%	5.00%	4.85%
Serious Delinquency Rate	0.85%	0.84%	0.86%	0.86%	0.95%	1.08%	1.07%	1.06%	0.97%	0.94%	0.87%	0.82%	0.78%
In Bankruptcy	0.17%	0.17%	0.18%	0.17%	0.17%	0.17%	0.16%	0.16%	0.15%	0.15%	0.14%	0.14%	0.14%



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

	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	YTD 2018
Starts														
Repayment Plans	5,953	4,998	8,006	8,285	6,977	5,753	7,408	6,314	4,996	4,817	5,088	5,038	5,991	39,652
Forbearance Plans	1,294	2,015	31,297	60,103	36,663	11,723	10,011	4,999	5,477	5,181	2,967	2,667	2,147	33,449
Completed														
Repayment Plans ²	1,867	2,293	1,860	1,884	2,037	2,489	2,347	2,558	3,039	2,625	2,808	2,846	2,859	19,082
Forbearance Plans ²	411	421	380	3,881	8,050	13,004	8,594	5,848	6,450	3,649	2,847	1,710	1,427	30,525
Charge-offs-in-lieu	127	73	95	112	130	127	151	126	138	152	112	124	93	896
HomeSaver Advance (Fannie)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Modifications	10,217	11,234	8,829	11,010	11,264	10,462	11,831	10,606	13,927	14,094	17,557	19,809	18,874	106,698
Home Retention Actions	12,622	14,021	11,164	16,887	21,481	26,082	22,923	19,138	23,554	20,520	23,324	24,489	23,253	157,201
Short Sales	884	907	828	839	832	768	697	559	658	601	623	631	528	4,297
Deeds-in-lieu	339	370	330	308	98	274	329	235	285	250	264	243	249	1,855
Nonforeclosure - Home Forfeiture Actions	1,223	1,277	1,158	1,147	930	1,042	1,026	794	943	851	887	874	777	6,152
Total Foreclosure Prevention Actions	13,845	15,298	12,322	18,034	22,411	27,124	23,949	19,932	24,497	21,371	24,211	25,363	24,030	163,353

Percent of Total Foreclosure Prevention Actions

Repayment Plans	13%	15%	15%	10%	9%	9%	10%	13%	12%	12%	12%	11%	12%	12%
Forbearance Plans	3%	3%	3%	22%	36%	48%	36%	29%	26%	17%	12%	7%	6%	19%
Charge-offs-in-lieu	1%	0%	1%	1%	1%	0%	1%	1%	1%	1%	0%	0%	0%	1%
HomeSaver Advance (Fannie)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Loan Modifications	74%	73%	72%	61%	50%	39%	49%	53%	57%	66%	73%	78%	79%	65%
Home Retention Actions	91%	92%	91%	94%	96%	97%	97%	96%						
Short Sales	6%	6%	7%	5%	4%	3%	3%	3%	3%	3%	3%	2%	2%	3%
Deeds-in-lieu	2%	2%	3%	2%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Nonforeclosure - Home Forfeiture Actions	9%	8%	9%	6%	4%	3%	3%	4%						

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

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



3(i) Enterprises Combined - Loan Modifications

	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	YTD 2018
Loan Modifications (# of loans)	10,217	11,234	8,829	11,010	11,264	10,462	11,831	10,606	13,927	14,094	17,557	19,809	18,874	106,698
Delinquency Status at Modification (% of loan mods)														
Current ¹	2%	3%	1%	4%	2%	3%	4%	3%	5%	2%	2%	2%	1%	2%
30 - 59 days delinquent	12%	12%	11%	10%	11%	11%	11%	10%	10%	8%	6%	5%	5%	7%
60 - 89 days delinquent	8%	9%	9%	9%	9%	10%	10%	11%	13%	14%	13%	10%	8%	11%
90 - 179 days delinquent	39%	37%	37%	35%	37%	38%	38%	40%	41%	51%	58%	58%	56%	51%
180 - 364 days delinquent	24%	25%	25%	25%	24%	23%	22%	22%	20%	16%	14%	19%	25%	20%
365+ days delinquent	15%	14%	17%	17%	17%	17%	15%	14%	12%	9%	7%	6%	5%	9%
MTMLTV at Modification (% of loan mods)														
MTMLTV <= 80% ²	70%	71%	71%	69%	67%	69%	69%	70%	72%	75%	76%	77%	76%	74%
80% < MTMLTV <= 100%	20%	19%	19%	21%	21%	20%	21%	20%	19%	18%	18%	17%	18%	19%
MTMLTV > 100%	10%	10%	10%	11%	12%	11%	11%	11%	8%	6%	6%	5%	6%	7%
Year of Origination (% of loan mods)														
2004 & Prior	21%	21%	21%	22%	20%	20%	20%	20%	18%	16%	15%	15%	17%	17%
2005-2008	47%	46%	47%	49%	50%	47%	48%	46%	40%	34%	31%	30%	33%	36%
2009 & later	32%	33%	31%	29%	30%	32%	33%	35%	42%	50%	54%	55%	50%	47%
Modification History (% of loan mods)														
First time modification	68%	68%	67%	65%	62%	64%	65%	66%	71%	75%	78%	79%	81%	75%
Second time modification	23%	23%	24%	25%	26%	24%	24%	23%	20%	18%	16%	15%	14%	18%
Three plus time modification	9%	8%	10%	10%	12%	12%	10%	10%	9%	7%	6%	6%	5%	7%
Property type (% of loan mods)														
Primary residency	94%	94%	94%	94%	94%	94%	94%	95%	94%	94%	94%	93%	93%	94%
Second home	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Investment	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	5%	5%	4%
Types of Modification (% of loan mods)														
Extend Term Only	47%	46%	47%	44%	41%	42%	40%	42%	44%	49%	47%	52%	56%	48%
Reduce Rate Only	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	1%	2%	2%	1%
Reduce Rate and Extend Term	23%	19%	18%	17%	15%	13%	12%	12%	10%	8%	6%	6%	6%	8%
Reduce Rate, Extend Term and Forbear Principal ³	30%	34%	35%	39%	43%	45%	47%	46%	40%	30%	26%	21%	22%	31%
Other	0%	0%	0%	0%	0%	0%	0%	0%	5%	13%	19%	20%	15%	12%

