

### **Table of Contents**

HIGHLIGHTS	3
MORTGAGE PERFORMANCE	4
FORECLOSURE PREVENTION ACTIONS: All Actions Completed	5
60+ DAYS DELINQUENT LOANS AND FORECLOSURE PREVENTION ACTIONS	6
Home Retention Actions	7
Enterprises' Loan Modifications	8
Fannie Mae's Loan Modifications	11
Freddie Mac's Loan Modifications	12
Forbearance Plans	13
Home Forfeiture Actions	15
FORECLOSURES	16
REO ACTIVITY & INVENTORY	17
DELINQUENT LOANS BY STATE	18
DEEPLY DELINQUENT LOANS IN SELECTED STATES	19
DELINQUENCY STATUS MAP	20
CHANGE IN THE NUMBER OF DELINQUENT LOANS IN KEY STATES	21



## Table of Contents (Cont.)

APPENDIX: DATA TABLES	22
APPENDIX: STATE LEVEL DATA	
Single-Family Book Profile by State	36
Completed Foreclosure Prevention Actions by State	39
REFINANCE ACTIVITIES	42
GLOSSARY	52



### Fourth Quarter 2020

# 5.588 million

troubled homeowners helped during conservatorships

30% of loan modifications in 4Q20 reduced borrowers' monthly payments by over 20%

Serious delinquency rate decreased to 2.78%

at the end of 4Q20

**REO** inventory decreased

16% in the 4Q20

### **4Q20 Highlights -- Foreclosure Prevention** The Enterprises' Foreclosure Prevention Actions:

- The Enterprises completed 362,912 foreclosure prevention actions in the fourth guarter, bringing the total to 5,588,253 since the start of conservatorships in September 2008. Of these actions, 4,886,910 have helped troubled homeowners stay in their homes, including 2,440,966 permanent loan modifications.
- Initiated forbearance plans dropped to 179,644 in the fourth quarter from 230,714 in the third quarter. The total number of loans in forbearance plans at the end of the quarter was 804,559, representing approximately 2.8% of the total loans serviced, and 69 percent of the total delinguent loans.
- Fourteen percent of modifications in the fourth quarter were modifications with principal forbearance. Modifications with extend-term only accounted for 70 percent of all loan modifications during the quarter.
- There were 823 completed short sales and deeds-in-lieu during the quarter, bringing the total to 701,343 since the conservatorships began in September 2008.

#### The Enterprises' Mortgage Performance:

- The 60+ days delinquency rate decreased from 3.58 percent at the end of the third quarter to 3.07 percent at the end of the fourth quarter. The delinquency rates remained much higher than pre-coronavirus rates due to the forbearance programs being offered to borrowers affected by the pandemic.
- The Enterprises' serious (90 days or more) delinquency rate decreased to 2.78 percent at the end of the fourth quarter. This compared with 11.19 percent for Federal Housing Administration (FHA) loans, 5.96 percent for Veterans Affairs (VA) loans, and 5.03 percent for all loans (industry average).

#### The Enterprises' Foreclosures:

• Foreclosure starts decreased 7 percent to 6,302 while third-party and foreclosure sales increased 8 percent to 1,933 in the fourth quarter.

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

#### **4Q20 Highlights -- Refinance Activities**

- Total refinance volume fell but continued in record breaking territory in December 2020 as mortgage rates continued to decrease through November. Mortgage rates decreased further in December: the average interest rate on a 30-year fixed rate mortgage fell to 2.68 percent from 2.77 percent in November.
- In the fourth quarter, 35 refinances were completed through the High LTV Refinance Option, bringing total refinances through the High LTV Refinance Option from the inception of the program to 140.
- The percentage of cash-out refinances increased to 28 percent in December from 26 percent in November, remaining below the levels observed in the previous few years. Mortgage rates have continued to fall, creating more opportunities for non cash-out borrowers to refinance at lower rates and lower their monthly payments.

_			
	Foreclosure Prevention Activities		
	(Number of loans)	3Q20	4Q20
	<b>Completed Actions</b>		
	Loan Modifications *	10,773	9,347
	Repayment Plans	5,007	7,199
	Forbearance Plans	281,099	160,262
	Charge-offs-in-lieu	203	169
	Payment Deferral	241,445	185,112
	<b>Home Retention Actions</b>	538,527	362,089
	Short Sales	740	688
ı	Deeds-in-lieu	184	135
	<b>Home Forfeiture Actions</b>	924	823
	TOTAL	539,451	362,912
	Inventory (Number of loans at period end)		
	Repayment Plans	13,999	9,976
	Forbearance Plans	1,045,808	804,559
	* Includes HAMP permanent modifications		
	Source: FHFA (Fannie Mae and Freddie Mac)		

Source: FHFA (Fannie Mae and Freddie Mac)

Source: FHFA (Fannie Mae and Freddie Mac)

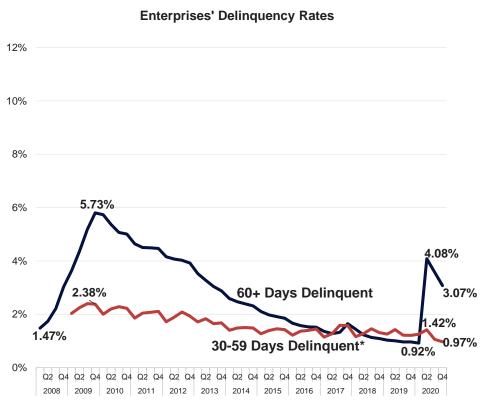
Mortgage Performance (at period end)		
(Number of loans)	3Q20	4Q20
30-59 Days Delinquent	302,565	280,321
60-plus-days Delinquent	1,023,254	891,060
Seriously Delinquent*	904,388	811,395
Foreclosure Starts	6,809	6,302
Third-party & Foreclosure Sales	1,794	1,933
REO Inventory	11,614	9,739
(Percent of total loans serviced)		
30-59 Days Delinquent	1.06%	0.97%
60-plus-days Delinquent	3.58%	3.07%
Seriously Delinquent*	3.14%	2.78%
* 90 days or more delinquent, or in the process of fore	closure.	

**Refinance Activities** (Number of loans) 3Q20 4Q20 1,758,939 2,013,583 **Total Refinance** Total High LTV Refinance Option 35 Source: FHFA (Fannie Mae and Freddie Mac)



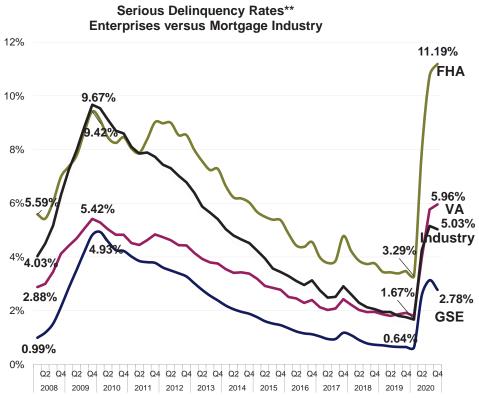
## Mortgage Performance

The percentage of the Enterprises' loans that are 30-59 days delinquent decreased to 0.97 percent while the 60+ days delinquency rate dropped to 3.07 percent at the end of the fourth quarter. The Enterprises' serious delinquency rate also dropped to 2.78 percent at the end of the quarter. This compared with 11.19 percent for Federal Housing Administration (FHA) loans, 5.96 percent for Veterans Affairs (VA) loans, and 5.03 percent for all loans (industry average). The serious delinquency rate remained elevated as a result of the COVID-19 pandemic and the forbearance programs being offered to affected borrowers.





<sup>\*2008</sup> data not available.



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



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

# Foreclosure Prevention Activity: All Actions Completed

The Enterprises completed 1,181,287 foreclosure prevention actions in 2020, bringing the total to 5,588,253 since the start of conservatorships in September 2008. Of these actions, 2,440,966 have been permanent loan modifications, and 2,445,944 actions have been other forms of assistance that allowed troubled homeowners to stay in their homes. In addition, 701,343 of the actions have been short sales and deeds-in-lieu which resulted in borrowers leaving their homes without going through the foreclosure process.

	2017	2018	2019	2020	Conservatorship to Date <sup>1</sup>
Home Retention Actions					
Repayment Plans	30,506	32,016	25,106	23,881	985,846
Forbearance Plans	29,897	37,658	14,895	675,194	944,575
Charge-offs-in-lieu	1,400	1,414	1,493	954	18,788
HomeSaver Advance (Fannie)	-	-	-	-	70,178
Payment Deferral				426,557	426,557
Loan Modifications <sup>2</sup>	128,625	163,175	75,961	50,884	2,440,966
Total	190,428	234,263	117,455	1,177,470	4,886,910
Nonforeclosure - Home Forfeiture Actions					
Short Sales	11,684	6,408	4,053	2,936	603,923
Deeds-in-lieu	4,786	2,907	1,622	<u>881</u>	97,420
Total	16,470	9,315	5,675	3,817	701,343
<b>Total Foreclosure Prevention Actions</b>	206,898	243,578	123,130	1,181,287	5,588,253

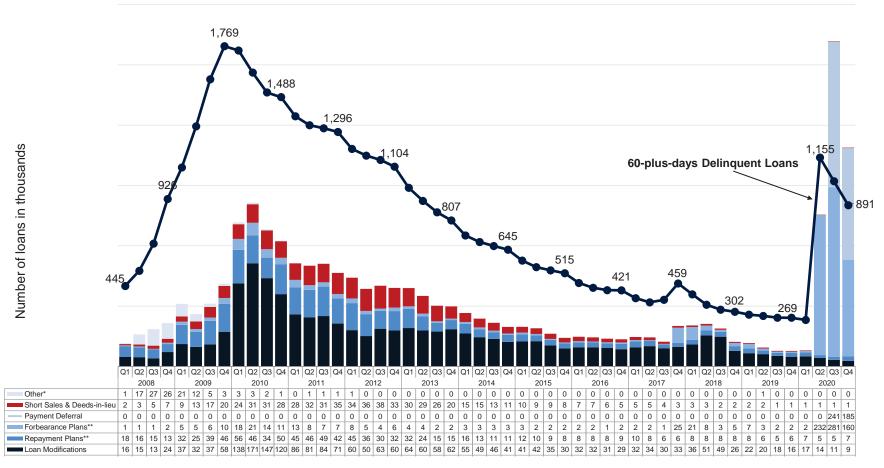
<sup>&</sup>lt;sup>1</sup> Since the first full quarter in conservatorship (4Q08).



<sup>&</sup>lt;sup>2</sup> Includes HAMP permanent modifications.

## 60+ Days Delinquent Loans and Foreclosure Prevention Actions

The number of 60+ days delinquent loans decreased in the fourth quarter but remained much higher than pre-coronavirus level due to the forbearance programs being offered to borrowers affected by the pandemic. A total of 362,912 foreclosure prevention actions were completed during the quarter, down 33 percent compared with the third quarter. The vast majority of these actions allowed troubled homeowners to stay in their homes, including 160,262 forbearance plans, 185,112 payment deferrals, 7,199 repayment plans and 9,347 permanent loan modifications.

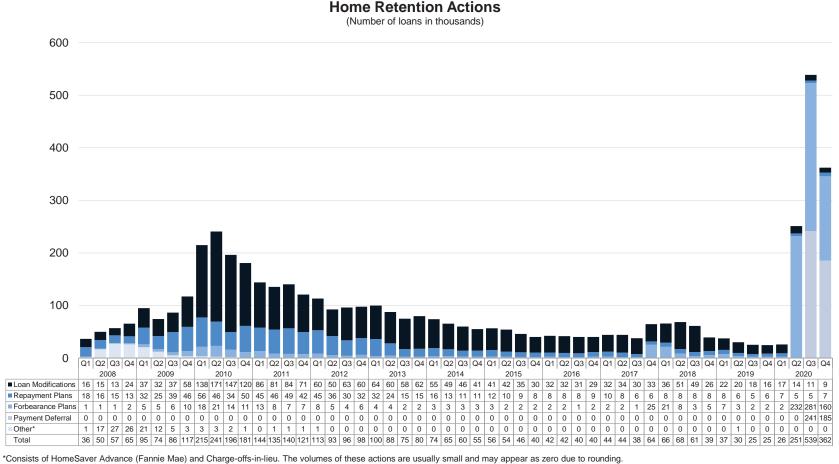


<sup>\*</sup>Consists of HomeSaver Advance (Fannie Mae) and Charge-offs-in-lieu. The volumes of these actions are usually small and may appear as zero due to rounding
\*\*Include loans that were 30+ days delinquent at initiation of the plan.



## Foreclosure Prevention Activity: Home Retention Actions

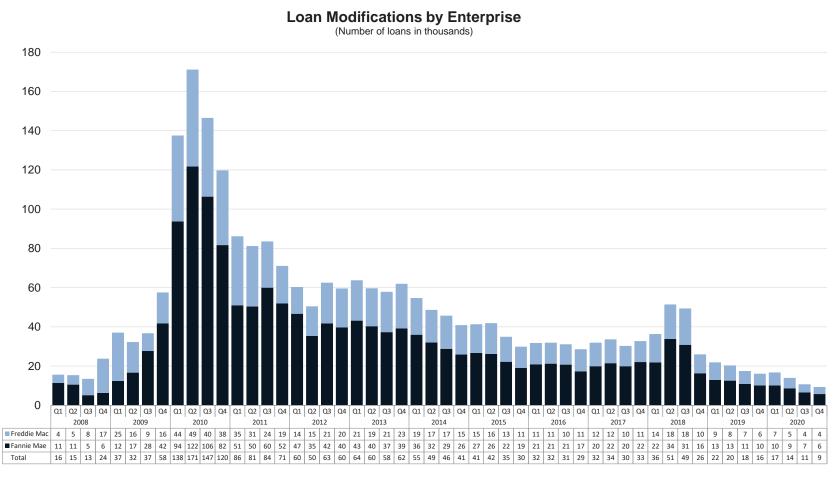
The Enterprises completed 362,089 home retention actions in the fourth quarter, compared with 538,527 in the third quarter. These actions, which included 9,347 permanent loan modifications, 7,199 repayment plans, 160,262 forbearance plans, 185,112 payment deferrals and 169 charge-offs-in-lieu, helped delinquent borrowers stay in their homes during the quarter.





## **Enterprises' Loan Modifications**

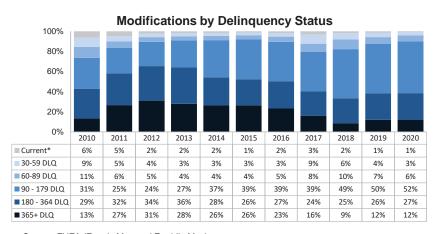
The Enterprises completed 9,347 loan modifications in the fourth quarter, a decrease of 13 percent compared with the third quarter. Fannie Mae's permanent loan modifications decreased 13 percent to 5,757 and Freddie Mac's decreased 14 percent to 3,590 during the quarter.

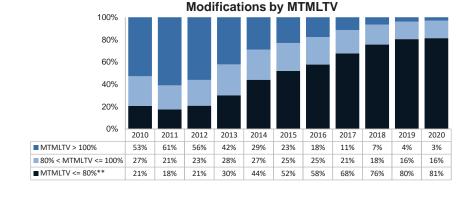




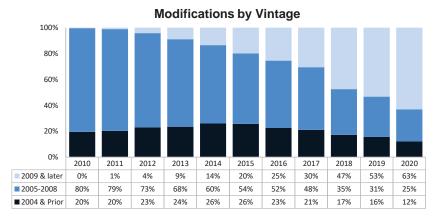
# **Enterprises' Loan Modifications**

There were 50,884 permanent loan modifications in 2020. Approximately 89 percent of these loans were 90+ days delinquent at the time of modification, 81 percent had mark-to-market LTV<= 80%, and 37 percent were originated prior to 2009.

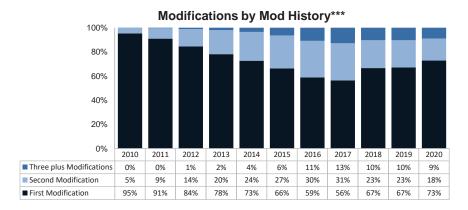




Source: FHFA (Fannie Mae and Freddie Mac)



Source: FHFA (Fannie Mae and Freddie Mac)



Source: FHFA (Fannie Mae and Freddie Mac)

Source: FHFA (Fannie Mae and Freddie Mac)

The Enterprises required mandatory implementation of Flex Modification on October 1, 2017. Flex Modification allows more borrowers to qualify for a home retention solution and targets a 20% monthly payment reduction to improve borrower success under the loan modification.



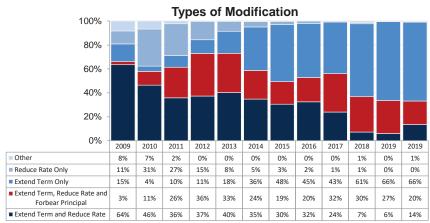
<sup>\*</sup>Includes loans with missing delinquency status.

<sup>\*\*</sup>Includes loans with missing MTMLTV data.

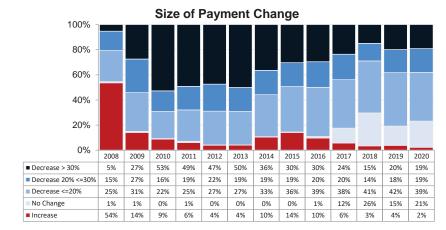
<sup>\*\*\*</sup>Data have been revised.

## **Enterprises' Loan Modifications**

The share of the Enterprises' modifications with extend-term only was 66 percent in 2020. 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. This has contributed to lower concessions on loan modifications, which is reflected in the size of payment change. Approximately 65 percent of loans modified in the second quarter of 2020 were current and performing, six months after modification.







Source: FHFA (Fannie Mae and Freddie Mac)



Six Months after Modification One Year after Modification 16% 14% 11% 10%

2012 2013 2014 2015 2016

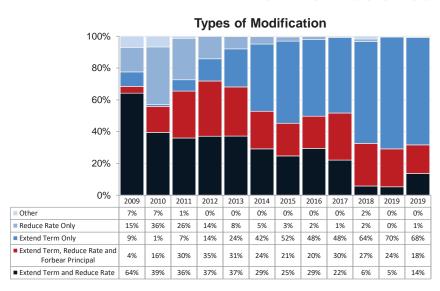
Source: FHFA (Fannie Mae and Freddie Mac)

<sup>\*</sup> 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. In 2016, the Enterprises began its Reperforming Loan (PRL) sale program. Over time, an increasing number of modified, reperforming loans will be sold through this program which will result in a lower percentage of Current and Performing loans.

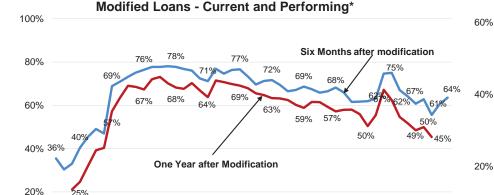


The Enterprises required mandatory implementation of Flex Modification on October 1, 2017. Flex Modification allows more borrowers to qualify for a home retention solution and targets a 20% monthly payment reduction to improve borrower success under the loan modification.

### Fannie Mae's Loan Modifications

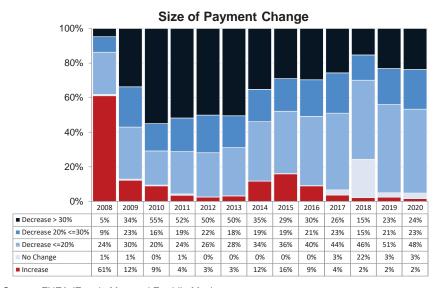


Source: FHFA (Fannie Mae and Freddie Mac)



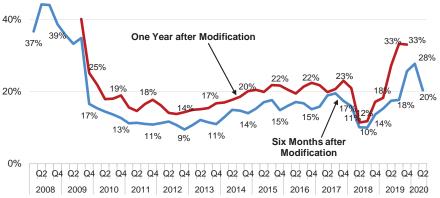


Source: FHFA (Fannie Mae and Freddie Mac)



Source: FHFA (Fannie Mae and Freddie Mac)

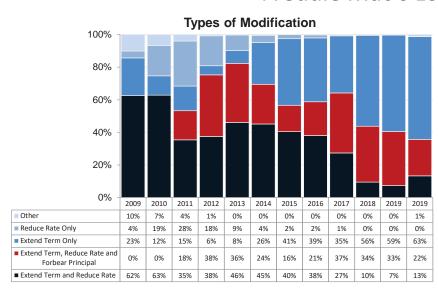
### Modified Loans - 60-plus-days Re-Delinquency Rates





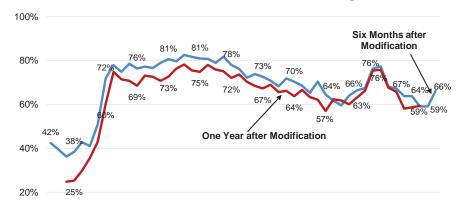
<sup>\*</sup> The reported percentage at the end of each period represents the number of current loans remaining at the end of the period, divided by the total number of loan modifications, including loans that have since paid off. In 2016, Fannie Mae began its Reperforming Loan (PRL) sale program. Over time, an increasing number of modified, reperforming loans will be sold through this program which will result in a lower percentage of Current and Performing loans.

