



FORECLOSURE PREVENTION & REFINANCE REPORT



FEDERAL PROPERTY MANAGER'S REPORT

FOURTH QUARTER 2024

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**7.098
million**
troubled
homeowners helped
during
conservatorships

35%
of loan
modifications in
4Q24 reduced
borrowers' monthly
payments by over
20%

Serious delinquency
rate increased to
0.57%
at the end of 4Q24

REO inventory
decreased
6.3%
in the 4Q24

4Q24 Highlights -- Foreclosure Prevention

The Enterprises' Foreclosure Prevention Actions:

- The Enterprises completed 50,741 foreclosure prevention actions in the fourth quarter of 2024, bringing the total to 7,098,462 since the start of conservatorships in September 2008. Of these actions, 6,392,882 have helped troubled homeowners stay in their homes, including 2,746,932 permanent loan modifications.
- Initiated forbearance plans rose to 46,902 in the fourth quarter from 30,938 in the third quarter of 2024. The total number of loans in forbearance at the end of the quarter was 50,873, representing approximately 0.16 percent of the total loans serviced and 8.8 percent of the total delinquent loans.
- Twenty six percent of modifications in the fourth quarter of 2024 were modifications with principal forbearance. Modifications that include extend-term only accounted for 73 percent of all loan modifications during the quarter.
- There were 170 completed short sales and deeds-in-lieu during the quarter, bringing the total to 705,580 since the conservatorships began in September 2008.

The Enterprises' Mortgage Performance:

- The 60+ days delinquency rate increased from 0.75 percent at the end of the third quarter to 0.83 percent at the end of the fourth quarter of 2024.
- The Enterprises' serious (90 days or more) delinquency rate increased to 0.57 percent at the end of the fourth quarter of 2024. This compared with 4.12 percent for Federal Housing Administration (FHA) loans, 2.58 percent for Veterans Affairs (VA) loans, and 1.68 percent for all loans (industry average).

The Enterprises' Foreclosures:

- Foreclosure starts declined 4.9 percent to 20,942 while third-party and foreclosure sales also decreased 4.6 percent to 2,898 in the fourth quarter of 2024.

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

4Q24 Highlights -- Refinance Activities

- Total refinance volume increased in the fourth quarter of 2024 as monthly mortgage rates at the end of the third quarter dipped to levels last observed in the third quarter of 2022. The average interest rate on a 30-year fixed rate increased from 6.18 percent at the end of the third quarter to 6.72 percent at the end of the fourth quarter.
- The percentage of cash-out refinances decreased from 60 percent in the third quarter to 55 percent in the fourth quarter after rising as high as 82 percent over the last three years. In October and November, the percentage of cash-out refinances decreased to 48 percent and 44 percent, respectively, as non-cash-out borrowers took advantage of a decrease in rates over the previous months.

Foreclosure Prevention Activities

(Number of loans)	3Q24	4Q24
Completed Actions		
Loan Modifications *	16,552	15,529
Repayment Plans	4,419	4,708
Forbearance Plans	5,171	8,794
Charge-offs-in-lieu	178	109
Payment Deferral	16,956	21,431
Home Retention Actions	43,276	50,571
Short Sales	136	114
Deeds-in-lieu	47	56
Home Forfeiture Actions	183	170
TOTAL	43,459	50,741

Inventory (Number of loans at period end)

Repayment Plans	10,761	10,615
Forbearance Plans	39,669	50,873

* Includes HAMP permanent modifications

Source: FHFA (Fannie Mae and Freddie Mac)

Mortgage Performance (at period end)

(Number of loans)	3Q24	4Q24
30-59 Days Delinquent	307,565	318,791
60-plus-days Delinquent	232,272	256,323
Seriously Delinquent*	164,265	179,670
Foreclosure Starts	22,025	20,942
Third-party & Foreclosure Sales	3,039	2,898
REO Inventory	8,766	8,213

(Percent of total loans serviced)

30-59 Days Delinquent	0.99%	1.03%
60-plus-days Delinquent	0.75%	0.83%
Seriously Delinquent*	0.53%	0.57%

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

Source: FHFA (Fannie Mae and Freddie Mac)

Refinance Activities

(Number of loans)	3Q24	4Q24
Total Refinances	98,785	155,075

Source: FHFA (Fannie Mae and Freddie Mac)