¹ Includes loans with missing delinquency status.

² Includes loans with missing MTMLTV data.

³ May include principal forgiveness and deferred payment modifications.



3(ii) Fannie Mae - Loan Modifications

	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	YTD 2018
Loan Modifications (# of loans)	6,714	7,210	6,003	7,293	7,887	6,887	7,285	6,599	8,050	8,847	11,529	13,419	11,033	66,762
Delinquency Status at Modification (% of loan mods)														
Current ¹	1%	2%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	0%	1%
30 - 59 days delinquent	13%	11%	10%	10%	12%	10%	11%	9%	7%	6%	5%	4%	4%	6%
60 - 89 days delinquent	9%	9%	10%	10%	9%	8%	10%	12%	14%	15%	13%	10%	8%	12%
90 - 179 days delinquent	40%	39%	38%	36%	37%	40%	42%	42%	47%	56%	63%	61%	55%	54%
180 - 364 days delinquent	23%	25%	25%	25%	23%	23%	22%	22%	20%	15%	13%	20%	29%	20%
365+ days delinquent	13%	13%	17%	17%	18%	17%	14%	13%	11%	8%	5%	5%	4%	8%
MTMLTV at Modification (% of loan mods)														
MTMLTV <= 80% ²	71%	70%	70%	67%	65%	67%	66%	68%	71%	75%	76%	77%	76%	73%
80% < MTMLTV <= 100%	19%	20%	19%	22%	22%	21%	22%	21%	20%	19%	18%	18%	19%	19%
MTMLTV > 100%	10%	10%	10%	12%	13%	12%	12%	11%	9%	6%	6%	6%	6%	7%
Year of Origination (% of loan mods)														
2004 & Prior	21%	21%	21%	21%	19%	19%	20%	19%	17%	16%	15%	14%	16%	16%
2005-2008	48%	47%	49%	50%	50%	49%	50%	46%	41%	34%	30%	29%	34%	36%
2009 & later	31%	32%	30%	29%	30%	32%	31%	34%	42%	50%	55%	56%	50%	48%
Modification History (% of loan mods)														
First time modification	57%	56%	55%	53%	51%	51%	51%	53%	59%	66%	72%	73%	72%	66%
Second time modification	31%	32%	31%	32%	33%	32%	33%	31%	27%	24%	19%	19%	20%	23%
Three plus time modification	13%	13%	14%	15%	16%	17%	16%	16%	13%	10%	8%	8%	8%	11%
Property type (% of loan mods)														
Primary residency	94%	95%	94%	93%	94%	94%	94%	95%	94%	94%	93%	93%	93%	94%
Second home	2%	2%	2%	2%	2%	2%	2%	1%	2%	2%	2%	2%	2%	2%
Investment	4%	4%	4%	5%	4%	4%	4%	4%	4%	4%	5%	5%	5%	4%
Types of Modification (% of loan mods)														
Extend Term Only	50%	52%	51%	47%	43%	45%	45%	46%	44%	44%	41%	43%	47%	44%
Reduce Rate Only	1%	0%	0%	0%	0%	0%	0%	0%	1%	1%	2%	3%	3%	2%
Reduce Rate and Extend Term	18%	16%	14%	13%	11%	11%	11%	10%	9%	7%	5%	4%	5%	7%
Reduce Rate, Extend Term and Forbear Principal ³	32%	32%	34%	40%	46%	44%	44%	44%	38%	28%	23%	20%	21%	29%
Other	0%	0%	0%	0%	0%	0%	0%	0%	8%	20%	29%	29%	25%	19%

¹ Includes loans with missing delinquency status.

² Includes loans with missing MTMLTV data.