### Freddie Mac's Loan Modifications



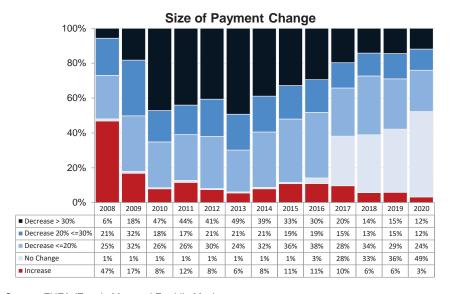
Source: FHFA (Fannie Mae and Freddie Mac)

#### Modified Loans - Current and Performing\*



Q2 Q4 2009 2010 2011 2012 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 2020

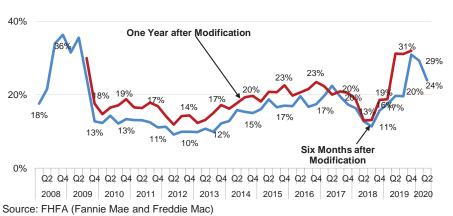
Source: FHFA (Fannie Mae and Freddie Mac)



Source: FHFA (Fannie Mae and Freddie Mac)

#### Modified Loans - 60-plus-days Re-Delinquency Rates

60%

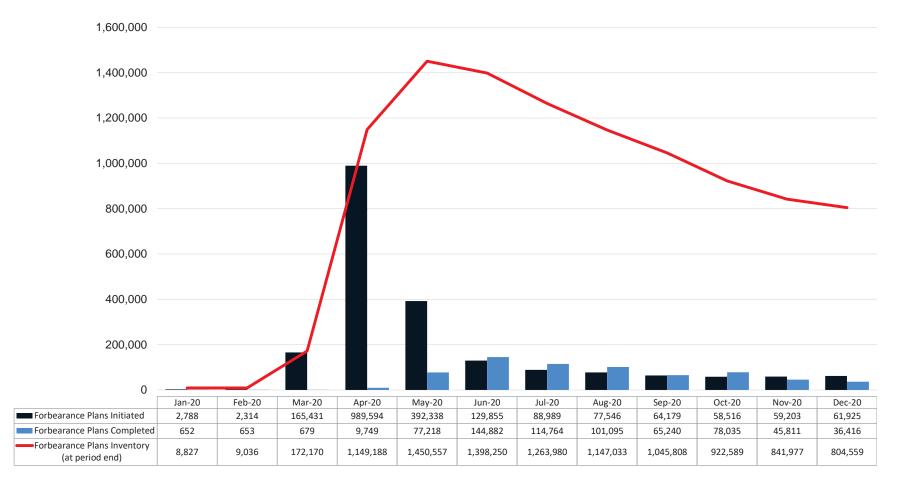


\* The reported percentage at the end of each period represents the number of current loans remaining or paid in full at the end of the period, divided by the total number of loan modifications, including loans that have since paid off. In 2016, Freddie Mac began its Reperforming Loan (PRL) sale program. Over time, an increasing number of modified, reperforming loans will be sold through this program which will result in a lower percentage of Current and Performing



### **Forbearance Plans**

The total number of loans in forbearance plan continued to trend downward since its peak in May as initiated forbearance plans decreased, but remained elevated through the fourth quarter compared with pre-pandemic levels. As of December 31, 2020, there were 804,559 loans in forbearance plan, representing approximately 2.8% of the Enterprises single-family conventional book of business, down from 1,045,808 or 3.7% at the end of the third quarter.

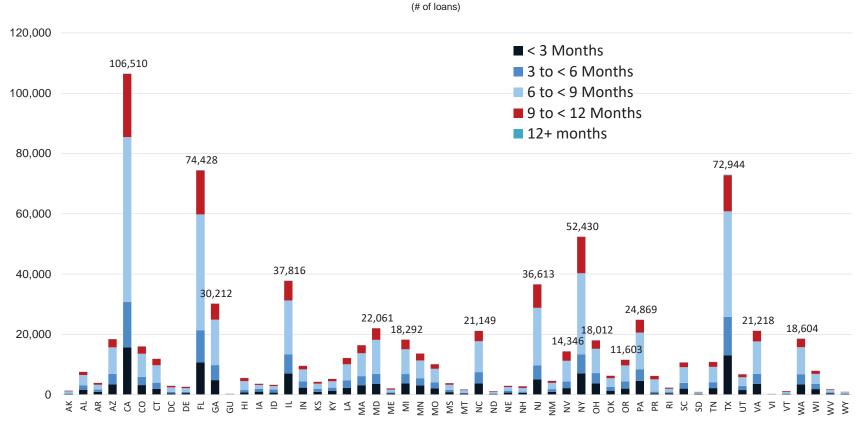




## Forbearance Plans Inventory

As of December 31, 2020, 804,559 loans or approximately 2.8% of the Enterprises single-family conventional book of business were in forbearance plans. California has the highest number of loans in forbearance plans, followed by Florida and Texas. In California, approximately 106,510 homeowners were in active forbearance plans and 71% of these borrowers have been on the plan for six or more months.

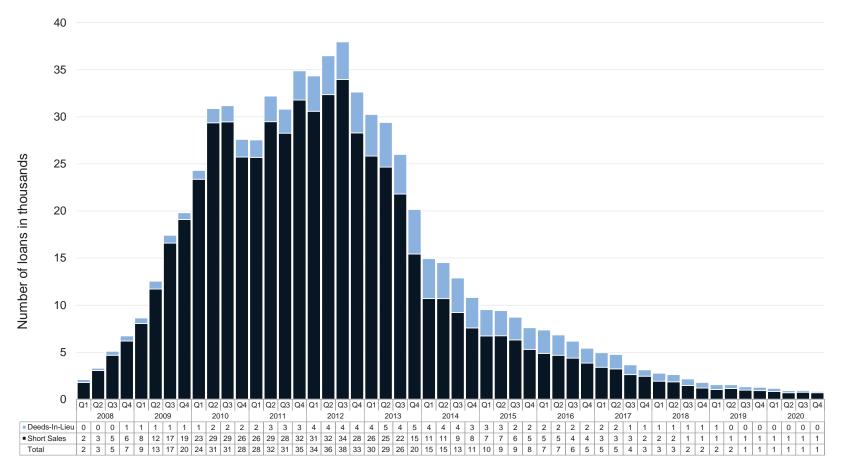
### Number of Months in Forbearance Plans as of December 31, 2020





### Foreclosure Prevention Activity: Home Forfeiture Actions

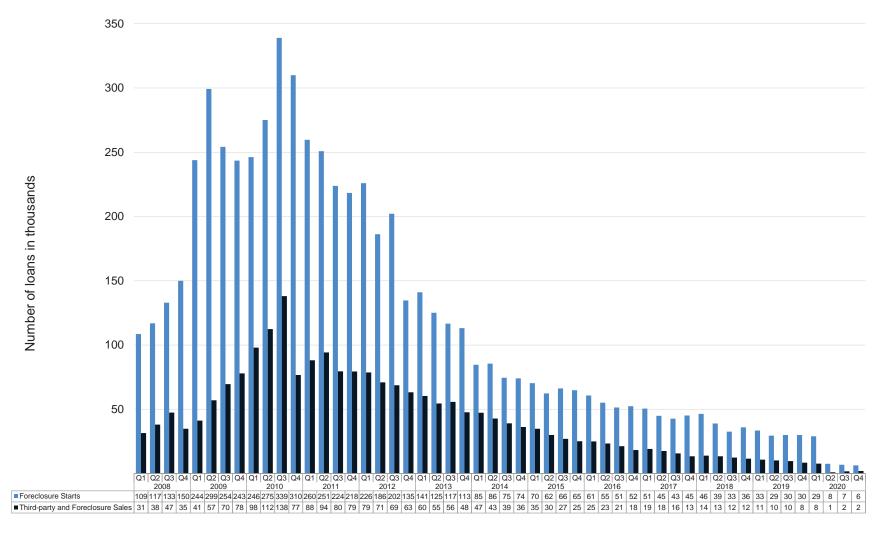
There were 823 completed short sales and deeds-in-lieu in the fourth quarter, bringing the total to 701,343 since the start of conservatorships. The number of completed short sales and deeds-in-lieu decreased 11 percent in the fourth quarter compared with the third quarter. These foreclosure alternatives help to reduce the severity of losses resulting from a borrower's default and minimize the impact of foreclosures on borrowers, communities, and neighborhoods.





### **Foreclosures**

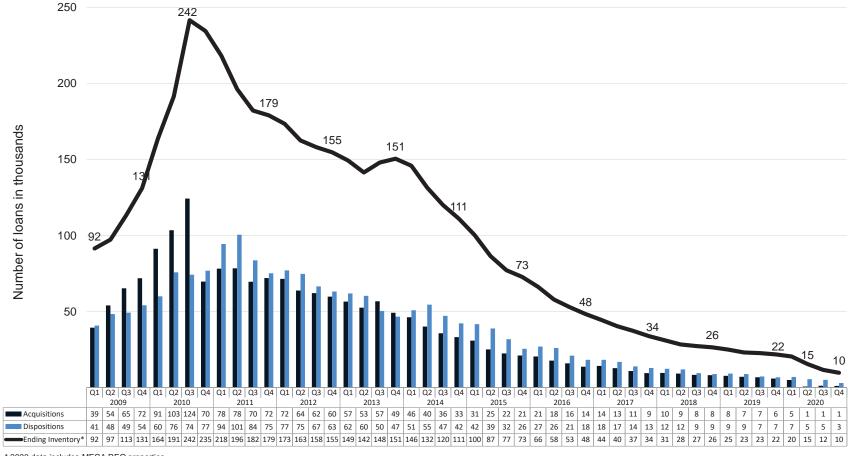
There were 1,933 completed third-party and foreclosure sales in the fourth quarter, up 8 percent compared with the third quarter. The number of foreclosure starts dropped 7 percent from 6,809 in the third quarter to 6,302 in the fourth quarter.





## Real Estate Owned (REO) Activity & Inventory

The Enterprises' REO inventory declined 16 percent from 11,614 in the third quarter to 9,492 in the fourth quarter, as property dispositions continued to outpace REO acquisitions. The total number of property acquisitions decreased 7 percent to 1,141, while dispositions decreased 41 percent to 3,017 during the quarter.

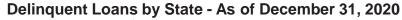


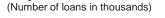
<sup>\* 2020</sup> data includes MECA REO properties.

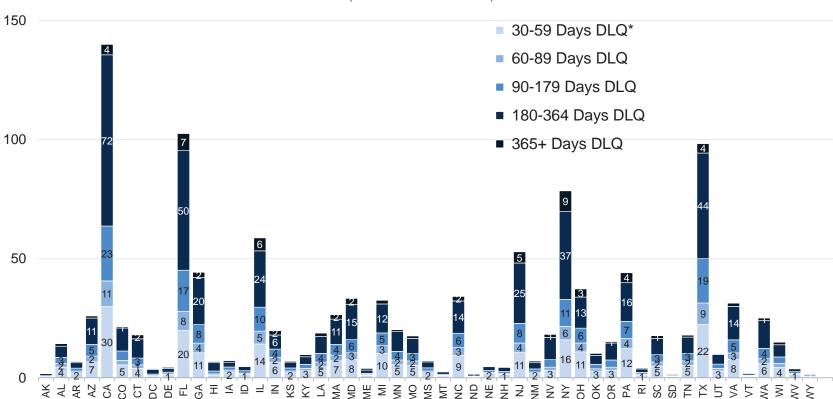


## **Delinquent Loans by State**

The total number of the Enterprises' delinquent loans decreased in the fourth quarter but remained much higher than precoronavirus level. Approximately 67 percent of the Enterprises' troubled borrowers had missed three or more payments at the end of the quarter. California has the highest number of 90+ days delinquent loans, followed by Florida and Texas. As of December 31, 2020, approximately 71 percent of the troubled borrowers in California had missed three or more monthly payments, compared with 73 percent in Florida and 68 percent in Texas.







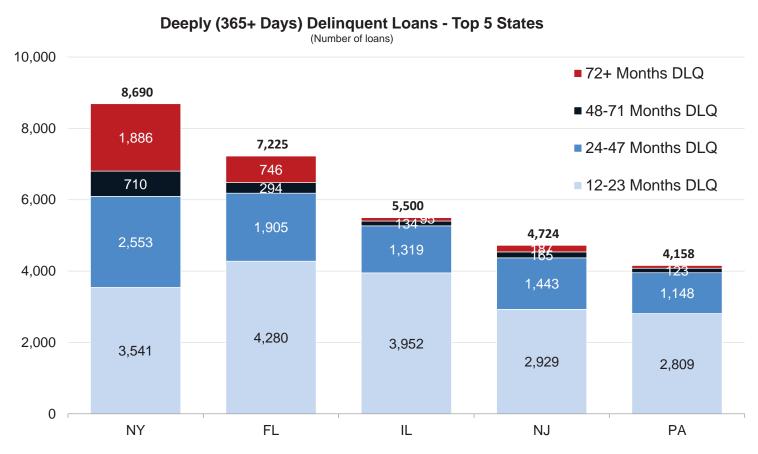
<sup>\*</sup> Includes other loans that cannot be categorized due to missing attributes.



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

## **Deeply Delinquent Loans in Selected States**

Deeply delinquent loans (365+ days) are highly concentrated in states that require a judicial review of foreclosure activity that results in longer foreclosure timelines. As of December 31, 2020, approximately 38 percent of the Enterprises' deeply delinquent loans were in five judicial states: New York, Florida, Illinois, New Jersey and Pennsylvania. In New York, approximately 22 percent of these loans have been delinquent for over six years.



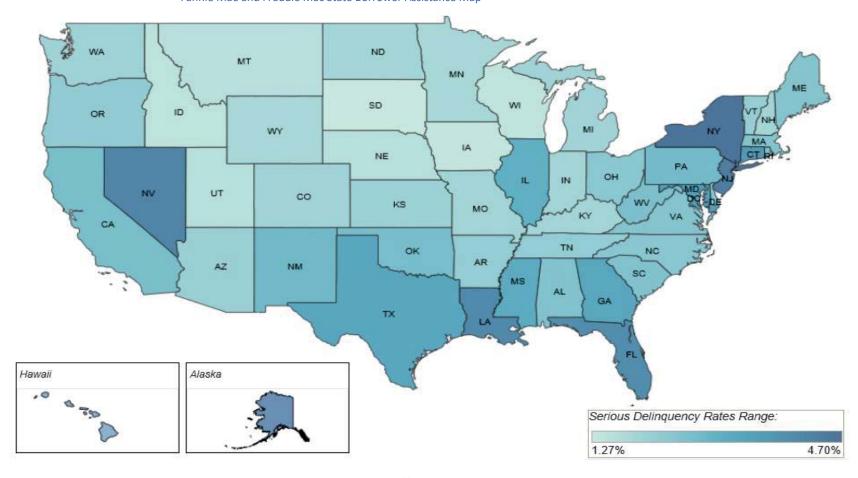




# Serious Delinquency Rates of the Enterprises Single-Family Mortgages\*

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

Fannie Mae and Freddie Mac State Borrower Assistance Map



<sup>\*</sup> Loans that have missed three or more payments or are in the process of foreclosure.

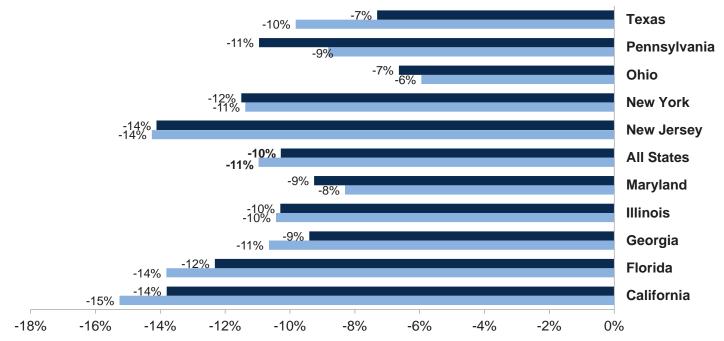


# Change in the Number of Delinquent Loans in Key States\*

The total number of the Enterprises' delinquent loans decreased 11 percent as seriously delinquent loans (loans that have missed three or more payments or are in foreclosure) declined in the fourth quarter. The Enterprises' serious delinquency rate dropped from 3.14 percent at the end of the third quarter to 2.78 percent at the end of the fourth quarter. In California, the total number of the Enterprises' delinquent loans decreased 15 percent as serious delinquently loans declined 14 percent during the quarter.

#### Change from September 30, 2020

- Serious Delinquent Loans
- Total Delinquent Loans



\*Top 10 states based on the number of seriously delinquent loans in the Enterprises' single-family portfolios.