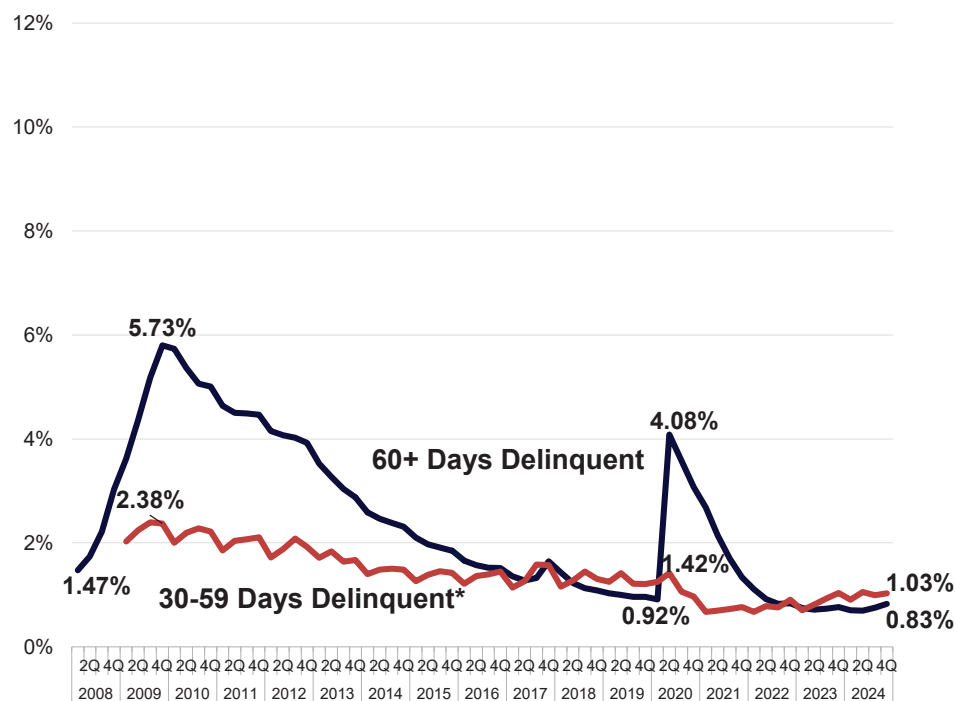


This is the quarterly version of the Foreclosure Prevention and Refinance Report. FHFA produces monthly and quarterly versions of the Foreclosure Prevention and Refinance Report. In addition to the data provided in the monthly reports, the quarterly reports include the following information: benchmarking of the Enterprises' delinquency rates, types and depth of loan modifications, performance of modified loans, and state level data.

Mortgage Performance

The percentage of the Enterprises' loans that are 30-59 days delinquent increased to 1.03 percent while the 60+ days delinquency rate increased to 0.83 percent at the end of the fourth quarter of 2024. The Enterprises' serious delinquency rate increased to 0.57 percent at the end of the quarter. This compared with 4.12 percent for Federal Housing Administration (FHA) loans, 2.58 percent for Veterans Affairs (VA) loans, and 1.68 percent for all loans (industry average).

Enterprises' Delinquency Rates



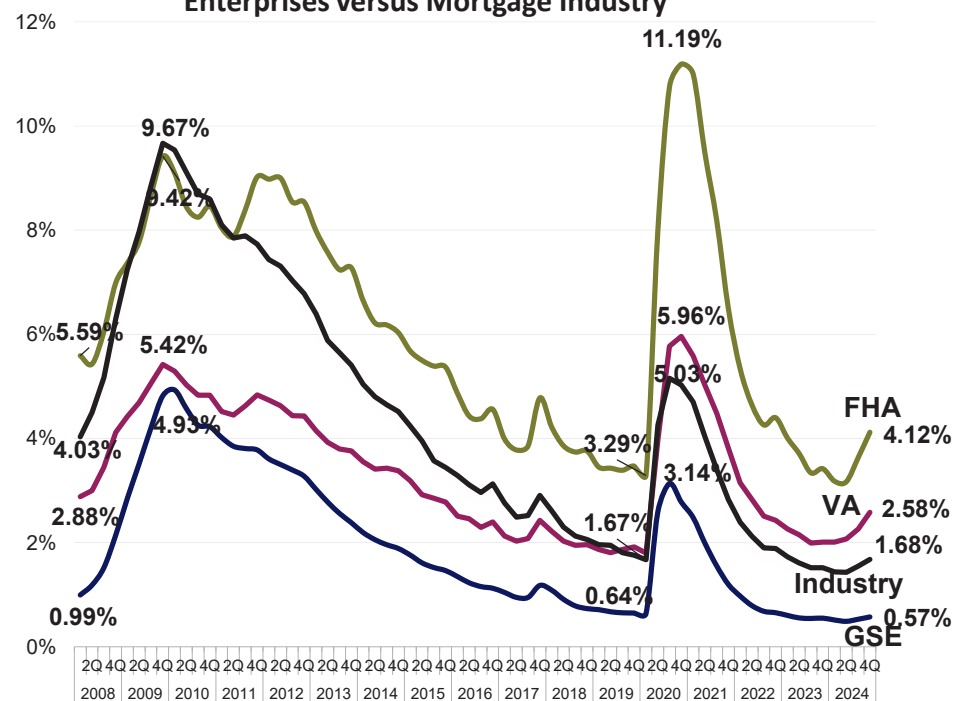
Source: FHFA (Fannie Mae and Freddie Mac)

*2008 data not available.

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



Serious Delinquency Rates** Enterprises versus Mortgage Industry



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

Foreclosure Prevention Activity: All Actions Completed

The Enterprises completed 192,732 foreclosure prevention actions in 2024, bringing the total to 7,098,462 since the start of conservatorships in September 2008. Of these actions, 2,746,932 have been permanent loan modifications, and 3,645,950 actions have been other forms of assistance that allowed troubled homeowners to stay in their homes. In addition, 705,580 of the actions have been short sales and deeds-in-lieu which resulted in borrowers leaving their homes without going through the foreclosure process.

	2021	2022	2023	2024	Conservatorship to Date ¹
Home Retention Actions					
Repayment Plans	11,534	11,045	13,977	18,313	1,040,715
Forbearance Plans	206,908	61,281	36,263	25,626	1,274,653
Charge-offs-in-lieu	976	577	630	1,184	22,155
HomeSaver Advance (<i>Fannie Mae</i>)	-	-	-	-	70,178
Payment Deferral	492,076	153,054	84,358	82,204	1,238,249
Loan Modifications ²	62,411	121,774	57,041	64,740	2,746,932
Total	773,905	347,731	192,269	192,067	6,392,882
Nonforeclosure - Home Forfeiture Actions					
Short Sales	1,585	608	472	491	607,079
Deeds-in-lieu	535	216	156	174	98,501
Total	2,120	824	628	665	705,580
Total Foreclosure Prevention Actions	776,025	348,555	192,897	192,732	7,098,462