³ May include principal forgiveness.



3(iii) Freddie Mac - Loan Modifications

	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	YTD 2018
Loan Modifications (# of loans)	3,503	4,024	2,826	3,717	3,377	3,575	4,546	4,007	5,877	5,247	6,028	6,390	7,841	39,936
Delinquency Status at Modification (% of loan mods)														
Current	4%	4%	4%	8%	5%	5%	7%	5%	10%	4%	4%	5%	2%	5%
30 - 59 days delinquent	10%	14%	13%	8%	9%	11%	12%	10%	13%	11%	7%	6%	6%	9%
60 - 89 days delinquent	6%	9%	8%	7%	9%	13%	10%	9%	11%	12%	13%	10%	9%	10%
90 - 179 days delinquent	36%	33%	35%	33%	36%	33%	33%	36%	33%	42%	50%	54%	57%	45%
180 - 364 days delinquent	26%	25%	24%	26%	24%	22%	22%	23%	20%	18%	16%	17%	19%	19%
365+ days delinquent	17%	15%	16%	18%	17%	17%	16%	17%	13%	12%	9%	8%	6%	11%
MTMLTV at Modification (% of loan mods)														
MTMLTV <= 80%	68%	73%	74%	73%	72%	74%	72%	73%	75%	76%	76%	79%	77%	76%
80% < MTMLTV <= 100%	20%	19%	18%	18%	20%	17%	19%	18%	18%	17%	18%	16%	16%	17%
MTMLTV > 100%	12%	8%	8%	9%	8%	8%	9%	9%	8%	7%	6%	5%	6%	7%
Year of Origination (% of loan mods)														
2004 & Prior	21%	21%	21%	24%	23%	21%	19%	21%	18%	17%	16%	17%	19%	18%
2005-2008	46%	45%	44%	47%	47%	44%	45%	44%	39%	35%	34%	31%	31%	36%
2009 & later	33%	33%	34%	29%	30%	34%	36%	35%	42%	48%	50%	52%	50%	46%
Modification History (% of loan mods)														
First time modification	88%	90%	91%	88%	88%	90%	88%	88%	88%	90%	90%	92%	93%	90%
Second time modification	10%	9%	8%	11%	11%	9%	11%	11%	10%	9%	8%	7%	6%	8%
Three plus time modification	2%	1%	1%	1%	1%	1%	1%	2%	2%	2%	1%	1%	1%	1%
Property type (% of loan mods)														
Primary residency	94%	94%	95%	95%	95%	93%	95%	95%	94%	94%	95%	94%	94%	94%
Second home	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Investment	4%	4%	3%	3%	3%	5%	4%	3%	4%	4%	3%	4%	4%	4%
Types of Modification (% of loan mods)														
Extend Term Only	40%	37%	38%	39%	37%	35%	33%	37%	44%	56%	58%	70%	68%	55%
Reduce Rate Only	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	33%	25%	25%	25%	26%	18%	15%	15%	12%	10%	8%	8%	7%	10%
Reduce Rate, Extend Term and Forbear Principal ¹	26%	38%	37%	36%	37%	47%	51%	48%	44%	34%	33%	21%	24%	35%
Other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	1%	1%	0%

¹ May include principal forgiveness and deferred payment modifications.



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

	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	YTD 2018
Short Sales	884	907	828	839	832	768	697	559	658	601	623	631	528	4,297
Deeds-in-lieu	339	370	330	308	98	274	329	235	285	250	264	243	249	1,855
Nonforeclosure - Home Forfeiture Actions ¹	1,223	1,277	1,158	1,147	930	1,042	1,026	794	943	851	887	874	777	6,152
Third-party Sales	1,882	2,078	1,732	1,786	1,720	1,439	1,838	1,733	1,614	1,698	1,725	1,599	1,566	11,773
Foreclosure Sales	3,235	3,534	3,173	2,990	3,010	2,503	3,162	2,578	3,011	2,712	2,899	2,831	2,550	19,743
Third-party & Foreclosure Sales	5,117	5,612	4,905	4,776	4,730	3,942	5,000	4,311	4,625	4,410	4,624	4,430	4,116	31,516
Foreclosure Starts	12,255	17,652	12,830	13,601	18,605	12,997	16,003	15,246	15,116	15,308	12,834	10,860	11,639	97,006

Top Five Reasons for Delinquency

Curtailment of Income	25%	25%	25%	23%	23%	22%	22%	22%	23%	23%	23%	24%	23%
Excessive obligations	18%	19%	19%	17%	19%	17%	19%	19%	19%	19%	21%	21%	22%
Unemployment	7%	7%	7%	6%	6%	5%	6%	6%	6%	6%	6%	6%	6%
Illness of principal mortgagor or family member	7%	7%	7%	7%	7%	6%	6%	6%	6%	6%	6%	6%	7%
Marital Difficulties	3%	3%	3%	3%	3%	2%	2%	2%	2%	3%	3%	3%	3%

¹ 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.