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

(# of loans in thousands)	1017	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20	4Q20
Total Loans Serviced	27,872	27,821	27,827	27,874	27,862	27,811	27,809	27,861	27,902	27,888	27,966	27,987	28,073	28,273	28,581	29,010
Original Credit Score >= 660	25,246	25,237	25,287	25,374	25,393	25,380	25,420	25,512	25,576	25,613	25,740	25,826	25,944	26,182	26,554	27,045
Original Credit Score < 660	2,626	2,584	2,540	2,500	2,469	2,431	2,389	2,348	2,325	2,274	2,226	2,161	2,129	2,091	2,027	1,965
Total Delinquent Loans	695	706	809	897	722	696	717	667	636	675	608	607	608	1,556	1,326	1,171
Original Credit Score >= 660	414	421	488	554	443	425	440	411	395	429	385	389	397	1,243	1,039	906
Original Credit Score < 660	281	286	321	343	280	271	277	256	241	246	223	219	211	312	286	266
30 - 59 Days Delinquent	318	352	441	438	323	355	403	364	349	396	339	338	351	401	303	280
Original Credit Score >= 660	189	211	271	273	197	218	252	230	221	258	220	223	235	309	227	210
Original Credit Score < 660	129	141	169	165	126	136	151	135	129	138	119	116	115	92	76	70
60 - 89 Days Delinquent	90	94	108	135	98	92	99	101	92	95	91	91	84	440	138	101
Original Credit Score >= 660	52	53	61	81	58	53	57	58	55	57	55	55	52	375	105	75
Original Credit Score < 660	39	41	47	54	40	39	42	42	38	38	36	36	32	66	33	26
60-plus-days Delinquent	378	354	368	459	399	341	314	302	287	279	269	269	257	1,155	1,023	891
Original Credit Score >= 660	226	210	217	281	245	206	188	181	174	171	165	166	161	935	813	696
Original Credit Score < 660	152	145	152	178	154	135	126	121	113	108	104	103	96	220	211	195

#### Percent of Total Loans Serviced

Total Delinquent Loans	2.49%	2.54%	2.91%	3.22%	2.59%	2.50%	2.58%	2.39%	2.28%	2.42%	2.17%	2.17%	2.17%	5.50%	4.64%	4.04%
Original Credit Score >= 660	1.64%	1.67%	1.93%	2.18%	1.74%	1.67%	1.73%	1.61%	1.54%	1.68%	1.50%	1.51%	1.53%	4.75%	3.91%	3.35%
Original Credit Score < 660	10.70%	11.07%	12.64%	13.74%	11.32%	11.14%	11.61%	10.88%	10.38%	10.82%	10.02%	10.12%	9.92%	14.93%	14.13%	13.51%
30 - 59 Days Delinquent	1.14%	1.27%	1.58%	1.57%	1.16%	1.28%	1.45%	1.31%	1.25%	1.42%	1.21%	1.21%	1.25%	1.42%	1.06%	0.97%
Original Credit Score >= 660	0.75%	0.84%	1.07%	1.08%	0.78%	0.86%	0.99%	0.90%	0.86%	1.01%	0.85%	0.86%	0.91%	1.18%	0.85%	0.78%
Original Credit Score < 660	4.91%	5.47%	6.67%	6.62%	5.10%	5.61%	6.33%	5.74%	5.53%	6.05%	5.35%	5.35%	5.42%	4.41%	3.75%	3.58%
60 - 89 Days Delinquent	0.32%	0.34%	0.39%	0.48%	0.35%	0.33%	0.36%	0.36%	0.33%	0.34%	0.33%	0.33%	0.30%	1.56%	0.48%	0.35%
Original Credit Score >= 660	0.20%	0.21%	0.24%	0.32%	0.23%	0.21%	0.22%	0.23%	0.21%	0.22%	0.21%	0.21%	0.20%	1.43%	0.40%	0.28%
Original Credit Score < 660	1.47%	1.59%	1.86%	2.18%	1.64%	1.60%	1.78%	1.81%	1.62%	1.66%	1.63%	1.66%	1.50%	3.14%	1.62%	1.33%
60-plus-days Delinquent	1.35%	1.27%	1.32%	1.65%	1.43%	1.23%	1.13%	1.08%	1.03%	1.00%	0.96%	0.96%	0.92%	4.08%	3.58%	3.07%
Original Credit Score >= 660	0.89%	0.83%	0.86%	1.11%	0.97%	0.81%	0.74%	0.71%	0.68%	0.67%	0.64%	0.64%	0.62%	3.57%	3.06%	2.57%
Original Credit Score < 660	5.79%	5.60%	5.97%	7.12%	6.22%	5.54%	5.28%	5.15%	4.85%	4.77%	4.68%	4.77%	4.50%	10.52%	10.39%	9.93%
Serious Delinquency Rate	1.04%	0.95%	0.95%	1.18%	1.09%	0.91%	0.79%	0.73%	0.71%	0.67%	0.65%	0.65%	0.64%	2.58%	3.14%	2.78%
In Bankruptcy	0.22%	0.19%	0.19%	0.18%	0.17%	0.15%	0.15%	0.14%	0.14%	0.14%	0.13%	0.12%	0.12%	0.11%	0.09%	0.09%



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

(# of loans in thousands)	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20	4Q20
Total Loans Serviced	17,225	17,199	17,197	17,181	17,189	17,121	17,102	17,094	17,078	17,021	17,048	16,999	17,018	17,150	17,210	17,304
Original Credit Score >= 660	15,558	15,557	15,584	15,591	15,616	15,570	15,578	15,595	15,592	15,570	15,629	15,627	15,668	15,826	15,925	16,061
Original Credit Score < 660	1,667	1,641	1,613	1,590	1,574	1,552	1,525	1,499	1,486	1,452	1,420	1,372	1,351	1,325	1,285	1,243
Total Delinquent Loans	459	464	525	583	472	457	466	433	414	429	392	388	388	980	829	734
Original Credit Score >= 660	272	275	315	358	287	276	283	264	254	266	244	243	249	777	642	559
Original Credit Score < 660	187	189	211	225	185	180	183	169	160	163	148	144	139	203	187	175
30 - 59 Days Delinquent	207	228	282	282	208	230	261	236	226	249	217	214	222	251	189	174
Original Credit Score >= 660	122	136	172	175	126	140	162	147	141	158	138	138	146	191	140	128
Original Credit Score < 660	85	92	110	108	82	90	99	89	85	91	79	76	76	60	50	46
60 - 89 Days Delinquent	57	60	69	87	63	59	64	65	60	60	59	60	54	275	87	63
Original Credit Score >= 660	32	33	38	52	37	34	36	37	35	35	35	35	33	233	65	46
Original Credit Score < 660	25	26	30	35	26	25	28	28	25	25	24	24	21	42	21	17
60-plus-days Delinquent	252	235	243	301	264	227	205	197	187	180	175	173	167	730	640	560
Original Credit Score >= 660	150	139	142	183	161	136	121	117	112	108	106	105	103	587	502	431
Original Credit Score < 660	102	97	101	118	103	91	84	80	75	72	70	68	64	143	137	129

#### **Percent of Total Loans Serviced**

Total Delinquent Loans	2.66%	2.70%	3.05%	3.39%	2.75%	2.67%	2.72%	2.53%	2.42%	2.52%	2.30%	2.28%	2.28%	5.71%	4.82%	4.24%
Original Credit Score >= 660	1.75%	1.76%	2.02%	2.29%	1.84%	1.77%	1.82%	1.69%	1.63%	1.71%	1.56%	1.56%	1.59%	4.91%	4.03%	3.48%
Original Credit Score < 660	11.21%	11.51%	13.05%	14.17%	11.74%	11.62%	11.98%	11.29%	10.76%	11.24%	10.44%	10.53%	10.29%	15.30%	14.58%	14.06%
30 - 59 Days Delinquent	1.20%	1.33%	1.64%	1.64%	1.21%	1.34%	1.52%	1.38%	1.32%	1.46%	1.27%	1.26%	1.30%	1.46%	1.10%	1.01%
Original Credit Score >= 660	0.78%	0.87%	1.11%	1.12%	0.81%	0.90%	1.04%	0.94%	0.91%	1.01%	0.89%	0.88%	0.93%	1.21%	0.88%	0.80%
Original Credit Score < 660	5.09%	5.61%	6.79%	6.76%	5.21%	5.77%	6.50%	5.94%	5.71%	6.27%	5.55%	5.57%	5.59%	4.52%	3.88%	3.71%
60 - 89 Days Delinquent	0.33%	0.35%	0.40%	0.51%	0.37%	0.35%	0.37%	0.38%	0.35%	0.35%	0.35%	0.35%	0.32%	1.60%	0.50%	0.36%
Original Credit Score >= 660	0.21%	0.21%	0.25%	0.33%	0.24%	0.22%	0.23%	0.24%	0.23%	0.23%	0.22%	0.23%	0.21%	1.47%	0.41%	0.28%
Original Credit Score < 660	1.48%	1.61%	1.89%	2.21%	1.67%	1.64%	1.82%	1.87%	1.69%	1.73%	1.71%	1.77%	1.57%	3.18%	1.67%	1.37%
60-plus-days Delinquent	1.46%	1.37%	1.41%	1.75%	1.53%	1.32%	1.20%	1.15%	1.10%	1.06%	1.03%	1.02%	0.98%	4.25%	3.72%	3.24%
Original Credit Score >= 660	0.96%	0.89%	0.91%	1.17%	1.03%	0.87%	0.78%	0.75%	0.72%	0.70%	0.68%	0.67%	0.66%	3.71%	3.15%	2.69%
Original Credit Score < 660	6.12%	5.91%	6.26%	7.41%	6.53%	5.85%	5.48%	5.35%	5.06%	4.97%	4.90%	4.96%	4.70%	10.78%	10.70%	10.35%
Serious Delinquency Rate	1.12%	1.01%	1.01%	1.24%	1.16%	0.97%	0.82%	0.76%	0.74%	0.70%	0.68%	0.66%	0.66%	2.65%	3.20%	2.87%
In Bankruptcy	0.24%	0.20%	0.20%	0.19%	0.18%	0.16%	0.15%	0.15%	0.14%	0.14%	0.14%	0.12%	0.12%	0.10%	0.09%	0.09%



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

(# of loans in thousands)	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20	4Q20
Total Loans Serviced	10,647	10,622	10,630	10,693	10,672	10,689	10,707	10,767	10,824	10,867	10,918	10,988	11,055	11,123	11,371	11,706
Original Credit Score >= 660	9,688	9,680	9,703	9,782	9,777	9,810	9,843	9,917	9,985	10,044	10,112	10,199	10,277	10,356	10,630	10,984
Original Credit Score < 660	959	942	926	910	895	879	864	849	839	823	806	789	778	766	742	722
Total Delinquent Loans	237	243	284	314	250	239	251	233	223	246	216	220	220	576	497	437
Original Credit Score >= 660	143	146	173	196	155	148	157	147	141	163	141	146	147	466	397	347
Original Credit Score < 660	94	97	110	118	95	91	95	86	81	83	75	74	72	110	99	91
30 - 59 Days Delinquent	111	124	158	156	115	125	143	128	123	147	122	124	129	150	113	106
Original Credit Score >= 660	67	75	99	98	71	78	91	83	80	100	82	85	89	118	87	82
Original Credit Score < 660	44	49	60	58	44	47	52	46	44	47	40	39	40	32	26	24
60 - 89 Days Delinquent	33	34	39	48	35	33	35	35	32	35	32	32	30	165	51	39
Original Credit Score >= 660	19	19	22	29	21	19	20	21	19	22	20	20	19	142	40	30
Original Credit Score < 660	14	15	17	19	14	13	15	14	13	13	12	12	11	24	11	09
60-plus-days Delinquent	126	119	125	158	135	114	109	105	99	99	94	96	90	425	383	331
Original Credit Score >= 660	76	71	75	98	84	70	66	64	62	63	59	61	58	348	310	265
Original Credit Score < 660	50	48	51	60	51	44	43	41	38	36	35	35	32	77	73	66

#### **Percent of Total Loans Serviced**

Total Delinquent Loans	2.22%	2.29%	2.67%	2.94%	2.35%	2.24%	2.35%	2.17%	2.06%	2.26%	1.98%	2.00%	1.99%	5.17%	4.37%	3.74%
Original Credit Score >= 660	1.47%	1.51%	1.78%	2.00%	1.59%	1.51%	1.59%	1.48%	1.41%	1.62%	1.39%	1.43%	1.43%	4.50%	3.74%	3.15%
Original Credit Score < 660	9.81%	10.29%	11.92%	12.98%	10.59%	10.31%	10.96%	10.17%	9.70%	10.07%	9.29%	9.41%	9.28%	14.29%	13.36%	12.57%
30 - 59 Days Delinquent	1.04%	1.17%	1.49%	1.46%	1.08%	1.17%	1.33%	1.19%	1.14%	1.35%	1.12%	1.13%	1.17%	1.35%	0.99%	0.91%
Original Credit Score >= 660	0.69%	0.77%	1.02%	1.00%	0.73%	0.80%	0.92%	0.83%	0.80%	1.00%	0.81%	0.83%	0.87%	1.14%	0.82%	0.75%
Original Credit Score < 660	4.61%	5.23%	6.46%	6.36%	4.91%	5.31%	6.04%	5.38%	5.22%	5.67%	5.00%	4.97%	5.13%	4.23%	3.51%	3.37%
60 - 89 Days Delinquent	0.31%	0.32%	0.37%	0.45%	0.33%	0.31%	0.33%	0.33%	0.30%	0.32%	0.29%	0.29%	0.27%	1.48%	0.45%	0.33%
Original Credit Score >= 660	0.20%	0.20%	0.23%	0.30%	0.21%	0.20%	0.21%	0.21%	0.20%	0.22%	0.20%	0.20%	0.19%	1.37%	0.38%	0.27%
Original Credit Score < 660	1.47%	1.56%	1.82%	2.11%	1.58%	1.53%	1.70%	1.68%	1.50%	1.55%	1.50%	1.48%	1.38%	3.07%	1.52%	1.27%
60-plus-days Delinquent	1.18%	1.12%	1.18%	1.48%	1.27%	1.07%	1.01%	0.98%	0.92%	0.91%	0.86%	0.87%	0.82%	3.82%	3.37%	2.83%
Original Credit Score >= 660	0.78%	0.73%	0.77%	1.00%	0.86%	0.72%	0.67%	0.65%	0.62%	0.62%	0.59%	0.60%	0.57%	3.36%	2.92%	2.41%
Original Credit Score < 660	5.20%	5.06%	5.46%	6.62%	5.68%	5.00%	4.92%	4.79%	4.49%	4.40%	4.29%	4.44%	4.15%	10.07%	9.85%	9.20%
Serious Delinquency Rate	0.92%	0.85%	0.86%	1.08%	0.97%	0.82%	0.73%	0.69%	0.67%	0.63%	0.61%	0.63%	0.60%	2.48%	3.04%	2.64%
In Bankruptcy	0.18%	0.18%	0.18%	0.17%	0.15%	0.14%	0.14%	0.13%	0.13%	0.13%	0.12%	0.12%	0.11%	0.11%	0.10%	0.08%



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

	1017	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1019	2Q19	3Q19	4Q19	1020	2020	3Q20	4Q20	Full Year 2020
Inventory (at period end)			Ī				İ										
Repayment Plans	17,410	12,749	16,273	18,936	17,179	16,705	17,536	16,448	11,989	12,770	14,035	13,990	12,534	10,299	13,999	9,976	9,976
Forbearance Plans	7,544	6,358	36,439	88,354	35,449	15,254	10,852	13,427	10,916	9,155	8,212	8,270	172,170	1,398,250	1,045,808	804,559	804,559
Starts																	
Repayment Plans	18,481	13,538	18,957	21,015	18,718	14,943	16,694	15,961	13,034	13,498	14,515	14,191	13,219	9,238	13,854	8,111	44,422
Forbearance Plans	5,192	4,419	34,606	108,489	20,487	10,815	7,798	14,530	12,867	7,089	7,250	6,975	170,533	1,511,787	230,714	179,644	2,092,678
Completed																	
Repayment Plans <sup>2</sup>	9,666	8,410	6,020	6,410	7,944	8,279	8,017	7,776	7,812	5,965	5,122	6,207	6,718	4,957	5,007	7,199	23,881
Forbearance Plans <sup>2</sup>	2,206	1,544	1,212	24,935	20,892	8,206	3,322	5,238	7,371	3,328	2,134	2,062	1,984	231,849	281,099	160,262	675,194
Charge-offs-in-lieu	369	367	295	369	415	388	313	298	317	548	364	264	287	295	203	169	954
Payment Deferral	-	-	-	-	-	-	-	-	-	-	-	-	-	-	241,445	185,112	426,557
Loan Modifications	31,927	33,682	30,280	32,736	36,364	51,460	49,382	25,969	21,926	20,370	17,540	16,125	16,773	13,991	10,773	9,347	50,884
Home Retention Actions	44,168	44,003	37,807	64,450	65,615	68,333	61,034	39,281	37,426	30,211	25,160	24,658	25,762	251,092	538,527	362,089	1,177,470
Short Sales	3,398	3,228	2,619	2,439	1,914	1,855	1,451	1,188	1,042	1,139	959	913	809	699	740	688	2,936
Deeds-in-lieu	1,538	1,529	1,039	680	849	757	708	593	500	407	356	359	339	223	184	135	881
Nonforeclosure - Home Forfeiture Actions	4,936	4,757	3,658	3,119	2,763	2,612	2,159	1,781	1,542	1,546	1,315	1,272	1,148	922	924	823	3,817
Total Foreclosure Prevention Actions	49,104	48,760	41,465	67,569	68,378	70,945	63,193	41,062	38,968	31,757	26,475	25,930	26,910	252,014	539,451	362,912	1,181,287

#### **Percent of Total Foreclosure Prevention Actions**

Repayment Plans	20%	17%	15%	9%	12%	12%	13%	19%	20%	19%	19%	24%	25%	2%	1%	2%	2%
Forbearance Plans	4%	3%	3%	37%	31%	12%	5%	13%	19%	10%	8%	8%	7%	92%	52%	44%	57%
Charge-offs-in-lieu	1%	1%	1%	1%	1%	1%	0%	1%	1%	2%	1%	1%	1%	0%	0%	0%	0%
Payment Deferral	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	45%	51%	36%
Loan Modifications	65%	69%	73%	48%	53%	73%	78%	63%	56%	64%	66%	62%	62%	6%	2%	3%	4%
Home Retention Actions	90%	90%	91%	95%	96%	96%	97%	96%	96%	95%	95%	95%	96%	100%	100%	100%	100%
Short Sales	7%	7%	6%	4%	3%	3%	2%	3%	3%	4%	4%	4%	3%	0%	0%	0%	0%
Deeds-in-lieu	3%	3%	3%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	0%	0%	0%	0%
Nonforeclosure -	T				4%	4%	3%	4%		5%	5%	5%	4%	0%	0%	0%	0%

<sup>&</sup>lt;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>&</sup>lt;sup>2</sup> Includes loans current and <sup>30+</sup> days delinquent at the time of forbearance initiation since March 2020. In addition, completed forbearance plans data has been revised to include only loans that are brought current at the end of the forbearance without the assistance of another workout.



#### **3(i)** Enterprises Combined - Loan Modifications

	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20	4Q20	Full Year 2020
Loan Modifications (# of Ioans)	31,927	33,682	30,280	32,736	36,364	51,460	49,382	25,969	21,926	20,370	17,540	16,125	16,773	13,991	10,773	9,347	50,884
Delinquency Status at Modification	on (% of Ic	oan mods)															
Current <sup>1</sup>	5%	3%	2%	3%	4%	2%	1%	1%	2%	1%	1%	1%	1%	1%	1%	1%	1%
30 - 59 days delinquent	6%	9%	12%	11%	10%	6%	4%	5%	6%	4%	4%	4%	4%	2%	4%	3%	3%
60 - 89 days delinquent	7%	8%	9%	9%	11%	12%	7%	7%	7%	7%	6%	6%	5%	5%	5%	8%	6%
90-179 days delinquent	41%	42%	38%	36%	40%	56%	49%	45%	47%	52%	49%	50%	52%	53%	46%	55%	52%
180 - 364 days delinquent	24%	24%	25%	24%	21%	17%	33%	31%	25%	24%	28%	28%	26%	28%	30%	23%	27%
365+ days delinquent	18%	14%	15%	17%	14%	7%	6%	10%	13%	12%	12%	11%	12%	11%	14%	11%	12%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
MTMLTV at Modification (% of loa	an mods)																
MTMLTV <= 80% <sup>2</sup>	63%	68%	71%	68%	70%	76%	77%	79%	79%	81%	81%	81%	79%	81%	81%	85%	81%
80% < MTMLTV <= 100%	23%	21%	19%	21%	20%	18%	17%	16%	16%	15%	15%	16%	17%	16%	16%	13%	16%
MTMLTV > 100%	14%	11%	10%	11%	10%	6%	6%	5%	5%	4%	4%	3%	4%	3%	3%	2%	3%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Year of Origination (% of loan mo	nds)	•		•	•	•	•	•		-	-		•	•	•		
2004 & Prior	22%	21%	21%	21%	19%	16%	17%	18%	16%	16%	15%	15%	13%	12%	13%	10%	12%
2005-2008	50%	48%	47%	49%	44%	32%	33%	35%	33%	33%	30%	28%	27%	24%	25%	21%	25%
2009 & later	29%	31%	32%	30%	37%	53%	50%	47%	51%	51%	55%	57%	61%	63%	62%	68%	63%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Modification History (% of loan m	nods)																
First time modification	56%	57%	58%	54%	57%	70%	70%	65%	66%	66%	68%	69%	69%	74%	72%	79%	73%
Second time modification	32%	30%	30%	31%	29%	21%	21%	24%	24%	23%	22%	21%	20%	17%	19%	15%	18%
Three plus time modification	12%	12%	12%	15%	14%	9%	9%	11%	11%	11%	10%	9%	10%	9%	9%	7%	9%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Property type (% of loan mods)																	
Primary residency	95%	94%	94%	94%	95%	94%	93%	94%	94%	94%	94%	95%	95%	95%	94%	92%	94%
Second home	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Investment	4%	4%	4%	4%	4%	4%	5%	4%	4%	4%	4%	4%	4%	3%	4%	6%	4%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

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

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



#### 3(i) Enterprises Combined - Loan Modifications (Cont.)

	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	1Q20			4Q20	Full Year 2020
								Ī	i i								
Loan Modifications (# of loans)	31,927	33,682	30,280	32,736	36,364	51,460	49,382	25,969	21,926	20,370	17,540	16,125	16,773	13,991	10,773	9,347	50,884

Principal and Interest Change (%)

Trincipal and interest onlinge (7	~/ ;		(							,	r	,			,	,	
Increase	6%	6%	6%	5%	4%	3%	3%	5%	5%	4%	3%	3%	2%	2%	2%	1%	2%
No Change	11%	12%	12%	12%	15%	35%	31%	16%	14%	11%	19%	20%	22%	18%	18%	27%	21%
Decrease <=20%	33%	36%	41%	44%	43%	38%	42%	44%	44%	44%	41%	39%	37%	39%	39%	42%	39%
Decrease 20% <=30%	20%	20%	21%	20%	19%	12%	11%	17%	18%	19%	18%	19%	19%	21%	20%	14%	19%
Decrease > 30%	29%	26%	20%	19%	19%	13%	12%	18%	20%	21%	19%	20%	19%	20%	21%	16%	19%

Types of Modification (%)

Typos of Mountoution (70)																	
Extend Term Only	40%	43%	47%	42%	44%	65%	68%	65%	65%	67%	66%	65%	64%	66%	64%	70%	66%
Reduce Rate Only	1%	1%	0%	0%	0%	2%	1%	0%	0%	0%	0%	0%	0%	0%	0%	2%	0%
Reduce Rate and Extend Term	33%	28%	20%	15%	11%	6%	6%	6%	5%	5%	6%	8%	12%	14%	15%	13%	14%
Reduce Rate, Extend Term and Forbear Principal <sup>1</sup>	26%	28%	33%	42%	44%	25%	24%	28%	29%	27%	28%	26%	23%	19%	20%	14%	20%
Other	0%	0%	0%	0%	1%	2%	1%	1%	0%	0%	0%	0%	0%	0%	0%	2%	1%

#### 60+ Days Re-Delinguency (%)

our buyo no bonniquonoj (10)															
3 Months after Modification	10%	12%	15%	13%	10%	7%	8%	10%	11%	12%	13%	13%	21%	14%	14%
6 Months after Modification	17%	20%	20%	17%	16%	11%	10%	14%	16%	18%	18%	28%	28%	22%	
9 Months after Modification	22%	21%	20%	21%	19%	12%	12%	17%	19%	20%	29%	33%	31%		
12 Months after Modification	22%	20%	21%	22%	20%	12%	12%	18%	18%	29%	32%	33%			

<sup>&</sup>lt;sup>1</sup> May include principal forgiveness.