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

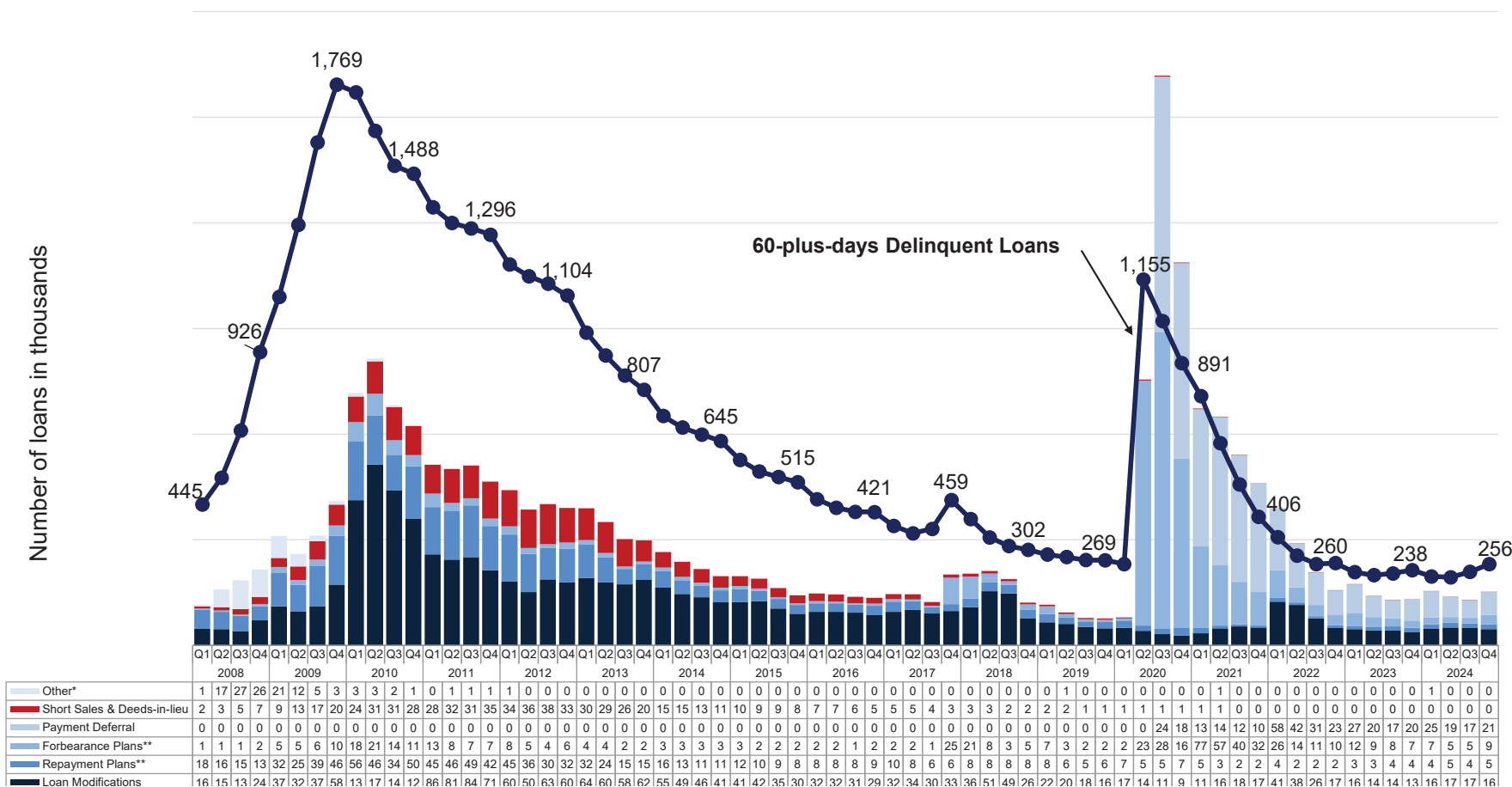
² Includes HAMP permanent modifications.

Source: FHFA (Fannie Mae and Freddie Mac)



60+ Days Delinquent Loans and Foreclosure Prevention Actions

The number of 60+ days delinquent loans increased as loans in forbearance programs increased in the fourth quarter of 2024. A total of 50,741 foreclosure prevention actions were completed during the quarter, up 17 percent compared with the third quarter of 2024. The vast majority of these actions allowed troubled homeowners to stay in their homes, including 21,431 payment deferrals, 15,529 permanent loan modifications, 8,794 forbearance plans, 4,708 repayment plans and 109 charge-offs-in-lieu of foreclosure.



*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.



Source: FHFA (Fannie Mae and Freddie Mac)

The Enterprises completed 50,571 home retention actions in the fourth quarter, compared with 43,276 in the third quarter of 2024. These actions, which included 21,431 payment deferrals, 15,529 permanent loan modifications, 8,794 forbearance plans, 4,708 repayment plans and 109 charge-offs-in-lieu, helped delinquent borrowers stay in their homes during the quarter.