#### 3(ii) Fannie Mae - Loan Modifications

	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20	4Q20	Full Year 2020
Loan Modifications (# of loans)	19,928	21,539	19,927	22,067	21,934	33,795	30,909	16,360	12,934	12,598	10,954	10,138	10,130	8,737	6,608	5,757	31,232
Delinquency Status at Modifica	tion (% of lo	oan mods)	)														
Current <sup>1</sup>	1%	1%	1%	1%	1%	1%	0%	1%	1%	1%	1%	1%	1%	0%	0%	0%	0%
30 - 59 days delinquent	4%	8%	11%	11%	9%	5%	3%	2%	3%	2%	2%	2%	2%	2%	2%	2%	2%
60 - 89 days delinquent	7%	8%	10%	9%	12%	12%	7%	7%	7%	7%	6%	5%	5%	5%	5%	8%	5%
90-179 days delinquent	44%	44%	39%	38%	44%	60%	49%	49%	53%	55%	53%	55%	56%	57%	50%	55%	55%
180 - 364 days delinquent	25%	24%	24%	24%	21%	16%	35%	32%	25%	23%	27%	27%	25%	27%	30%	23%	26%
365+ days delinquent	19%	14%	14%	17%	13%	6%	5%	9%	12%	11%	11%	10%	11%	9%	14%	12%	11%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
MTMLTV at Modification (% of Io	oan mods)																
MTMLTV <= 80% <sup>2</sup>	61%	68%	71%	66%	68%	76%	77%	78%	78%	80%	81%	81%	79%	82%	82%	85%	82%
80% < MTMLTV <= 100%	24%	21%	19%	22%	21%	18%	18%	17%	18%	16%	15%	16%	17%	15%	15%	14%	16%
MTMLTV > 100%	15%	11%	10%	12%	11%	6%	6%	5%	5%	4%	3%	3%	4%	2%	3%	2%	3%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Year of Origination (% of loan n	nods)																
2004 & Prior	22%	21%	21%	20%	19%	15%	16%	17%	16%	16%	15%	15%	13%	12%	12%	10%	12%
2005-2008	50%	48%	48%	50%	46%	31%	34%	35%	32%	33%	31%	29%	26%	23%	25%	21%	24%
2009 & later	29%	31%	31%	30%	36%	54%	50%	48%	52%	51%	54%	56%	62%	64%	63%	69%	64%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Modification History (% of loan	mods)	·															
First time modification	52%	54%	56%	52%	55%	71%	70%	65%	66%	67%	67%	68%	71%	72%	70%	77%	72%
Second time modification	34%	32%	31%	32%	30%	20%	22%	24%	24%	22%	22%	22%	20%	19%	20%	16%	19%
Three plus time modification	13%	14%	13%	16%	15%	9%	-	11%	11%	11%	11%	10%	9%	9%	10%	7%	9%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Property type (% of loan mods)	ti	i			i		Ii-	i			L					i	
Primary residency	95%	94%	94%	94%	94%	93%	93%	93%	94%	94%	94%	95%	95%	95%	95%	93%	94%
Second home	2%	2%	2%	2%	2%	2%		2%	2%	2%	2%	1%	2%	2%	2%	2%	2%
Investment	4%	4%	4%	4%	4%	4%	5%	5%	4%	4%	4%	4%	4%	4%	3%	5%	4%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
1000	100/0	100/0	10070	100%	100%	10070	100/0	100/0	10070	10070	10070	100/0	10070	10070	10070	10070	10070

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

<sup>&</sup>lt;sup>2</sup> Includes Ioans with missing MTMLTV data.



#### 3(ii) Fannie Mae - Loan Modifications (cont.)

	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20	4Q20	Full Year 2020
Loan Modifications (# of Ioans)	19,928	21,539	19,927	22,067	21,934	33,795	30,909	16,360	12,934	12,598	10,954	10,138	10,130	8,737	6,608		31,232

Principal and Interest Change (%)

Increase	5%	4%	3%	3%	3%	2%	2%	3%	3%	3%	2%	2%	2%	2%	2%	1%	2%
No Change	1%	3%	4%	4%	5%	34%	26%	11%	5%	3%	1%	0%	0%	0%	2%	14%	3%
Decrease <=20%	37%	41%	48%	51%	51%	39%	47%	50%	50%	51%	52%	50%	49%	48%	47%	49%	48%
Decrease 20% <=30%	24%	23%	24%	23%	21%	12%	12%	17%	20%	20%	21%	23%	24%	25%	24%	16%	23%
Decrease > 30%	33%	29%	21%	19%	20%	13%	13%	18%	22%	23%	23%	25%	24%	25%	25%	19%	24%

#### Types of Modification (%)

Extend Term Only	46%	48%	51%	45%	47%	66%	70%	70%	72%	70%	69%	70%	68%	68%	64%	70%	68%
Reduce Rate Only	1%	1%	0%	0%	0%	2%	2%	1%	0%	0%	0%	0%	0%	0%	0%	3%	1%
Reduce Rate and Extend Term	35%	27%	16%	11%	10%	5%	4%	4%	4%	4%	6%	8%	12%	14%	16%	13%	14%
Reduce Rate, Extend Term and Forbear Principal <sup>1</sup>	18%	24%	32%	43%	42%	23%	22%	24%	24%	25%	25%	22%	19%	18%	20%	13%	18%
Other	0%	0%	0%	0%	1%	3%	2%	1%	0%	0%	0%	0%	0%	0%	0%	1%	0%

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

3 Months after Modification	9%	10%	14%	12%	9%	6%	7%	9%	9%	11%	11%	13%	18%	13%	12%
6 Months after Modification	16%	19%	20%	17%	16%	10%	10%	14%	15%	17%	18%	26%	28%	20%	
9 Months after Modification	21%	21%	20%	21%	20%	12%	11%	17%	18%	20%	28%	33%	31%		
12 Months after Modification	22%	20%	21%	23%	21%	11%	12%	17%	18%	27%	33%	33%			



<sup>&</sup>lt;sup>1</sup> May include principal forgiveness.

#### 3(iii) Freddie Mac - Loan Modifications

Delinquency Status at Modification (% of loan mods)           Current         10%         5%         4%         6%         8%         4%         2%         2%         4%         1%         1%         1%         2%         2%         2%           30 - 59 days delinquent         9%         11%         12%         10%         12%         8%         6%         9%         10%         6%         8%         9%         7%         4%         8%         4%	Full Year 2020	4Q20	3Q20	2020	1Q20	4Q19	3Q19	2Q19	1Q19	4Q18	3Q18	2Q18	1Q18	4Q17	3Q17	2Q17	1Q17	
Current   10%   5%   4%   6%   8%   4%   2%   2%   4%   1%   1%   1%   1%   1%   2%   2%   2	19,652	3,590	4,165	5,254	6,643	5,987	6,586	7,772	8,992	9,609	18,473	17,665	14,430	10,669	10,353	12,143	11,999	Loan Modifications (# of loans)
30 - 59 days delinquent 9% 11% 12% 10% 12% 8% 6% 9% 10% 65% 6% 9% 7% 4% 6% 5% 60 9% 7% 6% 5% 6% 5% 6% 7% 6% 5% 180 -364 days delinquent 21% 24% 25% 24% 21% 17% 28% 30% 26% 27% 29% 29% 28% 29% 31% 21% 365-days delinquent 17% 14% 16% 17% 15% 10% 8% 11% 13% 13% 13% 13% 13% 13% 14% 11% 100 100% 100% 100% 100% 100% 1																an mods)	on (% of Ic	Delinquency Status at Modificati
60 - 89 days delinquent	1%	2%	2%	2%	1%	1%	1%	1%	4%	2%	2%	4%	8%	6%	4%	5%	10%	Current
90-179 days delinquent 35% 38% 35% 34% 34% 34% 49% 48% 40% 39% 48% 42% 41% 46% 47% 40% 55% 180 -364 days delinquent 21% 24% 25% 24% 21% 17% 28% 30% 26% 27% 29% 29% 29% 29% 29% 31% 21% 365+ days delinquent 17% 14% 16% 17% 15% 10% 8% 111% 13% 13% 14% 13% 13% 13% 13% 13% 13% 14% 11% 10% 100% 100% 100% 100% 100% 1	6%	4%	8%	4%	7%	9%	8%	6%	10%	9%	6%	8%	12%	10%	12%	11%	9%	30 - 59 days delinquent
180 - 364 days delinquent	6%	7%	6%	5%	6%	7%	6%	6%	8%	7%	7%	12%	10%	10%	8%	8%	8%	60 - 89 days delinquent
365- days delinquent 17% 14% 16% 17% 15% 10% 8% 11% 13% 13% 14% 13% 13% 13% 14% 11% Total 100% 100% 100% 100% 100% 100% 100% 100	46%	55%	40%	47%	46%	41%	42%	48%	39%	40%	48%	49%	34%	34%	35%	38%	35%	90-179 days delinquent
Total   100%	27%	21%	31%	29%	28%	29%	29%	27%	26%	30%	28%	17%	21%	24%	25%	24%	21%	180 - 364 days delinquent
MTMLTV at Modification (% of loan mods)  MTMLTV <= 80%	13%	11%	14%	13%	13%	13%	14%	13%	13%	11%	8%	10%	15%	17%	16%	14%	17%	365+ days delinquent
MTMLTV <= 80% 66% 69% 71% 73% 73% 77% 77% 77% 81% 82% 82% 80% 81% 80% 80% 80% 80% 80% 80% 80% 80% 80% 80	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Total
MTMLTV <= 80%   66%   66%   66%   71%   73%   73%   77%   77%   77%   81%   82%   82%   80%   81%   80%																	an mods)	MTMLTV at Modification (% of lo
MTMLTV > 100%	81%	86%	80%	80%	80%	81%	80%	82%	82%	81%	77%	77%	73%	73%	71%	69%		
Year of Origination (% of loan mods)           2004 & Prior         21%         21%         21%         23%         19%         17%         18%         19%         17%         16%         16%         14%         13%         12%         13%         10%           2004 & Prior         21%         21%         21%         46%         42%         33%         32%         34%         34%         32%         29%         27%         28%         26%         26%         22%           2005-2008         50%         48%         45%         46%         42%         33%         32%         34%         34%         32%         29%         27%         28%         26%         26%         22%           2009 & later         28%         31%         33%         31%         38%         50%         49%         46%         49%         51%         55%         59%         62%         60%         68%           Total         100%         100%         100%         100%         100%         100%         100%         100%         100%         100%         100%         100%         100%         100%         100%         100%         100%         100%         100%	16%	12%	17%	17%	16%	15%	16%	14%	14%	14%	17%	17%	18%	18%	19%	20%	22%	80% < MTMLTV <= 100%
Year of Origination (% of loan mods)           2004 & Prior         21%         21%         21%         23%         19%         17%         18%         19%         17%         16%         14%         13%         12%         13%         10%           2005-2008         50%         48%         45%         46%         42%         33%         32%         34%         34%         32%         29%         27%         28%         26%         26%         22%           2009 & later         28%         31%         33%         31%         38%         50%         49%         46%         49%         51%         55%         59%         62%         60%         68%           Total         100%	3%	2%	3%	4%	4%	4%	4%	4%	4%	5%	6%	6%	9%	8%	9%	10%	12%	MTMLTV > 100%
2004 & Prior   21%   21%   21%   23%   19%   17%   18%   19%   17%   16%   16%   14%   13%   12%   13%   10%   2005-2008   50%   48%   45%   46%   42%   33%   32%   34%   34%   32%   29%   27%   28%   26%   26%   22%   2009 & later   28%   31%   33%   31%   38%   50%   49%   46%   49%   51%   55%   59%   59%   62%   60%   66%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Total
2004 & Prior   21%   21%   21%   23%   19%   17%   18%   19%   17%   16%   16%   14%   13%   12%   13%   10%   2005-2008   50%   48%   45%   46%   42%   33%   32%   34%   34%   32%   29%   27%   28%   26%   26%   22%   2009 & later   28%   31%   33%   31%   38%   50%   49%   46%   49%   51%   55%   59%   59%   62%   60%   66%																	nds)	Vear of Origination (% of Joan m
2009 & later 28% 31% 33% 31% 38% 50% 49% 46% 49% 51% 55% 59% 59% 62% 60% 66% Total 100% 100% 100% 100% 100% 100% 100% 100	12%	10%	13%	12%	13%	14%	16%	16%	17%	19%	18%	17%	19%	23%	21%	21%	,	
Modification History (% of loan mods)           First time modification         62%         62%         60%         61%         69%         71%         65%         66%         66%         69%         72%         68%         76%         75%         82%           Second time modification         28%         28%         27%         28%         26%         21%         21%         24%         23%         24%         21%         20%         21%         15%         17%         12%           Three plus time modification         10%         10%         10%         10%         9%         11%         11%         11%         10%         9%         11%         11%         10%         9%         11%         10%         9%         11%         10%         100%	26%	22%	26%	26%	28%	27%	29%	32%	34%	34%	32%	33%	42%	46%	45%	48%	50%	2005-2008
Modification History (% of loan mods)           First time modification         62%         62%         62%         60%         61%         69%         71%         65%         66%         66%         69%         72%         68%         76%         75%         82%           Second time modification         28%         28%         27%         28%         26%         21%         21%         24%         23%         24%         21%         20%         21%         15%         17%         12%           Three plus time modification         10%         10%         11%         11%         11%         11%         11%         10%         9%         11%         11%         10%         9%         11%         10%         9%         11%         10%         9%         11%         10%         9%         11%         10%         100%	62%	68%	60%	62%	59%	59%	55%	51%	49%	46%	49%	50%	38%	31%	33%	31%	28%	2009 & later
First time modification 62% 62% 62% 60% 61% 69% 71% 65% 66% 66% 69% 72% 68% 76% 75% 82% Second time modification 28% 28% 27% 28% 26% 21% 21% 24% 23% 24% 21% 20% 21% 15% 17% 12% Three plus time modification 10% 10% 11% 11% 12% 12% 10% 9% 11% 11% 11% 10% 9% 11% 8% 8% 6% Total 100% 100% 100% 100% 100% 100% 100% 100	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Total
First time modification 62% 62% 62% 60% 61% 69% 71% 65% 66% 66% 69% 72% 68% 76% 75% 82% Second time modification 28% 28% 27% 28% 26% 21% 21% 24% 23% 24% 21% 20% 21% 15% 17% 12% Three plus time modification 10% 10% 11% 11% 12% 12% 10% 9% 11% 11% 11% 10% 9% 11% 8% 8% 6% Total 100% 100% 100% 100% 100% 100% 100% 100		·	·	·	·					·	·				·	·	nods)	Modification History (% of Joan n
Second time modification         28%         28%         27%         28%         26%         21%         21%         24%         23%         24%         21%         20%         21%         15%         17%         12%           Three plus time modification         10%         10%         11%         12%         12%         10%         9%         11%         11%         10%         9%         11%         8%         8%         6%           Total         100%	74%	82%	75%	76%	68%	72%	69%	66%	66%	65%	71%	69%	61%	60%	62%	62%	,	
Total 100% 100% 100% 100% 100% 100% 100% 100	17%	12%	17%	15%	21%	<del> </del>	21%	24%	23%		21%	21%	26%	28%	<del>-</del>		}	Second time modification
Total 100% 100% 100% 100% 100% 100% 100% 100	9%	6%	8%	8%	11%	9%	10%	11%	11%	11%	9%	10%	12%	12%	11%	10%	10%	Three plus time modification
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
																		Property type (% of loan mods)
	94%	92%	94%	95%	95%	95%	94%	95%	94%	94%	94%	94%	95%	94%	94%	95%	94%	1
Second home 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2%	·	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	Second home
Investment 4% 4% 4% 4% 3% 4% 4% 4% 3% 4% 3% 4% 3% 3% 3% 3% 3% 4% 6%	4%	6%	4%	3%	3%	3%	4%	3%	4%	4%		4%		4%		4%	4%	Investment
Total 100% 100% 100% 100% 100% 100% 100% 100	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Total



#### 3(iii) Freddie Mac - Loan Modifications (cont.)

	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20	Full Year 2020
Loan Modifications (# of Ioans)				10,669	14,430	17,665		9,609	8.992	7.772					4.4.5	
	, ,	,						,		,			. ,			

#### Principal and Interest Change (%)

Trinoipar aria irreor oot oriarigo (	,																
Increase	8%	9%	11%	10%	7%	5%	5%	7%	8%	7%	5%	4%	3%	3%	4%	2%	3%
No Change	29%	28%	27%	29%	29%	35%	39%	26%	26%	26%	48%	52%	56%	47%	42%	46%	49%
Decrease <=20%	26%	28%	29%	28%	32%	35%	34%	35%	34%	33%		21%	19%	23%	25%	30%	24%
Decrease 20% <=30%	14%	15%	15%	15%		12%	11%	1070	16%	17%	12%	12%	11%	13%	14%	10%	12%
Decrease > 30%	22%	20%	18%		17%	14%	12%		16%	!	!		10%	13%	14%	11%	12%

#### Types of Modification (%)

Extend Term Only	31%	35%	39%	37%	39%	62%	63%	57%	57%	63%	59%	59%	59%	63%	64%	70%	63%
Reduce Rate Only	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	30%	29%	27%	23%	14%	9%	8%	8%	7%	7%	8%	8%	12%	15%	15%	11%	13%
Reduce Rate, Extend Term and Forbear Principal <sup>1</sup>	38%	35%	34%	40%	47%	29%	29%	35%	36%	30%	33%	33%	28%	22%	20%	14%	22%
Other	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	1%	5%	1%

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

3 Months after Modification	13%	15%	18%	14%	11%	9%	9%	11%	13%	15%	16%	13%	25%	16%	16%
6 Months after Modification	20%	22%	20%	17%	16%	13%	11%	16%	17%	20%	20%	31%	29%	24%	İ
9 Months after Modification	25%	21%	20%	20%	19%	14%	12%	18%	19%	21%	32%	33%	32%		į
12 Months after Modification	22%	20%	21%	20%	19%	13%	13%	19%	19%	31%	31%	32%			l



<sup>&</sup>lt;sup>1</sup> May include principal forgiveness.

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

	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	1Q20	2020	3Q20	4Q20	Full Year 2020
Short Sales	3,398	3,228	2,619	2,439	1,914	1,855	1,451	1,188	1,042	1,139	959	913	809	699	740	688	2,936
Deeds-in-lieu	1,538	1,529	1,039	680	849	757	708	593	500	407	356	359	339	223	184	135	881
Nonforeclosure - Home Forfeiture Actions <sup>1</sup>	4,936	4,757	3,658	3,119	2,763	2,612	2,159	1,781	1,542	1,546	1,315	1,272	1,148	922	924	823	3,817
Third-party Sales	6,262	6,095	5,692	4,945	5,185	5,022	4,741	4,087	3,698	3,592	3,220	2,774	2,972	647	805	900	5,324
Foreclosure Sales	12,933	11,447	9,942	8,503	8,751	8,442	7,723	7,423	7,126	6,618	6,450	5,700	4,732	381	989	1,033	7,135
Third-party & Foreclosure Sales	19,195	17,542	15,634	13,448	13,936	13,464	12,464	11,510	10,824	10,210	9,670	8,474	7,704	1,028	1,794	1,933	12,459
Foreclosure Starts	50,529	44,989	42,737	45,203	46,365	39,002	32,557	36,002	33,475	29,480	29,970	30,010	28,978	7,551	6,809	6,302	49,640

**Top Five Reasons for Delinquency** (at period end)

National emergency declaration													5%	84%	87%	86%
Curtailment of Income	24%	25%	25%	22%	23%	24%	23%	24%	24%	27%	26%	22%	20%	4%	3%	3%
Excessive obligations	17%	19%	19%	17%	19%	21%	22%	22%	21%	22%	23%	22%	20%	4%	2%	2%
Unemployment	7%	7%	7%	5%	6%	6%	6%	6%	5%	6%	7%	7%	6%	1%	1%	1%
Illness of principal mortgagor or family member	7%	7%	7%	6%	6%	6%	7%	7%	7%	8%	8%	8%	8%	1%	1%	1%



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

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

	1017	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20	4Q20	Full Year 2020
Acquisitions	14,302	12,821	10,861	9,488	9,596	9,205	8,349	8,104	7,678	7,051	6,771	5,982	5,035	660	1,223	1,141	8,059
Dispositions	(18,223)	(16,893)	(13,951)	(12,920)	(12,338)	(11,937)	(9,494)	(8,882)	(9,189)	(8,903)	(7,270)	(6,741)	(6,940)	(5,466)	(5,096)	(3,017)	(20,519)
Inventory (at period end) <sup>1</sup>	44,460	40,392	37,306	33,877	31,137	28,406	27,262	26,485	24,974	23,124	22,626	21,868	20,457	15,487	11,614	9,739	

#### **Acquisitions by State**

Acquisitions by State																	
Arizona	270	245	204	181	153	130	117	96	91	70	82	70	40	23	13	15	91
California	399	365	322	313	286	222	275	241	261	203	199	163	139	29	50	20	238
Florida	1,533	1,320	971	461	1,021	944	777	666	729	825	719	510	526	26	66	113	731
Nevada	90	62	19	27	29	49	85	92	66	59	53	28	26	3	6	8	43
Subtotal	2,292	1,992	1,516	982	1,489	1,345	1,254	1,095	1,147	1,157	1,053	771	731	81	135	156	1,103
Selected Midwest States <sup>2</sup>	2,811	2,299	2,201	1,982	2,001	1,820	1,686	1,778	1,494	1,496	1,421	1,336	1,098	133	254	249	1,734
All other States	9,199	8,530	7,144	6,524	6,106	6,040	5,409	5,231	5,037	4,398	4,297	3,875	3,206	446	834	736	5,222
Total Acquisitions	14,302	12,821	10,861	9,488	9,596	9,205	8,349	8,104	7,678	7,051	6,771	5,982	5,035	660	1,223	1,141	8,059

#### Inventory by State

inventory by state																
Arizona	626	563	499	445	370	307	257	253	236	192	172	171	143	118	70	58
California	1,518	1,247	1,109	1,003	892	745	730	743	771	697	679	604	533	408	298	222
Florida	3,938	3,427	3,013	2,204	2,276	2,205	2,129	2,000	1,989	1,938	1,898	1,656	1,532	1,051	698	581
Nevada	374	286	185	153	145	150	207	251	261	234	221	175	132	102	69	60
Subtotal	6,456	5,523	4,806	3,805	3,683	3,407	3,323	3,247	3,257	3,061	2,970	2,606	2,340	1,679	1,135	921
Selected Midwest States <sup>2</sup>	8,546	7,569	7,119	6,551	5,915	5,383	5,242	5,234	4,817	4,410	4,357	4,321	3,877	2,836	2,109	1,825
All other States	29,458	27,300	25,381	23,521	21,539	19,616	18,697	18,004	16,900	15,653	15,299	14,941	14,240	10,972	8,370	6,993
Total Inventory <sup>1</sup>	44,460	40,392	37,306	33,877	31,137	28,406	27,262	26,485	24,974	23,124	22,626	21,868	20,457	15,487	11,614	9,739

<sup>&</sup>lt;sup>1</sup> 2020 data includes MECA REO properties.



Fourth Quarter 2020

<sup>&</sup>lt;sup>2</sup> Select Midwest states are Illinois, Indiana, Michigan and Ohio.

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

	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1019	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20	4Q20	Full Year 2020
Acquisitions	10,757	9,522	8,008	6,945	6,976	6,461	5,843	5,532	5,522	5,068	4,767	4,216	3,594	470	867	768	5,699
Dispositions	(14,198)	(12,571)	(10,329)	(9,530)	(9,137)	(8,610)	(6,872)	(6,391)	(6,647)	(6,075)	(4,800)	(4,560)	(4,678)	(3,920)	(3,970)	(2,367)	(14,935)
Inventory (at period end) <sup>1</sup>	33,522	30,477	28,160	25,578	23,419	21,271	20,243	19,385	18,260	17,255	17,223	16,879	16,289	12,675	9,572	7,973	

#### **Acquisitions by State**

Acquisitions by State																	
Arizona	217	188	171	154	121	91	87	70	75	61	69	58	35	21	11	15	82
California	318	296	256	246	224	176	219	181	208	173	160	138	116	26	49	14	205
Florida	1,244	1,055	793	379	803	710	570	470	571	634	565	381	414	23	51	88	576
Nevada	73	57	13	25	23	41	72	76	57	49	44	20	23	2	3	8	36
Subtotal	1,852	1,596	1,233	804	1,171	1,018	948	797	911	917	838	597	588	72	114	125	899
Selected Midwest States <sup>2</sup>	2,088	1,656	1,540	1,377	1,368	1,156	1,105	1,121	1,000	994	922	887	716	86	155	151	1,108
All other States	6,817	6,270	5,235	4,764	4,437	4,287	3,790	3,614	3,611	3,157	3,007	2,732	2,290	312	598	492	3,692
Total Acquisitions	10,757	9,522	8,008	6,945	6,976	6,461	5,843	5,532	5,522	5,068	4,767	4,216	3,594	470	867	768	5,699

#### **Inventory by State**

mivement by brace																
Arizona	474	440	413	374	303	245	199	196	187	164	149	152	127	106	61	54
California	1,198	997	882	800	701	596	563	571	597	564	547	500	456	356	264	191
Florida	3,134	2,771	2,478	1,812	1,848	1,752	1,671	1,534	1,520	1,527	1,541	1,356	1,251	875	592	492
Nevada	298	230	150	127	117	119	168	201	209	182	177	141	108	80	57	49
Subtotal	5,104	4,438	3,923	3,113	2,969	2,712	2,601	2,502	2,513	2,437	2,414	2,149	1,942	1,417	974	786
Selected Midwest States <sup>2</sup>	6,416	5,657	5,227	4,751	4,198	3,784	3,640	3,580	3,262	3,036	3,081	3,094	2,908	2,218	1,637	1,383
All other States	22,002	20,382	19,010	17,714	16,252	14,775	14,002	13,303	12,485	11,782	11,728	11,636	11,439	9,040	6,961	5,804
Total Inventory <sup>1</sup>	33,522	30,477	28,160	25,578	23,419	21,271	20,243	19,385	18,260	17,255	17,223	16,879	16,289	12,675	9,572	7,973

<sup>&</sup>lt;sup>1</sup> 2020 data includes MECA REO properties.



 $<sup>^{2}</sup>$  Select Midwest states are Illinois, Indiana, Michigan and Ohio.

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

	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20	4Q20	Full Year 2020
Acquisitions	3,545	3,299	2,853	2,543	2,620	2,744	2,506	2,572	2,156	1,983	2,004	1,766	1,441	190	356	373	2,360
Dispositions	(4,025)	(4,322)	(3,622)	(3,390)	(3,201)	(3,327)	(2,622)	(2,491)	(2,542)	(2,828)	(2,470)	(2,181)	(2,262)	(1,546)	(1,126)	(650)	(5,584)
Inventory (at period end)	10,938	9,915	9,146	8,299	7,718	7,135	7,019	7,100	6,714	5,869	5, 403	4,989	4,168	2,812	2,042	1,766	

#### **Acquisitions by State**

Acquisitions by State																	
Arizona	53	57	33	27	32	39	30	26	16	9	13	12	5	2	2	-	9
California	81	69	66	67	62	46	56	60	53	30	39	25	23	3	1	6	33
Florida	289	265	178	82	218	234	207	196	158	191	154	129	112	3	15	25	155
Nevada	17	5	6	2	6	8	13	16	9	10	9	8	3	1	3	-	7
Subtotal	440	396	283	178	318	327	306	298	236	240	215	174	143	9	21	31	204
Selected Midwest States <sup>1</sup>	723	643	661	605	633	664	581	657	494	502	499	449	382	47	99	98	626
All other States	2,382	2,260	1,909	1,760	1,669	1,753	1,619	1,617	1,426	1,241	1,290	1,143	916	134	236	244	1,530
Total Acquisitions	3,545	3,299	2,853	2,543	2,620	2,744	2,506	2,572	2,156	1,983	2,004	1,766	1,441	190	356	373	2,360

#### **Inventory by State**

Arizona	152	123	86	71	67	62	58	57	49	28	23	19	16	12	9	4
California	320	250	227	203	191	149	167	172	174	133	132	104	77	52	34	31
Florida	804	656	535	392	428	453	458	466	469	411	357	300	281	176	106	89
Nevada	76	56	35	26	28	31	39	50	52	52	44	34	24	22	12	11
Subtotal	1,352	1,085	883	692	714	695	722	745	744	624	556	457	398	262	161	135
Selected Midwest States <sup>1</sup>	2,130	1,912	1,892	1,800	1,717	1,599	1,602	1,654	1,555	1,374	1,276	1,227	969	618	472	442
All other States	7,456	6,918	6,371	5,807	5,287	4,841	4,695	4,701	4,415	3,871	3,571	3,305	2,801	1,932	1,409	1,189
Total Inventory	10,938	9,915	9,146	8,299	7,718	7,135	7,019	7,100	6,714	5,869	5,403	4,989	4,168	2,812	2,042	1,766

<sup>&</sup>lt;sup>1</sup> Select Midwest states are Illinois, Indiana, Michigan and Ohio.



**Enterprises Single-Family Book Profile - As of December 31, 2020** 

The top 5 states for the relevant columns are highlighted.

	ises siligie-					linquent Loan				are migninginted.			
State	Total Loan Count	Total	30-59 Days DLQ <sup>1</sup>	60-89 Days DLQ	90-179 Days DLQ	180-364 Days DLQ	365+ Days DLQ	Serious Delinquent (90+ FC In)	Serious Delinquent (90+ FC In) Rates	% of DLQ Loans >=365 Days DLQ	Loans in Forbearance Plan	% of Loans in Forbearance	REO Inventory <sup>3</sup>
AK	54,235	1,910		190	340	861	120	1,321	2.4%	6.3%	1,329	2.5%	43
AL	334,186	14,357	4,434	1,556	2,558		1,069	8,374	2.5%	7.4%	7,545	2.3%	193
AR	185,849	6,844	2,067	770	1,245		474	4,009	2.2%	6.9%	3,883	2.1%	100
AZ	818,338	25,981	6,708	2,395	4,889	11,132	857	16,886	2.1%	3.3%	18,457	2.3%	58
CA	3,777,693	140,069	29,960	10,771	23,001		4,362	99,355	2.6%	3.1%	106,510	2.8%	222
CO	741,161	21,468	5,378		3,993		532	14,199	1.9%	2.5%	16,000	2.2%	32
CT	337,876	18,023	3,970	1,497	2,843		1,682	12,560	3.7%	9.3%	11,880	3.5%	251
DE DE	69,994 114,999	3,850 4,419	683 1,215	288 436	606 731		300 451	2,879 2,770	<b>4.1%</b> 2.4%	7.8% 10.2%	2,933 2,604	4.2% 2.3%	21 27
FL	1,878,199	102,638	19,853	8,040	17,328	50,192	7,225	74,776		7.0%	74,428	4.0%	581
GA	901,614	44,314	10,536		7,792		2,214	29,789	3.3%	5.0%	30,212	3.4%	149
HI	114,390	6,787	1,122	504	1,256		464	5,162	4.5%	6.8%	5,514	4.8%	71
IA	282,952	7,191	2,463	818	1,280	2,015	615	3,913	1.4%	8.6%	3,628	1.3%	85
ID	202,112	4,915	1,487	472	1,007	1,759	190	2,957	1.5%	3.9%	3,228	1.6%	20
IL	1,291,551	58,817	14,205		10,092		5,500	39,241	3.0%	9.4%	37,816	2.9%	783
IN	587,818	19,770	6,389	2,150	3,543	5,894	1,794	11,231	1.9%	9.1%	9,577	1.6%	147
KS	208,991	7,044	2,081	749	1,307		419	4,216	2.0%	5.9%	4,248	2.0%	117
KY	298,304	9,689	2,979	1,043	1,668	3,178	821	5,669	1.9%	8.5%	5,204	1.7%	73
LA	300,209	18,760	4,607	1,929	3,687		1,342	12,225	4.1%	7.2%	12,144	4.0%	178
MA	695,209	26,489	7,118		4,487		1,839	16,982	2.4%	6.9%	16,419	2.4%	356
MD	653,980	33,348	7,698	2,816	5,549		2,473	22,838	3.5%	7.4%	22,061	3.4%	570
ME	104,916	3,924	1,028		544		641	2,555	2.4%	16.3%	2,092	2.0%	43
MI	994,952	32,565	10,263	3,210	5,409	12,149	1,534	19,095	1.9%	4.7%	18,292	1.8%	525
MN	703,890	20,185	5,489		3,644		766	12,687	1.8%	3.8%	13,635	1.9%	282
MO	550,803	17,597	5,236		3,077	6,405	1,017	10,501	1.9%	5.8%	10,101	1.8%	168
MS	135,659	7,181	2,062		1,317		468	4,320	3.2%	6.5%	3,816	2.8%	103
MT NC	107,483	2,676 34,170	756 9,443	257 3,211	464 6,035	1,052 13,582	147 1,899	1,664 21,522	1.5% 2.3%	5.5%	1,715 21,149	1.6% 2.3%	17 186
ND ND	915,862 58,148	1,597	365	3,211	262		1,899	1,089	1.9%	5.6% 7.0%	1,085	1.9%	19
NE NE	171,714	4,928	1,695	536	854		235	2,699	1.6%	4.8%	2,905	1.7%	21
NH	148,432	4,674	1,435	466	762	1,729	282	2,775	1.9%	6.0%	2,735	1.8%	54
NJ	870,137	52,951	10,588		8,255	25,347	4,724	38,336	4.4%	8.9%	36,613	4.2%	601
NM	164,186	6,994	1,838	609	1,273		612	4,548	2.8%	8.8%	4,556	2.8%	149
NV	325,875	18,225	3,094	1,402	3,154		1,261	13,733	4.2%	6.9%	14,346	4.4%	60
NY	1,211,770	78,536	15,932	5,680	11,266	36,968	8,690	56,930	4.7%	11.1%	52,430	4.3%	733
OH	971,864	37,333	10,930	3,703	6,252		3,409	22,708		9.1%	18,012	1.9%	370
OK	242,023	10,243	2,780	1,005	1,879	3,733	846	6,461	2.7%	8.3%	6,250	2.6%	120
OR	488,055	15,231	3,214	1,222	3,075		642	10,799	2.2%	4.2%	11,603	2.4%	74
PA	1,008,331	44,108	12,258		7,182	16,253	4,158	27,603	2.7%	9.4%	24,869	2.5%	454
RI	99,042	4,102	1,197		653		381	2,534	2.6%	9.3%	2,328	2.4%	44
SC	445,718	17,721	4,911	1,685	3,140		1,238	11,130	2.5%	7.0%	10,671	2.4%	116
SD	69,842	1,567	527		262		108	885	1.3%	6.9%	891	1.3%	23
TN	500,226	17,901	5,224	1,851	3,111		784	10,830	2.2%	4.4%	10,839	2.2%	87
TX	2,040,737	98,395	22,426		18,676		3,953	67,009		4.0%	72,944	3.6%	222
UT	393,670	10,114	2,895	1,033	1,806	4,086	294	6,189	1.6%	2.9%	6,740	1.7%	15
VA	858,447	31,371	7,793	2,689	5,453	14,076	1,360	20,895	2.4%	4.3%	21,218	2.5%	178
VT WA	61,478	2,103	583	224	355		252	1,296		12.0%	1,183	1.9%	57
WI	876,352 634,162	25,121 14,966	5,947 4,352	2,067 1,708	4,353 2,729		1,085 1,102	17,111 8,911	2.0% 1.4%	4.3% 7.4%	18,604 7,926	2.1% 1.2%	88 174
WV	83,678	4,087	1,486		2,729 678		1,102	2,157	2.6%	7.4%	1,749	2.1%	174
WY	51,111	1,490	428	138	337		295 54	924		3.6%	953	1.9%	36
Other <sup>2</sup>	123,463	14,135	2,961	1,027	2,530	5,117	2,500	10,147	8.2%	17.7%	6,689	5.4%	530
													9,739
Total	29,261,686	1,212,874	294,488	107,225	207,989	523,581	79,591	811,395	2.8%	6.6%	804,559	2.8%	9,739

<sup>&</sup>lt;sup>1</sup> 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.
 May include a small volume of Fannie Mae REO properties associated with a specific reverse mortgage transaction.