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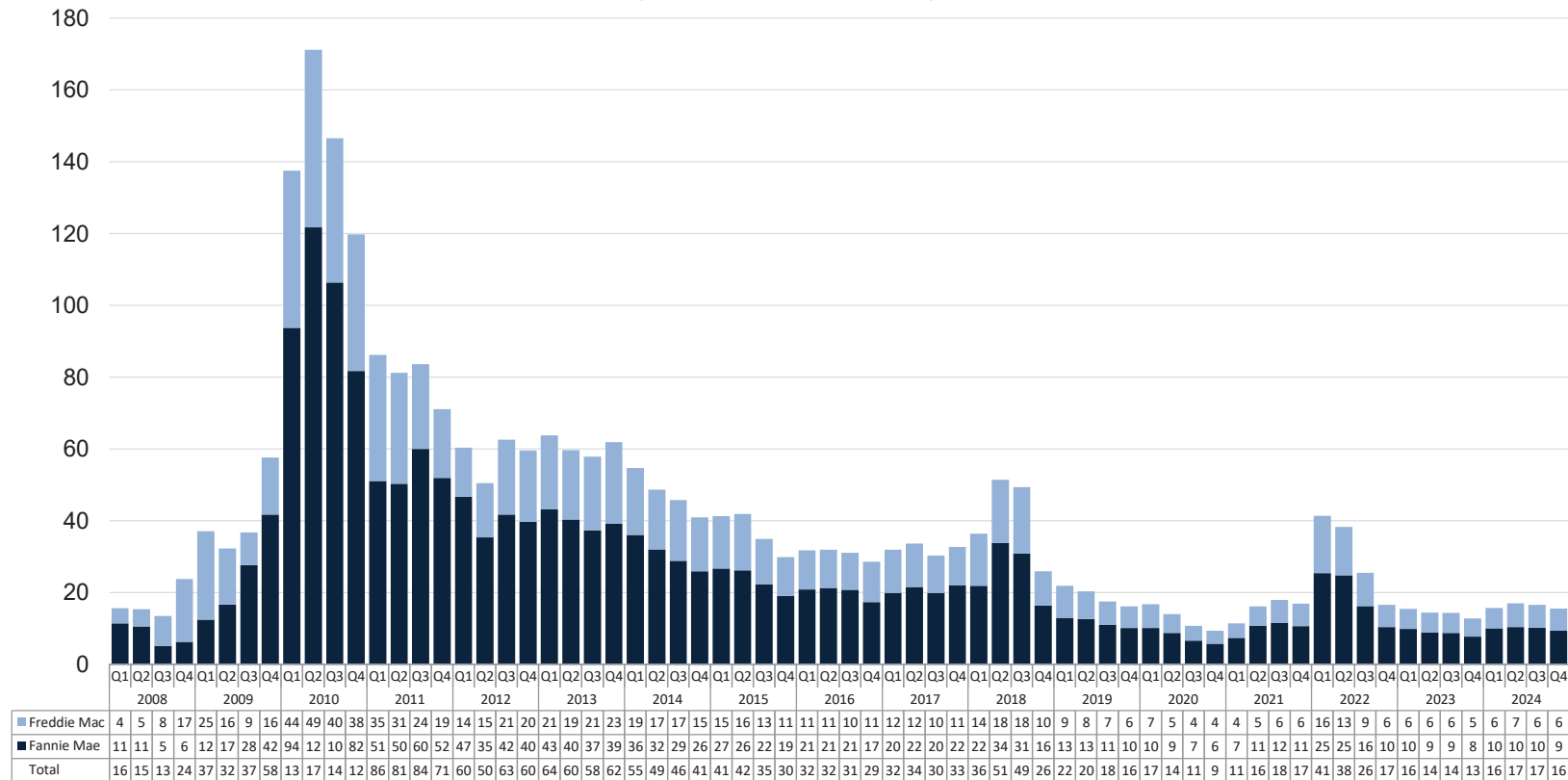
Source: FHFA (Fannie Mae and Freddie Mac)

Enterprises' Loan Modifications

The Enterprises completed 15,529 loan modifications in the fourth quarter, down from 16,552 in the third quarter of 2024. Fannie Mae's permanent loan modifications decreased 8.5 percent to 9,393 while Freddie Mac's declined 2.5 percent to 6,136 during the quarter.

Loan Modifications by Enterprise

(Number of loans in thousands)



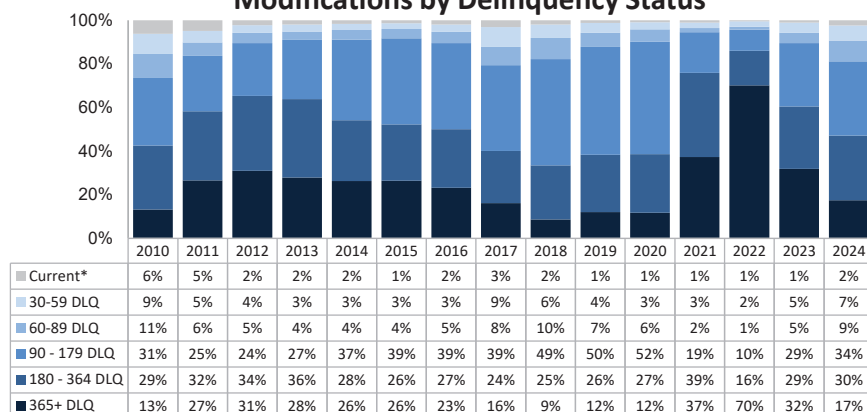
Source: FHFA (Fannie Mae and Freddie Mac)



Enterprises' Loan Modifications

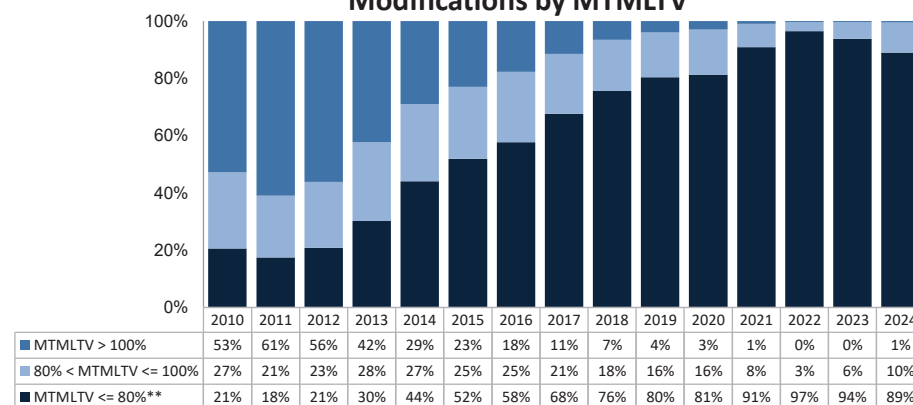
There were 64,740 permanent loan modifications in 2024. Approximately 17 percent of these loans were one year or more delinquent at the time of modification, 89 percent had mark-to-market LTV ≤ 80%, and 9 percent were originated prior to 2009.