Fannie Mae Single-Family Book Profile - As of December 31, 2020

					Del	inquent Loans	(DLQ) 1						
State	Total Loan Count	Total	30-59 Days DLQ	60-89 Days DLQ	90-179 Days DLQ	180-364 Days DLQ	365+ Days DLQ	Serious Delinquent (90+ FC In)	Serious Delinquent (90+ FC In) Rates	% of DLQ Loans >=365 Days DLQ	Loans in Forbearance Plan	% of Loans in Forbearance	REO Inventory <sup>3</sup>
AK	29,726	1,080	206		202		74	767	2.6%	6.9%	800	2.7%	29
AL	208,793	9,057	2,758	942	1,651	2,987	719	5,361	2.6%	7.9%	5,133	2.5%	162
AR	109,557	4,064	1,231	433	742		314	2,402	2.2%	7.7%	2,438	2.2%	78
AZ	489,549	16,244	4,067	1,489	3,020	7,077	591	10,696	2.2%	3.6%	12,576	2.6%	54
CA	2,304,967	84,615	17,864		13,814	43,806	2,814	60,450	2.6%	3.3%	69,531	3.0%	191
CO	455,483	13,134	3,225	1,100	2,439	6,014	356	8,811	1.9%	2.7%	10,446	2.3%	26
CT	196,719	11,043	2,302	879	1,738	4,968	1,156	7,866	4.0%	10.5%	7,837	4.0%	211
DC DE	41,458	2,364	413	166	373	1,226	186	1,785	4.3%	7.9%	1,911	4.6%	18
	69,288	2,717	696	273	448	1,009	291	1,750	2.5%	10.7%	1,783	2.6%	20 492
FL GA	1,117,720 525,770	63,316 26,113	11,867 5,902	4,822 2,246	10,546 4,563	31,309 11,924	4,772 1,478	46,656 17,973	4.2% 3.4%	7.5% 5.7%	50,092 19,496	4.5% 3.7%	124
HI	75,075		5,902 690		4,563 816		317	3,257	4.3%		3,654	4.9%	124
IA		4,248								7.5% 9.1%		2.0%	41
IA ID	181,640 128,044	4,617 2,976	1,615 882	528 267	835 638	1,218 1,083	421 106	2,477 1,828	1.4% 1.4%	3.6%	2,410 2,088	1.6%	68
IL	711,856	32,926	7,953	2,914	5,565	13,164	3,330	1,828	3.1%	3.6% 10.1%	2,088	3.3%	574
IN IN	302,041	11,015	3,412	1,130	1,941	3,433	1,099	6,473	2.1%	10.1%	5,883	1.9%	111
KS	109,037	3,935	1,124	369	720	1,445	277	2,443	2.1%	7.0%	2,583	2.4%	91
KY	143,213	5,137	1,539	533	884	1,683	498	3,066	2.1%	9.7%	3,019	2.1%	46
LA	187,991	11,866	2,911		2,301	4,510	962	7,774	4.1%	8.1%	8,198	4.4%	140
MA	399,247	15,904	4,153	1,372	2,652	6,498	1,229	10,390	2.6%	7.7%	10,393	2.6%	305
MD	378,382	19,725	4,333	1,617	3,236	8,969	1,570	13,777	3.6%	8.0%	14,473	3.8%	303
ME	53,458	2,196	537	174	285	750	450	1,486	2.8%	20.5%	1,225	2.3%	449 33 423
MI	558,283	18,519	5,680	1,756	3,011	7,147	925	11,086	2.0%	5.0%	11,380	2.0%	423
MN	410,974	11,563	3,117	1,126	2,075	4,756	489	7,330	1.8%	4.2%	8,424	2.0%	223
MO	311,380	9,901	2,922	1,025	1,691	3,647	616	5,956	1.9%	6.2%	6,054	1.9%	138
MS	93,865	4,945	1,414	546	892	1,748	345	2,986	3.2%	7.0%	2,686	2.9%	83
MT	67,682	1,611	447		286	631	105	1,023	1.5%	6.5%	1,118	1.7%	12
NC	529,100	20,098	5,473	1,848	3,468	8,095	1,214	12,780	2.4%	6.0%	13,487	2.5%	149
ND	32,265	873	193		142		67	602	1.9%	7.7%	589	1.8%	15
NE	116,211	3,351	1,122		589	1,114	171	1,876	1.6%	5.1%	2,110	1.8%	18
NH	80,849	2,653	783		426		162	1,628	2.0%	6.1%	1,746	2.2%	45
NJ	517,145	32,355	6,397		4,852	15,568	3,191	23,618	4.6%	9.9%	24,184	4.7%	539
NM	105,027	4,531	1,156	386	845	1,710	434	2,990	2.8%	9.6%	3,138	3.0%	118
NV	202,828	11,875	1,926	885	1,999	6,234	831	9,068	4.5%	7.0%	10,141	5.0%	49
NY	721,754	47,008	9,178	3,238	6,581	22,365	5,646	34,598	4.8%	12.0%	34,024	4.7%	613
ОН	506,311	21,731	6,248	2,042	3,543	7,735	2,163	13,448	2.7%	10.0%	11,360	2.2%	275
OK	146,715	6,367	1,676		1,139	2,368	576	4,086	2.8%	9.0%	4,044	2.8%	102
OR	285,612	8,849	1,886	703	1,734	4,122	404	6,264	2.2%	4.6%	7,345	2.6%	60
PA	601,515	27,009	7,434	2,481	4,284	10,063	2,747	17,104	2.8%	10.2%	16,465	2.7%	384
RI	57,593	2,466	705	196	391	928	246	1,567	2.7%	10.0%	1,518	2.6%	36
SC	264,447	10,600	2,838	959	1,860	4,133	810	6,808	2.6%	7.6%	6,954	2.6%	94 18
SD	49,359	1,067	353	103	186	353	72	612	1.2%	6.7%	633	1.3%	18
TN	293,188	10,736	3,109	1,066	1,818	4,226	517	6,565	2.2%	4.8%	6,897	2.4%	74
TX	1,247,676	61,520	13,705	5,513	11,668	27,993	2,641	42,315	3.4%	4.3%	48,621	3.9%	193
UT	229,825	5,871	1,637	592	1,024	2,424	194	3,645	1.6%	3.3%	4,156	1.8%	13
VA	498,298	18,764	4,619		3,234	8,508	876	12,623	2.5%	4.7%	13,665	2.7%	151
VT	28,644	1,128	313	113	180	363	159	702	2.5%	14.1%	696	2.4%	44
WA	533,692	15,444	3,635	1,196	2,659	7,224	730	10,617	2.0%	4.7%	12,328	2.3%	74
WI	403,936	9,146	2,601		1,689	3,118	688	5,499	1.4%	7.5%	5,051	1.3%	143
WV	46,039	2,346	872		379	648	195	1,223	2.7%	8.3%	1,048	2.3%	90
WY	34,684	963	275		218	349	33	600	1.7%	3.4%	634	1.8%	31
Other 2	88,217	9,318	1,757	645	1,501	3,719	1,696	6,916	7.8%	18.2%	4,675	5.3%	486
Total	17,282,128	730,900	173,151	62,273	123,773	319,750	51,953	495,687	2.9%	7.1%	524,551	3.0%	7,973

<sup>&</sup>lt;sup>1</sup>Conventional Delinquency Subset: Excludes government, current month MBS liquidations, and loans with current month missing or erroneous performance data.

<sup>&</sup>lt;sup>3</sup> May include a small volume of REO properties associated with a specific reverse mortgage transaction.



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

### Freddie Mac Single-Family Book Profile - As of December 31, 2020

					December	linquent Loan	s (DLQ)						
State	Total Loan Count	Total	30-59 Days DLQ <sup>1</sup>	60-89 Days DLQ	90-179 Days DLQ	180-364 Days DLQ	365+ Days DLQ	Serious Delinquent (90+ FC In)	Serious Delinquent (90+ FC In) Rates	% of DLQ Loans >=365 Days DLQ	Loans in Forbearance Plan	% of Loans in Forbearance	REO Inventory
AK	24,509	830	193	83		370	46	554	2.3%	5.5%	529	2.2%	14
AL	125,393	5,300	1,676	614	907	1,753	350	3,013	2.4%	6.6%	2,412	1.9%	31
AR	76,292	2,780	836	337	503	944	160	1,607	2.1%	5.8%	1,445	1.9%	22
AZ	328,789	9,737	2,641	906	1,869	4,055	266	6,190	1.9%	2.7%	5,881	1.8%	4
CA	1,472,726	55,454	12,096	4,454	9,187	28,169	1,548	38,905	2.6%	2.8%	36,979	2.5%	31
CO	285,678	8,334	2,153	793	1,554	3,658	176	5,388	1.9%	2.1%	5,554	1.9%	6
DC DC	141,157	6,980	1,668 270	618	1,105 233	3,063 747	526 114	4,694	3.3%	7.5%	4,043 1,022	2.9%	40
DE	28,536 45,711	1,486 1,702	519	122 163	283	577	160	1,094 1,020	3.8% 2.2%	7.7% 9.4%	821	3.6% 1.8%	3
FL	760,479	39,322	7,986	3,218	6,782	18,883	2,453	28,120	3.7%	6.2%	24,336	3.2%	89
GA	375,844	18,201	4,634	1,751	3,229	7,851	736	11,816	3.1%	4.0%	10,716	2.9%	25
HI	39,315	2,539	432	202	440		147	1,905	4.8%	5.8%	1,860	4.7%	30
IA	101,312	2,574	848	290	445		194	1,436	1.4%	7.5%	1,218	1.2%	17
ID	74,068	1,939	605	205	369	676	84	1,129	1.5%	4.3%	1,140	1.5%	3
IL	579,695	25,891	6,252	2,464	4,527	10,478	2,170	17,177	3.0%	8.4%	14,405	2.5%	209
IN	285,777	8,755	2,977	1,020	1,602	2,461	695	4,758	1.7%	7.9%	3,694	1.3%	36
KS	99,954	3,109	957	380	587	1,043	142	1,773	1.8%	4.6%	1,665	1.7%	36 26 27
KY	155,091	4,552	1,440	510	784	1,495	323	2,603	1.7%	7.1%	2,185	1.4%	27
LA	112,218	6,894	1,696	747	1,386	2,685	380	4,451	4.0%	5.5%	3,946	3.5%	38 51
MA	295,962	10,585	2,965	1,029	1,835	4,146	610	6,592	2.2%	5.8%	6,026	2.0%	51
MD	275,598	13,623	3,365	1,199	2,313	5,843	903	9,061	3.3%	6.6%	7,588	2.8%	121
ME	51,458	1,728	491	168	259	619	191	1,069	2.1%	11.1%	867	1.7%	10
MI	436,669	14,046	4,583	1,454	2,398	5,002	609	8,009	1.8%	4.3%	6,912	1.6%	102
MN	292,916	8,622	2,372	894	1,569	3,510	277	5,357	1.8%	3.2%	5,211	1.8%	59
MO	239,423	7,696	2,314	837	1,386	2,758	401	4,545	1.9%	5.2%	4,047	1.7%	30
MS	41,794	2,236	648	254	425	786	123	1,334	3.2%	5.5%	1,130	2.7%	20
MT	39,801	1,065	309	115	178		42	641	1.6%	3.9%	597	1.5%	5
NC	386,762	14,072	3,970	1,363	2,567	5,487	685	8,742	2.3%	4.9%	7,662	2.0%	37
ND	25,883	724	172	65	120	323	44	487	1.9%	6.1%	496	1.9%	4
NE	55,503	1,577	573	181	265	494	64	823	1.5%	4.1%	795	1.4%	3
NH	67,583	2,021	652	222	336	691	120	1,147	1.7%	5.9%	989	1.5%	9
NJ	352,992	20,596	4,191	1,690	3,403	9,779	1,533	14,718	4.2%	7.4%	12,429	3.5%	62
NM NV	59,159	2,463	682	223	428	952	178	1,558	2.6%	7.2%	1,418	2.4%	31
NY	123,047 490,016	6,350 31,528	1,168 6,754	517 2,442	1,155 4,685	3,080 14,603	430 3,044	4,665 22,332	3.8% 4.6%	6.8%	4,205 18,406	3.4% 3.8%	110
OH	465,553	15,602	4,682	1,661	2,709	5,304	1,246	9,260	2.0%	9.7% 8.0%	6,652	1.4%	11 120 95
OK	95,308	3,876	1,104	397	740	1,365	270	2,375	2.5%	7.0%	2,206	2.3%	18
OR	202,443	6,382	1,328	519	1,341	2,956	238	4,535	2.2%	3.7%	4,258	2.1%	14
PA	406,816	17,099	4,824	1,776	2,898	6,190	1,411	10,499	2.6%	8.3%	8,404	2.1%	70
RI	41,449	1,636	492	177	262	570	135	967	2.3%	8.3%	810	2.0%	8
SC	181,271	7,121	2,073	726	1,280	2,614	428	4,322	2.4%	6.0%	3,717	2.1%	22
SD	20,483	500	174	53	76		36	273	1.3%	7.2%	258	1.3%	5
TN	207,038	7,165	2,115	785	1,293	2,705	267	4,265	2.1%	3.7%	3,942	1.9%	13
TX	793,061	36,875	8,721	3,460	7,008	16,374	1,312	24,694	3.1%	3.6%	24,323	3.1%	
UT	163,845	4,243	1,258	441	782	1,662	100	2,544	1.6%	2.4%	2,584	1.6%	29 2
VA	360,149	12,607	3,174	1,162	2,219	5,568	484	8,272	2.3%	3.8%	7,553	2.1%	27
VT	32,834	975	270	111	175	326	93	594	1.8%	9.5%	487	1.5%	13
WA	342,660	9,677	2,312	871	1,694	4,445	355	6,494	1.9%	3.7%	6,276	1.8%	14
WI	230,226	5,820	1,751	658	1,040	1,957	414	3,412	1.5%	7.1%	2,875	1.2%	31
WV	37,639	1,741	614	193	299	535	100	934	2.5%	5.7%	701	1.9%	23 5
WY	16,427	527	153	50	119	184	21	324	2.0%	4.0%	319	1.9%	
Other <sup>2</sup>	35,246	4,817	1,204	382	1,029	1,398	804	3,231	9.2%	16.7%	2,014	5.7%	44
Total	11,979,558	481,974	121,337	44,952	84,216	203,831	27,638	315,708	2.6%	5.7%	280,008	2.3%	1,766

<sup>&</sup>lt;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.

Enterprises Foreclosure Prevention Actions by State - December 31, 2020

	•		2019							2020						Conserva	atorship to D	ate 1		
State	Repayment F Plans	orbearance Plans	Loan Modifications	Other <sup>2</sup>	Short Sales & Deeds-in- lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other <sup>2</sup>	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other <sup>2</sup>	Short Sales & Deeds-in-lieu	Total
AK	26	64	99		5	195	37	-	54	859		- 6	2,203	-	1,491	1,723	859	48		5,80
AL	477	173	1,123	13	48	1,834	372		723	3,894	16	-	-,-	- ,	8,294	27,197	3,894	1,178		64,23
AR	216	108	507	7	32	870	160		377	1,844	5	5 14	,	-	3,715		1,844	472		26,65
AZ	561	279	1,492	11	73	2,416	579		1,092	9,305	6	6 26			21,712	76,376	9,305	1,393		175,28
CA	1,776 303	1,533 147	5,680 843	70 11	209 15	9,268 1,319	2,183 355		4,307 701	57,565 9,296	46	130	173,745 25,622		138,174 18,185	295,746 29,371	57,565 9,296	3,204 712		674,030 80,213
CT	342	81	1,354	13	232	2,022	302		926	6,655	14	161	16,540		11,189	36,236	6,655	603		74,02
DC	61	135	225	7	9	437	502		126	959	1-	1 13			2,038	5,500	959	122		11,51
DE	120	26	342	8	55	551	83		223	1,358	2	2 33	,		2,709	10,427	1,358	212		20,94
FL	1,759	1,881	7,615	85	546	11,886	1,628	61,284	3,980	40,988	81	1 388	108,349	62,620	110,014	297,333	40,988	4,944	146,291	662,18
GA	977	742	2,782	23	103	4,627	912	22,754	1,823	15,394	23	3 55	40,961	39,200	33,350	102,261	15,394	2,585	17,391	210,18
HI	75	68	239	5	8	395	68		151	1,527	6	6 12			4,891	8,250	1,527	95	-	20,53
IA	309	100	584	7	31	1,031	242		437	1,640	4	4 25			3,565	14,296	1,640	677		32,02
ID	149	44	273	2	1	469	92		182	1,673	1	1 3	-,	-	4,097	11,097	1,673	270		28,27
IL	1,233	515	3,815	45		6,385	1,082	-	2,848	16,026	32			-	36,024	138,802	16,026	2,530		277,86
IN KS	635 231	161 62	1,483 452	22 6	77 42	2,378 793	592 210		1,028 337	4,930	21	1 55 5 30			10,724 3,750	40,365 11,140	4,930 2,062	2,205	-	93,44° 28,52
KY	231	88	708	11	42	1,141	233		451	2,062 2,542	-	7 33			5,364	11,140	2,062	478 604		41,13
LA	661	147	1.312	27	74	2,221	518		873	5.515		9 48	,		13,215	26.160	5.515			66.52
MA	486	161	1,722	42	84	2,495	386	-,	1.141	8.502	20		-,	- / -	17.055	60.250	8,502	1,708	/	118.18
MD	676	824	2,429	27	378	4,334	612	7	1,544	9,892	19		27,403	- ,	21,219	78,255	9,892	1,387		153,87
ME	132	35	298	12	39	516	104	1,725	184	1,403	2	2 32	3,450	4,937	2,448	9,829	1,403	292		21,40
MI	986	280	2,083	31	106	3,486	1,000	19,597	1,639	11,060	18	3 67	33,381	40,189	27,796	82,136	11,060	6,336	30,380	197,89
MN	510	112	1,242	10	53	1,927	486		1,009	7,564	8	3 24		17,632	12,652	42,293	7,564	1,015		92,76
MO	462	251	1,213	15		2,069	455		806	5,246	10	92	-,		10,688	33,895	5,246	1,443		80,44
MS	289	97	610	11	34	1,041	242		373	2,055	6	5 22			3,953	13,679	2,055	594		31,14
MT	64	31	181	1	7	284	67	-	123	1,049	1	1 3	2,828	,	1,972	4,309	1,049	106		10,96
NC	839	1,424	2,925	21	91	5,300	771		1,456	11,552	13	54 - 8	, ,		27,212	66,935	11,552	1,752		151,23
ND NE	26 119	13 118	88 304	9	14	137 564	30 118		69 283	590 1,611		9 12	1,325 3,787		812 2,380	1,029 6,642	590 1,611	63 340		3,389 16,300
NH	140	48	349	3	22	562	93		261	1,613		3 13			3,422	12,285	1,613	270		25,72
NJ	803	327	3.711	34	515	5,390	831		2,315	22,791	30		56,818		39,093	108,883	22,791	1,615		227,47
NM	156	88	489	6	47	786	181		279	1,869	5				4,137	12,379	1,869	284		28,06
NV	231	95	564	35	60	985	255	12,035	537	6,463	30	0 40	19,360	7,302	15,268	41,259	6,463	588	34,007	104,88
NY	978	382	4,102	86	342	5,890	1,010	42,096	2,738	30,277	77	7 231	76,429	39,855	52,614	126,110	30,277	2,187	15,566	266,610
ОН	959	294	2,605	66	234	4,158	1,013		2,000	9,413	36		26,194		19,720	78,475	9,413	3,943		166,26
OK	302	161	620	9	44	1,136	248		495	2,241	10	-	- , -		5,143	12,632	2,241	606		32,73
OR	241	163	667	2	18	1,091	210		487	5,473	6	9	15,235		12,044	27,833	5,473	483		66,00
PA	1,132	361 35	3,364	69	284	5,210	1,075		2,047	15,406	51	-		-	28,203	83,649	15,406	2,208		183,78
RI SC	103 501	35	310 1,476	14 6	36 67	498 2,425	85 399		249 856	1,102 5,549	11	7 13 1 43	,	-	2,697 12,762	11,638 37,291	1,102 5,549	238 1,111		22,47 82,28
SD	58	49	79		2	189	48		82	488		- 2			997	1,944	488	94		5,12
TN	471	132	1,100	18	30	1,751	386		691	5,878	Ç	9 11	.,		12,279	30,286	5,878	1,107		73,82
TX	2,046	1,412	5,569	37	106	9,170	2,052		3,577	35,985	39		-, -		76,234	96,885	35,985	3,882		295,59
UT	266	130	548	1	5	950	238		418	4,162	2	2 12	,		8,021	21,552	4,162	395	-,	51,88
VA	694	614	2,007	17	186	3,518	627	16,218	1,238	10,869	18	3 100	29,070	24,622	21,325	55,534	10,869	1,161	14,231	127,74
VT	69	23	165	5	17	279	63		106	779	1	1 11	,		1,427	3,870	779	133		9,113
WA	431	194	1,171	15	39	1,850	424		758	8,989	9	30	25,813		19,873	50,854	8,989	879		118,42
WI	441	126	1,096	13	75	1,751	441		805	5,148	4	4 69	,		8,423	32,779	5,148	896		69,76
WV	109	90	302	6	31	538	91	-	204	681	4	19	,	-	1,820	6,618	681	234		15,24
WY	41	15	88	-	12	156	31		74	522	1	7	1,330		909	1,934	522	61		5,23
Other 3	143	81	1,557	495	146	2,422	112		338	6,303	211				19,010	24,268	6,303	1,802		56,77
otal	25,106	14,895	75,962	1,492	5,641	123,096	23,882	653,726	49,821	426,557	954	3,737	1,158,677	957,061	926,112	2,438,202	426,557	62,233	695,879	5,506,0

<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), Payment Deferrals and Charge-offs-in-lieu.

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



#### Fannie Mae Foreclosure Prevention Actions by State - December 31, 2020

	2019 Short Sales							,		2020						Conserva	torship to Da	nte 1		
State	Repayment Plans	Forbearance Plans	Loan Modifications		Short Sales & Deeds-in- lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other <sup>2</sup>	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other <sup>2</sup>	Short Sales & Deeds-in-lieu	Total
AK	16	21	57	1	3	98			35	534		- 4	1,384	1,205	893	1,103	534	44	173	3,952
AL	303	93	741	7	38	1,182	250		477	2,465	11		6,881	16,513	5,353	19,122	2,465	1,041	2,294	46,788
AR	129	57	311	5	19	521	101		246	1,126	4	10	3,045	6,262	2,341	7,333	1,126	433		18,878
AZ	347	158	1,022		47	1,584	387		756	5,838	5	17	17,124	14,864	13,132	49,158	5,838	1,319		112,025
CA	1,093 181	764 71	3,489 543	62 8	122 13	5,530 816	1,431 217	74,910 10,309	2,621 452	35,490 5,595	42	93	114,587 16,586	55,075 11,853	85,920 11,846	189,794 19,118	35,490 5,595	3,013 678		432,234 53,992
CT	221	40	840		155	1,269	194		579	4,078		112	10,500	9,596	6,795	25,054	4,078	556		50,837
DC	38	78	143		6	270			78	594	1	8	1,654	1,718	1,221	3,756	594	109		7,856
DE	74	15	209	7	37	342			147	837	2	27	2,469	2,997	1,767	7,009	837	187		14,363
FL	1,075	928	4,524	74	380	6,981	1,019		2,510	25,645	63	269	69,457	48,713	65,010	199,712	25,645	4,247		437,202
GA	570	421	1,644	18	74	2,727	554	14,365	1,107	9,497	18	37	25,578	28,333	19,410	66,240	9,497	2,212	10,748	136,440
HI	37	33	155	1	5	231	38	2,664	89	966	4	9	3,770	2,745	3,044	5,624	966	82	1,520	13,981
IA	198	48	383	_	21	655			290	1,049	4	19	3,006	7,460	2,201	9,648	1,049	590		22,564
ID	74	17	165		1	257	55		125	1,034		. 3	3,071	4,029	2,385	7,157	1,034	255		18,575
IL	708	259	2,297	34	514	3,812	659		1,730	8,950	24		26,055	30,325	18,766	88,080	8,950	1,994		175,474
IN	374	84	879	17	48	1,402			601	2,638	19		7,860	21,045	6,069	25,946	2,638	1,430		61,765
KS KY	127	32	275		29	468			181	1,208	3	24	3,089	6,556	2,146	7,123	1,208	419		18,942
LA	163 437	39 93	395 822	26	27 41	633 1,419	112 375		262 573	1,277 3,309	4	33	3,827 10,396	9,495 14,424	3,029 8,903	10,324 18,665	1,277 3,309	459 1,091		26,461 48,047
MA	307	80	1,119		59	1,419			705	5.032	17		13,465	15,724	10,028	40,002	5,032	1,129		78,875
MD	417	485	1,471	21	228	2,622	377		1,000	6,045	14		17,090	18,579	12,136	51,272	6,045	1,249		100,858
ME	65	22	171	11	27	296			104	801	1	24	2,037	3,791	1,411	6,600	801	264		14,590
MI	592	150	1,269	26	69	2,106	599		1,000	6,087	13		19,942	31,223	16,183	52,507	6,087	2,896		128,470
MN	267	56	733	9	32	1,097	290	5,714	635	4,468	7	15	11,129	12,715	7,246	25,099	4,468	964	6,835	57,327
MO	255	94	708	14	77	1,148	255	4,371	490	3,108	9	56	8,289	16,783	6,196	21,925	3,108	1,195	4,505	53,712
MS	214	57	457	10	25	763	190		261	1,388	5	17	3,621	7,828	2,710	10,381	1,388	528		24,084
MT	35	19	111	1	4	170			84	672		. 3	1,829	2,032	1,254	2,900	672	103		7,586
NC	487	855	1,686		59	3,101	450		877	6,970	8	33	19,387	26,141	16,132	43,447	6,970	1,575		100,128
ND	17	8	54		6	85			45	281		. 8	702	552	456	668	281	51		2,114
NE NH	81 69	41 20	202 218		12	340 322	75 54		216 164	1,117 937	6	9	2,643 2,651	3,442 4,267	1,560 1,974	4,800 7,899	1,117 937	317 253		11,941 16,900
NJ	499	171	2,310		344	3,351	514		1,467	13,958	24	,	36,480	23,617	24,172	74,484	13,958	1,391		153,975
NM	100	53	313		32	502			175	1,168	24	15	3,609	4,753	2,672	8,260	1,168	255		19,258
NV	144	59	356		35	620			356	4,255	22		13,263	5,701	9,746	26,196	4,255	530		67,055
NY	575	151	2,494	69	222	3,511	573		1,686	17,610	63		47,803	30,766	31,785	86,074	17,610	1,773		178,047
ОН	619	136	1,562	50	153	2,520	637	7,959	1,271	5,152	22	115	15,156	29,314	11,255	51,024	5,152	2,283	10,941	109,969
OK	205	80	409		28	729	155		324	1,302	9	26	4,293	8,101	3,193	8,612	1,302	536		23,063
OR	127	114	393	2	10	646			289	3,186	5	1 "	9,579	7,248	7,397	17,974	3,186	438		42,758
PA	690	213	2,024		194	3,178	673	-	1,267	9,488	42		25,758	32,671	17,687	56,630	9,488	1,864		125,979
RI	66	16	183		25	300			157	640	5	<u>/</u>	1,887	2,857	1,528	7,603	640	210		14,712
SC	286	201	895		40	1,427	232		544	3,369	10	32	9,666	13,284	7,565	24,921	3,369	1,010		55,307
SD TN	32 296	17 76	58 699	14	21	109 1,106	34 246		52 431	327 3,659		2	952 10,235	992 15,849	643 7,670	1,326 20,421	327 3,659	86 932		3,588 51,414
TX	1,248	616	3,444		74	5,414		-	2,343	21,944	33	,	60,005	58,658	48,771	65,963	21,944	3,643		204,654
UT	1,246	55	3,444	-	5	532			2,343	2,601	33	7	6,848	7,471	4,659	13,382	2,601	369	4,723	33,205
VA	443	364	1,204	16	128	2,155			754	6,690	17	59	18,372	18,287	12,847	36,164	6,690	1,087		84,190
VT	31	9	101	5	11	157				375	1	8	1,089	1,787	740	2,536	375	111		5,868
WA	258	84	725	7	28	1,102			466	5,511	7	18	16,785	14,377	12,333	33,347	5,511	788		78,306
WI	299	79	676	11	47	1,112	278	3,604	489	3,372	3	51	7,797	12,154	5,131	21,016	3,372	807	4,492	46,972
WV	62	56	174	4	21	317	59	607	118	390	3	13	1,190	3,760	1,000	3,980	390	201		9,912
WY	28	7	62		10	107	22			360	1	6	876	1,175	587	1,367	360	59		3,826
Other 3	103	45	1,132		119	1,890	93		235	4,724	209		9,179	3,524	11,616	16,989	4,724	1,778		39,247
Total	15,237	7,740	46,624	1,297	3,733	74,631	14,862	425,375	31,232	259,117	798	2,562	733,946	732,631	560,514	1,605,735	259,117	50,834	439,441	3,648,272

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



<sup>&</sup>lt;sup>2</sup> Consists of HomeSaver Advance (Fannie Mae), Payment Deferrals and Charge-offs-in-lieu.

Freddie Mac Foreclosure Prevention Actions by State - December 31, 2020

			2019					·		2020						Conserva	atorship to Da	ate 1		
State	Repayment F Plans	Forbearance Plans	Loan Modifications	Other 2	Short Sales & Deeds-in- lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other <sup>2</sup>	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other <sup>2</sup>	Short Sales & Deeds-in-lieu	Total
AK	10	43	42	-	2	97	11		19	325		- 2	819		598	620	325	4	76	1,852
AL	174	80	382	6	10	652	122		246	1,429	5	5 3	3,733	4,066	2,941	8,075	1,429	137	802	17,450
AR	87	51	196	2	13	349	59		131	718	1	1 4	1,904	-	1,374	3,391	718	39		7,770
AZ	214	121	470	1	26	832	192		336	3,467	1	1 9	9,075		8,580	27,218	3,467	74	-	63,258
CA	683	769	2,191	8	87	3,738	752	-	1,686	22,075	2	1 37			52,254	105,952	22,075	191		241,790
CO	122	76	300	3	2	503	138		249	3,701		- 1	9,036		6,339	10,253	3,701	34	-	26,22
CT	121	41	514	-	77	753	108		347	2,577	5	5 49 - 5	-,		4,394	11,182	2,577	47		23,186
DC DE	23 46	57 11	82 133	2	3 18	167 209	16 30	-	48 76	365 521		- 5	981	989	817 942	1,744 3,418	365 521	13 25		3,660 6,584
FL	684	953	3,091	11		4,905	609		1,470	15,343	10	3 119	38,892		45,004	97,621	15,343	697		224,987
GA	407	321	1,138	5	29	1,900	358		716	5,897	10	5 18			13,940	36,021	5,897	373		73,742
HI	38	35	84	1	3	1,900	30		62	561		3	1,934		1,847	2,626	561	13		6,55
IA	111	52	201	2	10	376	81		147	591		- 6	1,640		1,364	4,648	591	87		9,460
ID	75	27	108	2	-	212	37		57	639		1 -	1,792		1,712	3,940	639	15		9,70
IL	525	256	1,518	11		2,573	423		1,118	7,076	8	185	19,191	10,985	17,258	50,722	7,076	536	-	102,387
IN	261	77	604	5	29	976	292	-	427	2,292	2	2 20	6,109	7,225	4,655	14,419	2,292	775		31,670
KS	104	30	177	1	13	325	100		156	854	2	2 6	2,259	2,374	1,604	4,017	854	59	-	9,586
KY	128	49	313	2	16	508	121		189	1,265	3	3 16	3,191	3,295	2,335	6,659	1,265	145	977	14,670
LA	224	54	490	1	33	802	143	2,992	300	2,206	1	1 15	5,657	3,647	4,312	7,495	2,206	97	724	18,48
MA	179	81	603	8	25	896	152	4,363	436	3,470	3	13	8,437	4,673	7,027	20,248	3,470	79	3,810	39,308
MD	259	339	958	6	150	1,712	235	5,601	544	3,847	5	81	10,313	6,310	9,083	26,983	3,847	138	6,657	53,019
ME	67	13	127	1	12	220	45	677	80	602	1	1 8	1,413	1,146	1,037	3,229	602	28	770	6,813
MI	394	130	814	5	37	1,380	401	7,397	639	4,973	5	5 24	13,439	8,966	11,613	29,629	4,973	3,440	10,800	69,42
MN	243	56	509	1	21	830	196		374	3,096	1	1 9	7,015		5,406	17,194	3,096	51		35,433
MO	207	157	505	1	51	921	200		316	2,138	1	36	-,	5,389	4,492	11,970	2,138	248		26,729
MS	75	40	153	1	9	278	52			667	1	1 5	1,653	1,443	1,243	3,298	667	66		7,06
MT	29	12	70	-	3	114	26		39	377	1	-	999		718	1,409	377	3	285	3,379
NC	352	569	1,239	7	32	2,199	321			4,582		5 21	11,783	8,680	11,080	23,488	4,582	177		51,100
ND	9	5	34	1	7	52				309		-	623		356	361	309	12		1,27
NE	38	77	102	-	-	224	43		67	494	3	3	1,144	883	820	1,842	494	23		4,362
NH NJ	71 304	28 156	131 1,401	-	10 171	240 2,039	39 317		97 848	676 8,833		93	1,653 20,338	1,415 6,960	1,448 14,921	4,386 34,399	676 8,833	17 224		8,828 73,499
NM	56	35	1,401	2	171	2,039	52		104	701		93	1,876		1,465	4,119	701	224		8,800
NV	87	36	208	9	25	365	96		181	2,208	5	3 9	6,097	1,409	5,522	15,063	2,208	58		37,833
NY	403	231	1,608	17		2,379	437		1,052	12,667	14	· ·			20,829	40,036	12,667	414	-	88,563
ОН	340	158	1,043	16		1,638	376		729	4,261	14				8,465	27,451	4,261	1,660		56,300
OK	97	81	211	2	16	407	93		171	939	1	1 8	2,649	2,152	1,950	4,020	939	70		9,670
OR	114	49	274		8	445	81		198	2,287	1	1 3	5,656	2,258	4,647	9,859	2,287	45		23,248
PA	442	148	1,340	12	90	2,032	402		780	5,918	9	9 46		,	10,516	27,019	5,918	344		57,803
RI	37	19	127	4	11	198	36		92	462	2	2 5	1,236	-	1,169	4,035	462	28		7,762
SC	215	174	581	1	27	998	167	2,963	312	2,180	1	1 11			5,197	12,370	2,180	101		26,980
SD	26	32	21	-	1	80	14	250	30	161			455	336	354	618	161	8	56	1,533
TN	175	56	401	4	9	645	140	3,274	260	2,219	1	5	5,899	4,287	4,609	9,865	2,219	175	1,256	22,41
TX	798	796	2,125	5	32	3,756	746	-,	1,234	14,041	6	33		15,691	27,463	30,922	14,041	239		90,94
UT	111	75	231	1	-	418	88	-	162	1,561		- 5	4,031	2,292	3,362	8,170	1,561	26		18,68
VA	251	250	803	1	58	1,363	209		484	4,179	1	1 41	10,698		8,478	19,370	4,179	74	-	43,55
VT	38	14	64	-	6	122	20		46	404		- 3	974		687	1,334	404	22		3,24
WA	173	110	446	8	11	748	179		292	3,478	2	2 12		4,492	7,540	17,507	3,478	91	-	40,110
WI	142	47	420	2	28	639	163		316	1,776	1	18		3,489	3,292	11,763	1,776	89		22,79
WV	47	34	128	2	10	221	32		86	291	1	1 6	863		820	2,638	291	33		5,329
WY	13	8	26	-	2	49	9		22	162		1	454	249	322	567	162	2		1,40
Other <sup>3</sup>	40	36	425	4	27	532	19	-	103	1,579	2	2 19			7,394	7,279	1,579	24		17,520
otal	9,869	7,155	29,338	195	1,908	48,465	9,020	228,351	18,589	167,440	156	1,175	424,731	224,430	365,598	832,467	167,440	11,399	256,438	1,857,77

<sup>&</sup>lt;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 Payment Deferrals and Charge-offs-in-lieu.

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



# Overview of the Enterprises' High LTV Refinance Options to Replace HARP

As a replacement for HARP, Fannie Mae and Freddie Mac have created options for refinancing mortgages with a high loan-to-value (LTV) ratio:

- The Fannie Mae option is called the high loan-to-value refinance option.
- The Freddie Mac option is called the Enhanced Relief Refinance Mortgage Program.

Deliveries were eligible beginning January 1, 2019.

FHFA will report on the Enterprises' high LTV refinance volumes under these options as they develop. Currently 140 loans have been transacted under these options, per the table below.

### **Total Loan Volume, High LTV Refinance Option**

					Ind	ception
	4Q20	3Q20	2Q20	1Q20	2019 T	o Date
Fannie Mae	34	28	41	6	9	118
Freddie Mac	<u>1</u>	<u>7</u>	<u>10</u>	<u>2</u>	<u>2</u>	<u>22</u>
Total	35	35	51	8	11	140
LTV >75% -105%						
Fannie Mae	32	27	38	5	8	110
Freddie Mac	<u>1</u> 33	<u>5</u> 32	<u>7</u>	<u>1</u>	<u>1</u> 9	<u>15</u>
Total	33	32	45	6	9	125
LTV >105% -125%						
Fannie Mae	2	1	3	1	1	8
Freddie Mac	<u>0</u> 2	<u>2</u> 3	<u>3</u> 6	<u>0</u> 1	<u>1</u> 2	<u>6</u>
Total	2	3	6	1	2	14
LTV >125%						
Fannie Mae	0	0	0	0	0	0
Freddie Mac	0	<u>0</u> 0	<u>0</u>	1	<u>0</u>	1
Total	0	0	0	1	0	1

# Eligibility Criteria for the Enterprises' High LTV Refinance Options

Below are the basic eligibility criteria:

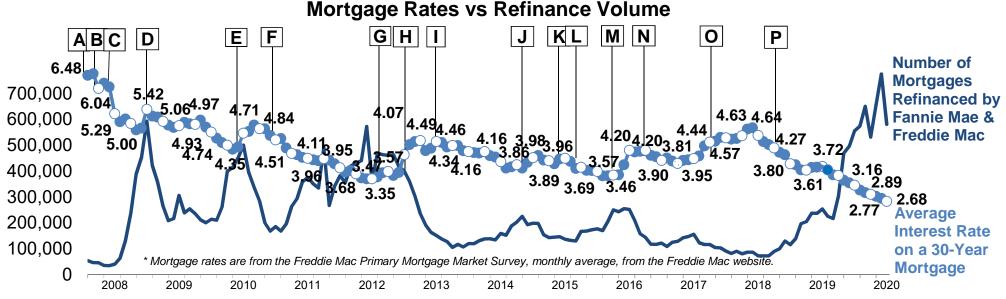
- Loans must be owned or guaranteed by Fannie Mae or Freddie Mac.
- Loans must have been originated on or after October 1, 2017 and paid for at least 15 months.
- LTV ratios must be greater than the following percentages:

	Number	Fannie	Freddie
Occupancy	of Units	Mae	Mac
Principal Residence	1	97	97
	2	85	85
	3-4	75	80
Second Home	1	90	90
<b>Investment Property</b>	1	75	85
	2-4	75	75

- Borrowers must benefit in at least one of the following ways:
  - Reduced monthly principal and interest payment
  - Lower interest rate
  - Shorter amortization term
  - Moving from an adjustable-rate mortgage to a fixed-rate mortgage
- Borrowers must be current on their mortgage payments at the time of the refinance.
- Payment history borrower is allowed one late payment in the past 12 months, as long as it did not occur in the 6 months prior to the refinance.



Total refinance volume fell and continued in record breaking territory in December 2020 as mortgage rates continued to decrease through November. Mortgage rates decreased further in December: the average interest rate on a 30-year fixed rate mortgage fell to 2.68 percent from 2.77 percent in November.



Source: FHFA (Fannie Mae and Freddie Mac)

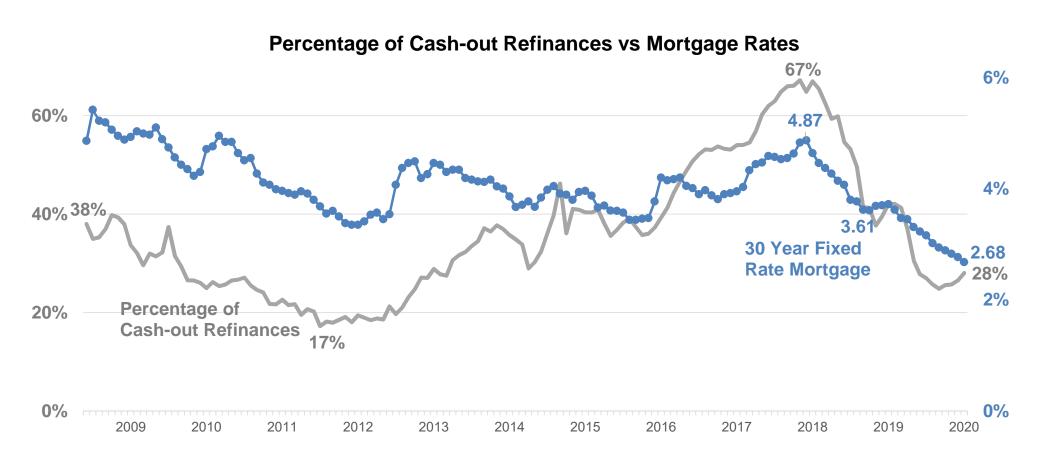
- A Highest rate in 2008 for a 30-year mortgage.
- B GSEs placed into conservatorship on 09/06/08.
- C Fed announces MBS purchase program on 11/25/08.
- D Treasury rates sharply rose and reached a 2009 high on a better than expected June unemployment report.
- E 30-year mortgage rates reached 4.17 percent in early November, marking the lowest level observed since Freddie Mac began tracking rates in 1971.
- F Treasury rates fell amid ongoing concerns of a growing debt crisis in Europe.
- G 30-year mortgage rates reached new historic lows in November 2012.