Modifications by Delinquency Status



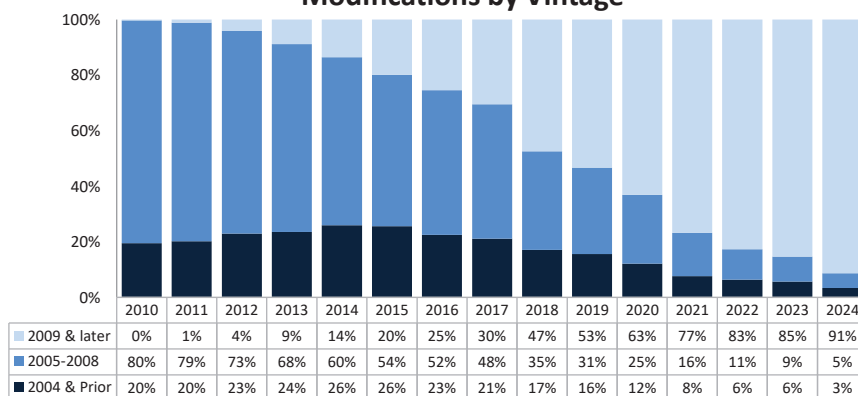
Source: FHFA (Fannie Mae and Freddie Mac)

Modifications by MTMLTV



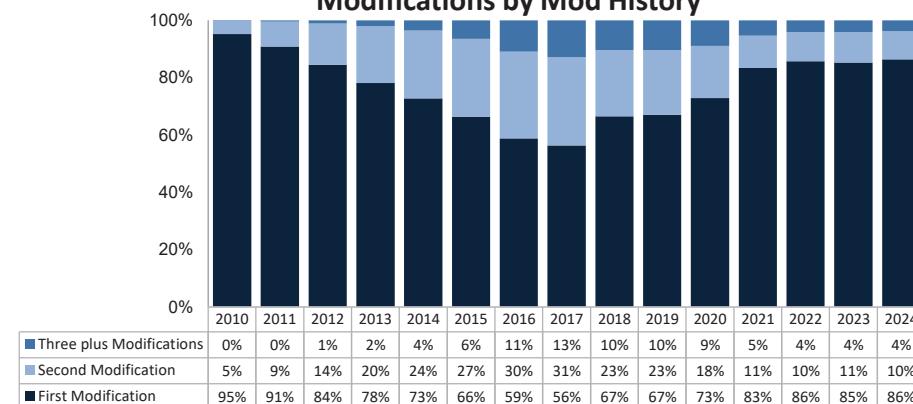
Source: FHFA (Fannie Mae and Freddie Mac)

Modifications by Vintage



Source: FHFA (Fannie Mae and Freddie Mac)

Modifications by Mod History***



Source: FHFA (Fannie Mae and Freddie Mac)

*Includes loans with missing delinquency status.

**Includes loans with missing MTMLTV data.

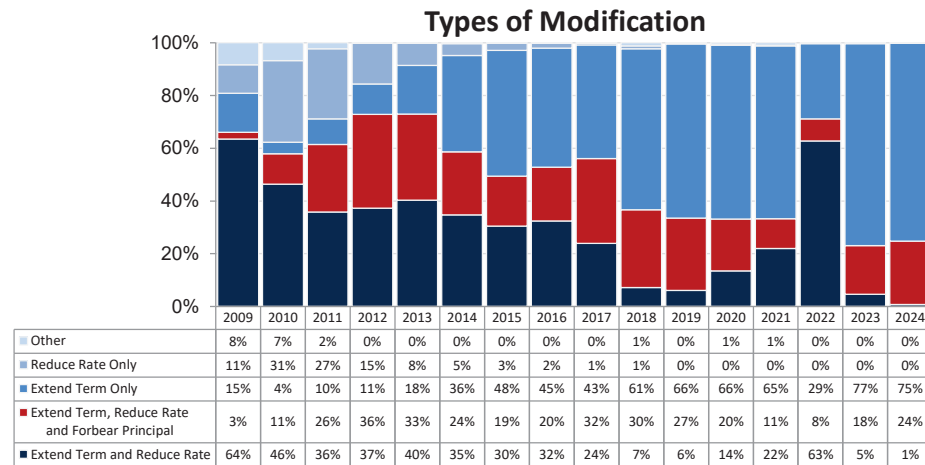
***Data have been revised.

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.