- H Mortgage rates rose after Federal Reserve Chairman Bernanke stated in late May that the central bank was considering slowing its \$85 billion per month bond buying program known as quantitative easing.
- I Highest rate for a 30-year mortgage since July 2011.
- J 30-year mortgage rates reached a monthly average of 3.67 percent in January, the lowest level seen since mid 2013.
- K 30-year mortgage rates reached a monthly average of 4.05 percent in 6/2015, the highest level observed since 9/2014, amid expectations of a rate hike by the Federal Reserve.
- L The Federal Reserve raised the target federal funds rate from 0.25% to 0.5% on 12/16/15 in response to a strengthening economy.
- M- Treasury rates fell, amid a global flight to the safety of government debt, in response to the U.K. Brexit vote to leave the European Union.

- N Mortgage rates rose in November and December 2016 amid expectations of a rate hike by the Federal Reserve. The Federal Reserve raised the target federal funds rate to 0.75% on 12/14/16 in response to a strengthening economy.
- O Mortgage rates fell from the beginning to the end of 2017 as the target Federal Funds rate was raised to 1% on March 16th, 1.25% on June 15, and 1.5% on December 14, with the Federal Reserve following a steady path to normalize its benchmark rate.
- P Mortgage rates rose from the beginning to the end of 2018, as the target Federal Funds rate was incrementally raised quarterly to 1.75%, 2%, 2.25% and 2.5%, with the Federal Reserve projecting a continued steady Page 43 growth of the US economy in 2018.

The percentage of cash-out refinances increased to 28 percent in December from 26 percent in November, remaining below the levels observed in the previous few years. Mortgage rates have continued to fall, creating more opportunities for non cash-out borrowers to refinance at lower rates and lower their monthly payments.

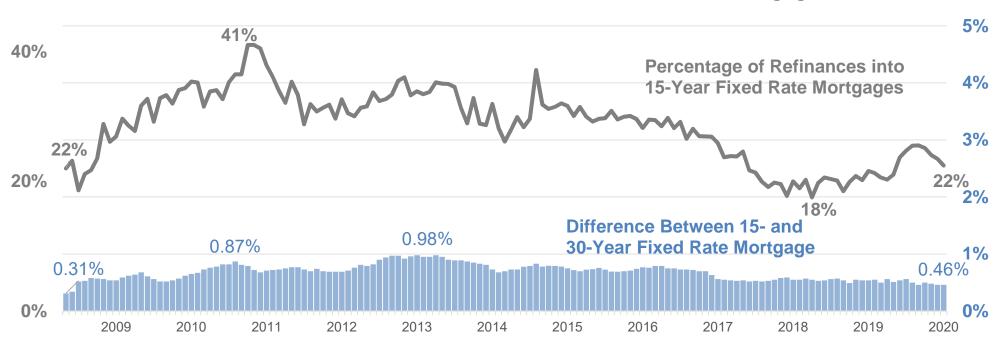


Source: FHFA (Fannie Mae and Freddie Mac). Mortgage rates are from the Freddie Mac Primary Mortgage Market Survey, monthly average, from the Freddie Mac website.



The percentage of borrowers refinancing into shorter term 15-year fixed rate mortgages decreased to 22 percent in December, remaining below the levels observed in the past when the difference between the 15- and 30- year fixed-rate mortgages was bigger.

## Percentage of Refinances into 15-Year Mortgages vs The Difference Between 15- and 30-Year Fixed Rate Mortgages



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



# FHFA Foreclosure Prevention and Refinance Report

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

Fannie Mae and Freddie Mac - Quarterly Refinance Volume (# of loans)

	1Q19	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20	4Q20
Total Refinances								
Fannie Mae	126,843	197,170	325,441	419,185	438,677	913,596	945,592	1,077,414
Freddie Mac	108,304	149,123	215,137	309,656	308,783	608,876	813,347	936,169
Total	235,147	346,293	540,578	728,841	747,460	1,522,472	1,758,939	2,013,583
Total High LTV Refina	ance Option				=	=		
Fannie Mae	-	-	2	7	6	41	28	34
Freddie Mac	-	-	-	2	2	10	7	1
Total	-	-	2	9	8	51	35	35
High LTV Refinance	Option, LTV >	75% -105%			=	=		
Fannie Mae	-	-	2	6	5	38	27	32
Freddie Mac	-	-	-	1	1	7	5	1
Total	-	-	2	7	6	45	32	33
High LTV Refinance	Option, LTV >	105% -125%			=	=		
Fannie Mae	-	-	-	1	1	3	1	2
Freddie Mac	-	-	-	1	-	3	2	-
Total	-	-	-	2	1	6	3	2
High LTV Refinance	Option, LTV >	125%			-	-		
Fannie Mae	-	-	-	_	-	-	-	-
Freddie Mac	-	-	-	-	1	-	-	-
Total	-	-	-	-	1	-	-	-
High LTV (>80 to 97%	LTV, Non New	Program)						
Fannie Mae	8,868	17,732	38,065	55,281	56,935	119,998	89,868	91,901
Freddie Mac	7,804	15,453	28,058	40,813	34,146	74,422	90,474	94,442
Total	16,672	33,185	66,123	96,094	91,081	194,420	180,342	186,343
Notes:								

#### Notes:

#### **Total Refinances**

High LTV Refinance Option: As a replacement for HARP, Fannie Mae and Freddie Mac have created options for refinancing mortgages with a high loan-to-value (LTV) ratio:

- The Fannie Mae option is called the high loan-to-value refinance option.
- $\bullet$  The Freddie Mac option is called the Enhanced Relief Refinance Mortgage Program.

Deliveries were eligible beginning January 1, 2019.

FHFA will report on the Enterprises' high LTV refinance volumes under these options as they develop.



<sup>•</sup> Freddie Mac Total Refinances include Long Term Standby (LTSB).

**Appendix: Data Tables** 

Fannie Mae - Loan Count by LTV and Product (Mortgage Term)

	1Q19	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20	4Q20
Total Refinances								
FRM 30 (incl FRM 25 & 40)	91,344	139,076	237,239	300,976	308,211	616,410	617,661	728,492
FRM 20	8,839	13,527	20,085	27,519	37,970	81,959	80,818	91,779
FRM 15	24,666	43,217	66,706	88,497	89,920	211,312	245,241	255,687
All Other	1,994	1,350	1,411	2,193	2,576	3,915	1,872	1,456
High LTV Refinance Option, LTV >75%		.,	.,	_,	_,_,	272	.,	.,
FRM 30 (incl FRM 25 & 40)	- 103%	_	1	5	4	30	22	27
FRM 20	_	_		-	-	1	-	1
FRM 15	_	_	_	1	1	7	5	4
All Other	_	_	1	-	-	, _	-	· -
High LTV Refinance Option, LTV >105	0/ 12E0/		·					
FRM 30 (incl FRM 25 & 40)	70 -12370			1	1	3		2
FRM 20	-	-	-	· ·	Ţ	3	-	2
FRM 15	_	_	_	-	_	_	1	-
All Other	_	_	_	-	-	_	'	_
	-	_	_	-	_	_	_	-
High LTV Refinance Option, LTV >125	%							
FRM 30 (incl FRM 25 & 40)	-	-	-	-	-	-	-	-
FRM 20	-	-	-	-	-	-	-	-
FRM 15	-	-	-	-	-	-	-	-
All Other	-	-	-	-	-	-	-	-
High LTV (>80 to 97% LTV, Non New P								
FRM 30 (incl FRM 25 & 40)	7,379	15,054	33,429	48,128	48,462	99,396	74,151	77,459
FRM 20	465	843	1,611	2,726	4,006	9,805	6,908	6,566
FRM 15	919	1,755	2,942	4,228	4,278	10,500	8,663	7,804
All Other	105	80	83	199	189	297	146	72



**Appendix: Data Tables** 

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

	1Q19	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20	4Q20
Total Refinances								
FRM 30 (incl FRM 25 & 40)	80,254	109,817	158,213	218,012	218,187	414,227	535,243	639,178
FRM 20	5,296	8,428	15,275	24,170	22,594	43,228	65,410	70,542
FRM 15	19,551	27,049	38,534	63,808	64,595	142,884	201,978	215,058
All Other	3,203	3,829	3,115	3,666	3,407	8,537	10,716	11,391
High LTV Refinance Option, LTV >75%	-105%							
FRM 30 (incl FRM 25 & 40)	-	-	-	1	1	7	4	1
FRM 20	-	-	-	-	-	-	1	-
FRM 15	-	-	-	-	-	-	-	-
All Other	-	-	-	-	-	-	-	-
High LTV Refinance Option, LTV >1059	% -125%							
FRM 30 (incl FRM 25 & 40)	-	-	-	1	-	2	2	-
FRM 20	-	-	-	-	-	1	-	-
FRM 15	-	-	-	-	-	-	-	-
All Other	-	-	-	-	-	-	-	-
High LTV Refinance Option, LTV >1259	%							
FRM 30 (incl FRM 25 & 40)	-	-	-	-	1	-	-	-
FRM 20	-	-	-	-	-	-	-	-
FRM 15	-	-	-	-	-	-	-	-
All Other	-	-	-	-	-	-	-	-
High LTV (>80 to 97% LTV, Non New Pr	rogram)							
FRM 30 (incl FRM 25 & 40)	6,501	13,113	24,541	35,156	29,702	63,813	75,304	79,988
FRM 20	300	685	1,487	2,508	1,908	4,105	5,952	5,713
FRM 15	907	1,419	1,903	3,023	2,429	6,142	9,108	8,642
All Other	96	236	127	126	107	362	110	99



# FHFA Foreclosure Prevention and Refinance Report

**Appendix: Data Tables** 

Fannie Mae and Freddie Mac - Monthly Refinance Volume (# of loans)

	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20
Total Refinances													
Fannie Mae	138,925	128,138	127,257	183,282	286,755	304,148	322,693	303,458	351,546	290,588	350,869	412,700	313,845
Freddie Mac	114,769	97,401	89,636	121,746	183,021	192,147	233,708	271,899	300,014	241,434	303,795	364,869	267,505
Total	253,694	225,539	216,893	305,028	469,776	496,295	556,401	575,357	651,560	532,022	654,664	777,569	581,350
Total High LTV Refina	ance Option												
Fannie Mae	3	3	1	2	9	13	19	9	12	7	2	18	14
Freddie Mac	1	1	1	-	4	1	5	4	3	-	-	1	-
Total	4	4	2	2	13	14	24	13	15	7	2	19	14
High LTV Refinance	Option, LTV >	75% -105%											
Fannie Mae	2	3	1	1	8	12	18	9	12	6	2	17	13
Freddie Mac	-	-	1	-	4	1	2	4	1	-	-	1	-
Total	2	3	2	1	12	13	20	13	13	6	2	18	13
High LTV Refinance	Option, LTV >	105% -125%	)										
Fannie Mae	1	-	-	1	1	1	1	-	-	1	-	1	1
Freddie Mac	1	-	-	-	-	-	3	-	2	-	-	-	-
Total	2	-	-	1	1	1	4	-	2	1	-	1	1
High LTV Refinance	Option, LTV >	125%											
Fannie Mae	-	-	-	-	-	-	-	-	-	-	-	-	-
Freddie Mac	-	1	-	-	-	-	-	-	-	-	-	-	-
Total	-	1	-	-	-	-	-	-	-	-	-	-	-
High LTV (>80 to 97%	LTV, Non New	Program)											
Fannie Mae	17,308	15,759	16,171	25,005	41,129	41,156	37,713	31,537	33,225	25,106	31,023	35,395	25,483
Freddie Mac	14,131	11,332	10,009	12,805	21,041	23,755	29,626	32,556	33,460	24,458	31,258	36,917	26,267
Total	31,439	27,091	26,180	37,810	62,170	64,911	67,339	64,093	66,685	49,564	62,281	72,312	51,750
NI (													

Notes:

#### **Total Refinances**

High LTV Refinance Option: As a replacement for HARP, Fannie Mae and Freddie Mac have created options for refinancing mortgages with a high loan-to-value (LTV) ratio:

- The Fannie Mae option is called the high loan-to-value refinance option.
- The Freddie Mac option is called the Enhanced Relief Refinance Mortgage Program.

 $\label{lem:decomposition} \mbox{Deliveries were eligible beginning January 1, 2019}.$ 

FHFA will report on the Enterprises' high LTV refinance volumes under these options as they develop.



<sup>•</sup> Freddie Mac Total Refinances include Long Term Standby (LTSB).

**Appendix: Data Tables** 

Fannie Mae - Loan Count by LTV and Product (Mortgage Term)

Profice   Profite   Prof		Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20
FRM 20 9,145 9,89 10,179 17,90	Total Refinances													
FRM 15         30,448         27,099         26,038         36,773         59,994         72,204         79,078         79,089<	FRM 30 (incl FRM 25 & 40)	98,346	90,271	90,091	127,849	197,807	202,741	215,862	198,809	228,176	190,676	234,980	278,721	214,791
All Other         986         886         949         759         1,158         1,714         1,016         678         656         538         689         471         296           High LTV Refinance Option, LTV >75% -105% -1         8         9         1         8         9         5         2         15         10           FRM 30 (incl FRM 25 & 40)         2         3         1         6         9         1         8         9         5         2         15         10           FRM 15	FRM 20	9,145	9,890	10,179	17,901	27,796	27,426	26,737	24,069	31,402	25,347	30,989	35,687	25,103
FRM 30 (incl FRM 25 & 40)   2   3   3   3   4   7   9   14   8   9   5   2   15   10	FRM 15	30,448	27,109	26,038	36,773	59,994	72,240	79,078	79,902	91,312	74,027	84,211	97,821	73,655
FRM 30 (incl FRM 25 & 40)         2         3	All Other	986	868	949	759	1,158	1,741	1,016	678	656	538	689	471	296
FRM 20	High LTV Refinance Option, LTV >75% -105%													
FRM 15	FRM 30 (incl FRM 25 & 40)	2	3	-	1	7	9	14	8	9	5	2	15	10
High LTV Refinance Option, LTV >1058	FRM 20	-	-	-	-	-	-	1	-	-	-	-	1	-
High LTV Refinance Option, LTV >1058-1258*           FRM 30 (incl FRM 25 & 40)         1	FRM 15	-	-	1	-	1	3	3	1	3	1	-	1	3
FRM 30 (incl FRM 25 & 40) 1 1 2 3 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	All Other	-	-	-	-	-	-	-	-	-	-	-	-	-
FRM 20	High LTV Refinance Option, LTV >105% -125%													
FRM 15	FRM 30 (incl FRM 25 & 40)	1	-	-	1	1	1	1	-	-	-	-	1	1
All Other         1	FRM 20	-	-	-	-	-	-	-	-	-	-	-	-	-
High LTV Refinance Option, LTV >125%  FRM 30 (incl FRM 25 & 40)  6 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	FRM 15	-	-	-	-	-	-	-	-	-	1	-	-	-
FRM 30 (incl FRM 25 & 40)  FRM 20  FRM 15  All Other  FRM 30 (incl FRM 25 & 40)  15,024  13,536  13,730  1,108  1,953  3,120  3,	All Other	-	-	-	-	-	-	-	-	-	-	-	-	-
FRM 20	High LTV Refinance Option, LTV >125%													
FRM 15	FRM 30 (incl FRM 25 & 40)	-	-	-	-	-	-	-	-	-	-	-	-	-
All Other 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	FRM 20	-	-	-	-	-	-	-	-	-	-	-	-	-
High LTV (>80 to 97% LTV, Non New Program)         FRM 30 (incl FRM 25 & 40)       15,024       13,536       13,730       21,196       34,368       33,926       31,102       26,183       27,286       20,682       25,964       29,639       21,856         FRM 20       849       945       1,108       1,953       3,539       3,347       2,919       2,256       2,674       1,978       2,341       2,619       1,606         FRM 15       1,338       1,214       1,264       1,800       3,125       3,755       3,620       3,045       3,208       2,410       2,682       3,114       2,008	FRM 15	-	-	-	-	-	-	-	-	-	-	-	-	-
FRM 30 (incl FRM 25 & 40)  15,024  13,536  13,730  21,196  34,368  33,926  31,102  26,183  27,286  20,682  25,964  29,639  21,856  FRM 20  FRM 15  1,338  1,214  1,264  1,800  3,125  3,755  3,620  3,045  3,045  3,088  2,410  2,682  3,114  2,008	All Other	-	-	-	-	-	-	-	-	-	-	-	-	-
FRM 20 849 945 1,108 1,953 3,539 3,347 2,919 2,256 2,674 1,978 2,341 2,619 1,606 FRM 15 1,338 1,214 1,264 1,800 3,125 3,755 3,620 3,045 3,208 2,410 2,682 3,114 2,008	High LTV (>80 to 97% LTV, Non New Program)													
FRM 15 1,338 1,214 1,264 1,800 3,125 3,755 3,620 3,045 3,208 2,410 2,682 3,114 2,008	FRM 30 (incl FRM 25 & 40)	15,024	13,536	13,730	21,196	34,368	33,926	31,102	26,183	27,286	20,682	25,964	29,639	21,856
	FRM 20	849	945	1,108	1,953	3,539	3,347	2,919	2,256	2,674	1,978	2,341	2,619	1,606
All Other 97 64 69 56 97 128 72 53 57 36 36 23 13	FRM 15	1,338	1,214	1,264	1,800	3,125	3,755	3,620	3,045	3,208	2,410	2,682	3,114	2,008
	All Other	97	64	69	56	97	128	72	53	57	36	36	23	13



**Appendix: Data Tables** 

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

	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20
Total Refinances													
FRM 30 (incl FRM 25 & 40)	80,623	67,730	64,004	86,453	130,018	130,337	153,872	181,426	194,783	159,034	201,935	249,230	188,013
FRM 20	8,517	7,417	6,050	9,127	12,030	13,014	18,184	20,498	25,896	19,016	24,183	26,534	19,825
FRM 15	24,368	20,870	18,635	25,090	38,795	45,497	58,592	66,885	75,248	59,845	73,464	84,815	56,779
All Other	1,261	1,384	947	1,076	2,178	3,299	3,060	3,090	4,087	3,539	4,213	4,290	2,888
High LTV Refinance Option, LTV >75% -105%													
FRM 30 (incl FRM 25 & 40)	-	-	1	-	4	1	2	3	1	-	-	1	-
FRM 20	-	-	-	-	-	-	_	1	-	-	-	-	-
FRM 15	-	-	-	-	-	-	-	-	-	-	-	-	-
All Other	-	-	-	-	-	-	-	-	-	-	-	-	-
High LTV Refinance Option, LTV >105% -125%													
FRM 30 (incl FRM 25 & 40)	1	-	-	-	-	-	2	-	2	-	-	-	-
FRM 20	-	-	-	-	-	-	1	-	-	-	-	-	-
FRM 15	-	-	-	-	-	-	-	-	-	-	-	-	-
All Other	-	-	-	-	-	-	-	-	-	-	-	-	-
High LTV Refinance Option, LTV >125%	, )												
FRM 30 (incl FRM 25 & 40)	-	1	-	-	-	-	-	-	-	-	-	-	-
FRM 20	-	-	-	-	-	-	-	-	-	-	-	-	-
FRM 15	-	-	-	-	-	-	-	-	-	-	-	-	-
All Other	-	-	-	-	-	-	-	-	-	-	-	-	-
High LTV (>80 to 97% LTV, Non New Pr	ogram)												
FRM 30 (incl FRM 25 & 40)	12,195	9,766	8,792	11,144	18,489	20,525	24,799	27,211	27,625	20,468	26,184	31,191	22,613
FRM 20	813	732	497	679	953	1,182	1,970	2,106	2,347	1,499	2,017	2,179	1,517
FRM 15	1,080	784	686	959	1,518	1,860	2,764	3,190	3,453	2,465	3,018	3,503	2,121
All Other	43	50	34	23	81	188	93	49	35	26	39	44	16



## FHFA Foreclosure Prevention and Refinance Report

## **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).

**Payment Deferral** - A home retention workout option that defers past-due principal and interest payments (and amounts advanced if applicable) as a non-interest bearing balance, due and payable at maturity of the mortgage loan, or earlier upon the sale or transfer of the property, refinance of the mortgage loan, or payoff of the interest-bearing UPB.

**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.