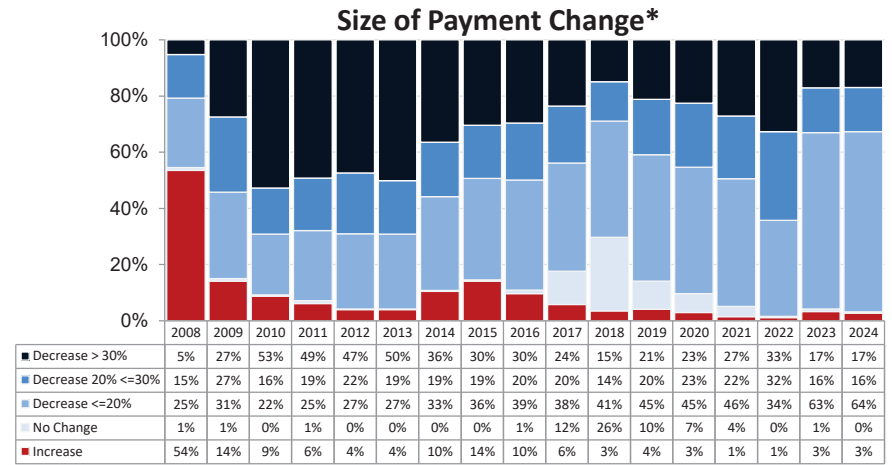


Enterprises' Loan Modifications

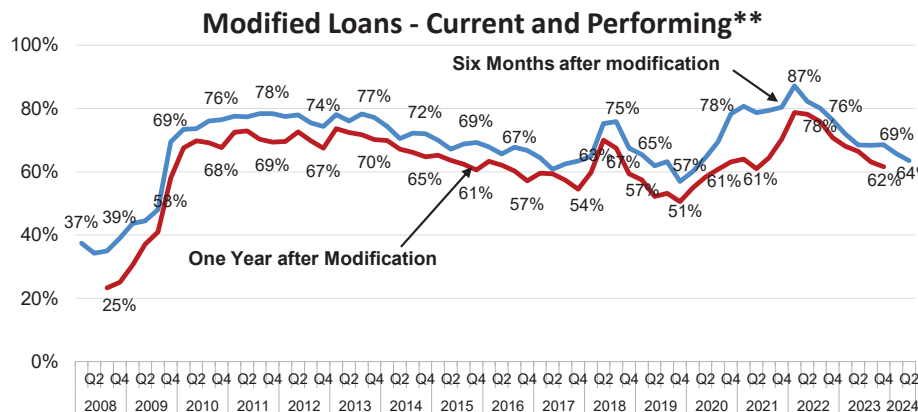
The share of the Enterprises' modifications with reduce rate and extend-term dropped significantly to one percent in 2024 due to the higher mortgage rates. Approximately 64 percent of loans modified in the second quarter of 2024 were current and performing, six months after modification. The Enterprises have implemented updates to their Flex Modification¹ which expanded the eligible population.



Source: FHFA (Fannie Mae and Freddie Mac)



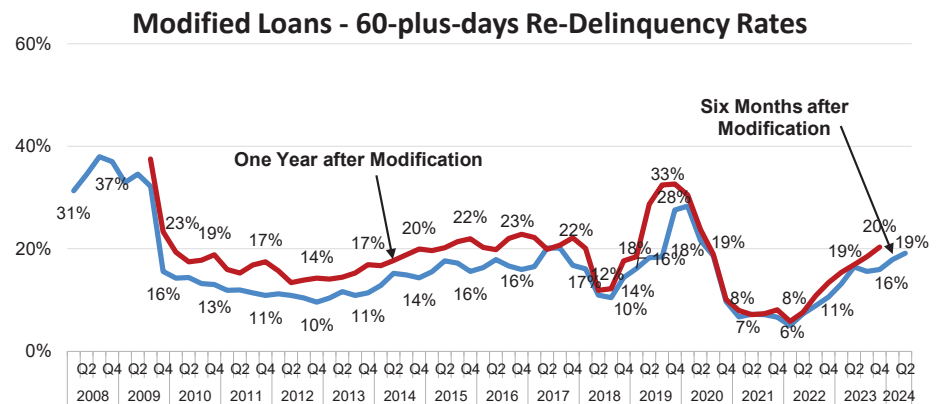
Source: FHFA (Fannie Mae and Freddie Mac)



Source: FHFA (Fannie Mae and Freddie Mac)

* The 2019-2021 data have been revised.

** 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.

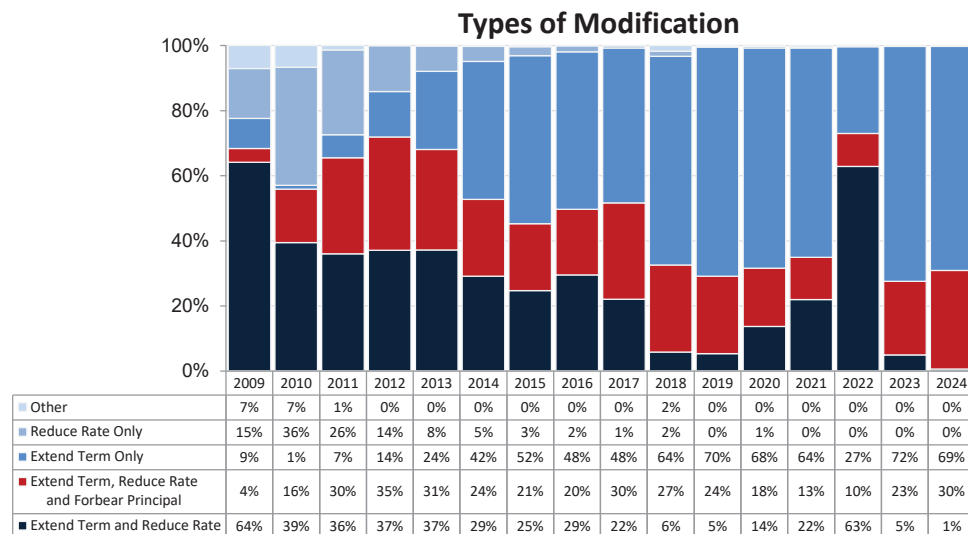


Source: FHFA (Fannie Mae and Freddie Mac)

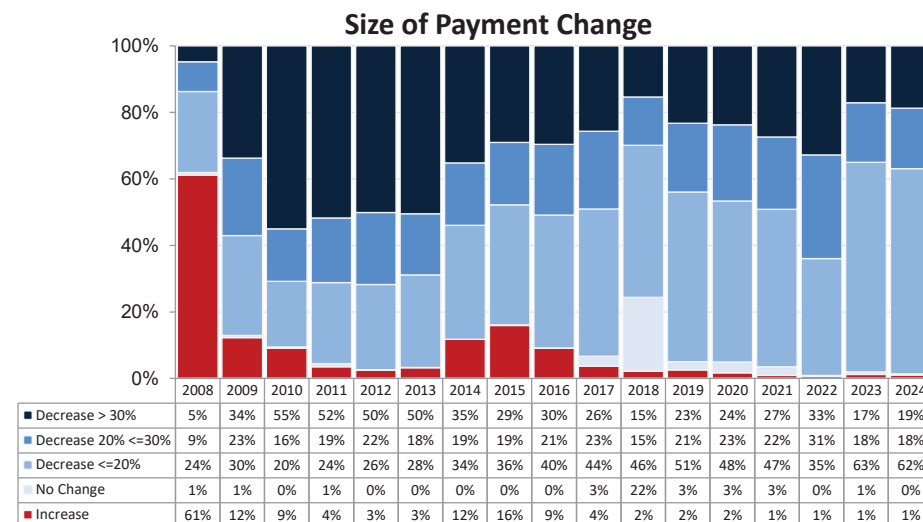
¹ On December 1, 2024, the Enterprises implemented updates to their Flex Modification which expanded the eligible population. Flex Modification allows more borrowers to qualify for a home retention solution and targets a 20% monthly payment reduction to improve borrower success under the loan modification.



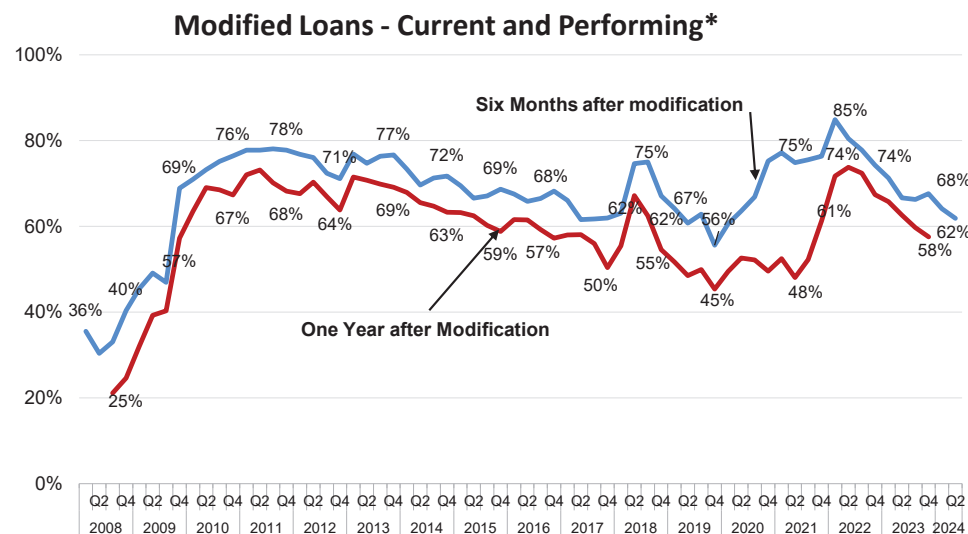
Fannie Mae's Loan Modifications



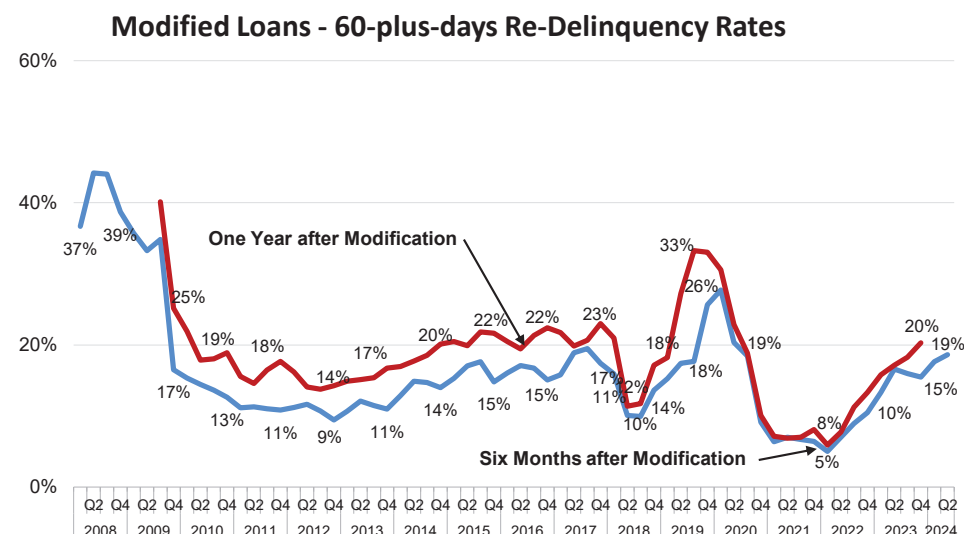
Source: FHFA (Fannie Mae and Freddie Mac)



Source: FHFA (Fannie Mae and Freddie Mac)



Source: FHFA (Fannie Mae and Freddie Mac)

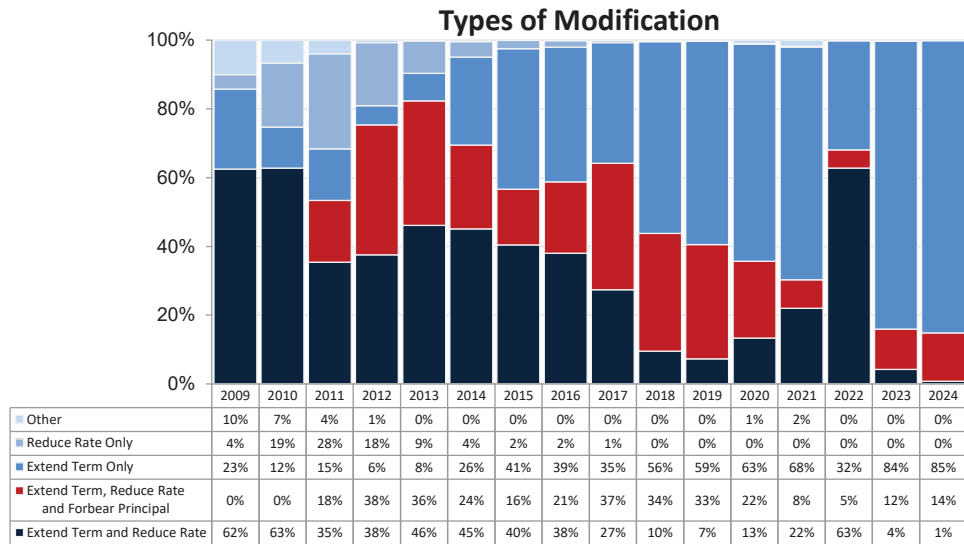


Source: FHFA (Fannie Mae and Freddie Mac)

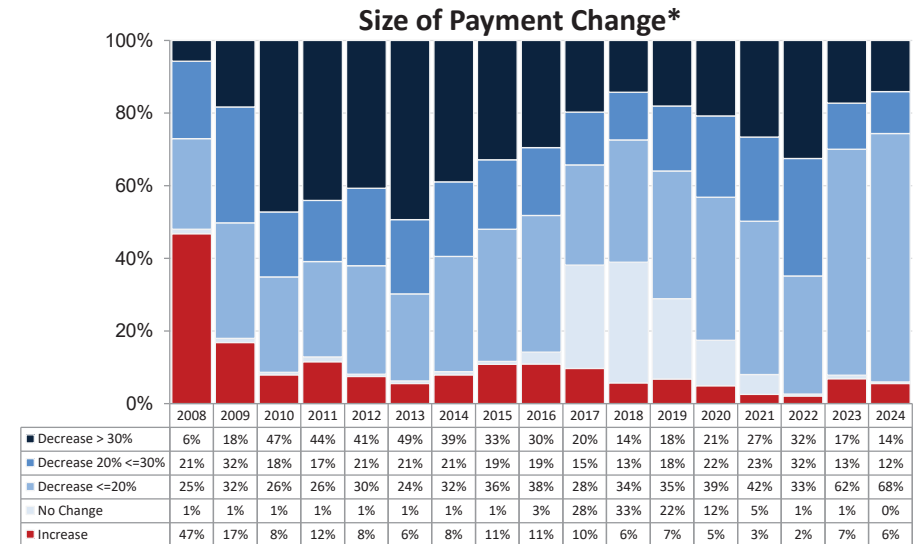
* The reported percentage at the end of each period represents the number of current loans remaining at the end of the period, divided by the total number of loan modifications, including loans that have since paid off. In 2016, Fannie Mae began its Reperforming Loan (PRL) sale program. Over time, an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



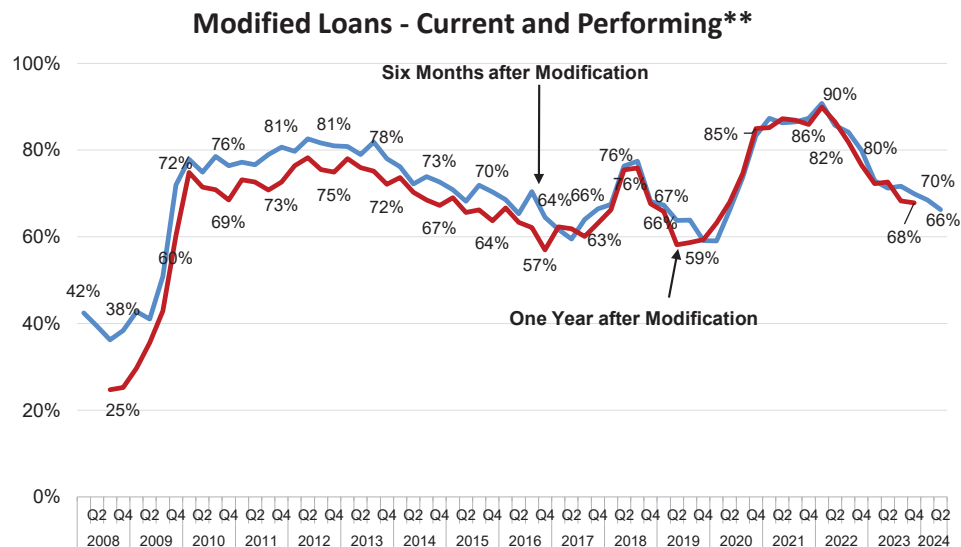
Freddie Mac's Loan Modifications



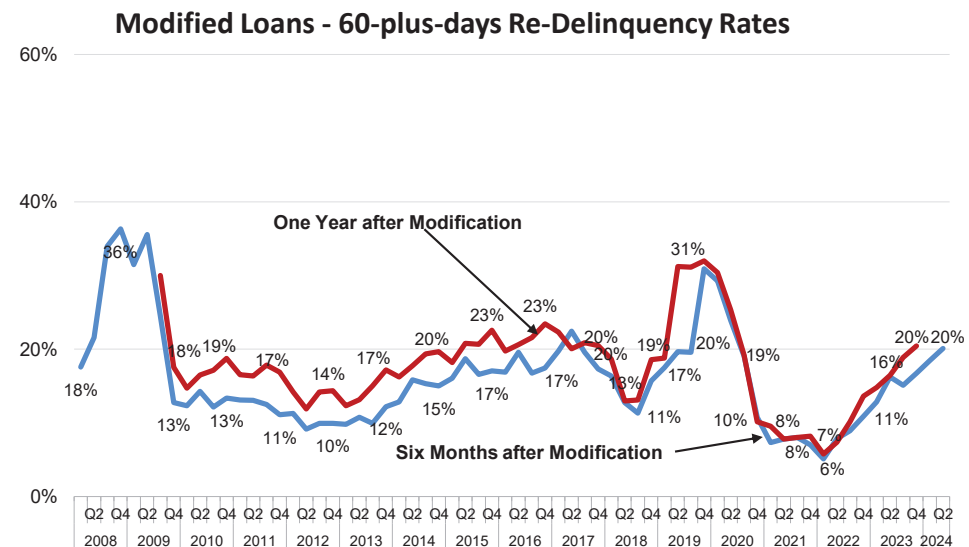
Source: FHFA (Fannie Mae and Freddie Mac)



Source: FHFA (Fannie Mae and Freddie Mac)



Source: FHFA (Fannie Mae and Freddie Mac)



Source: FHFA (Fannie Mae and Freddie Mac)

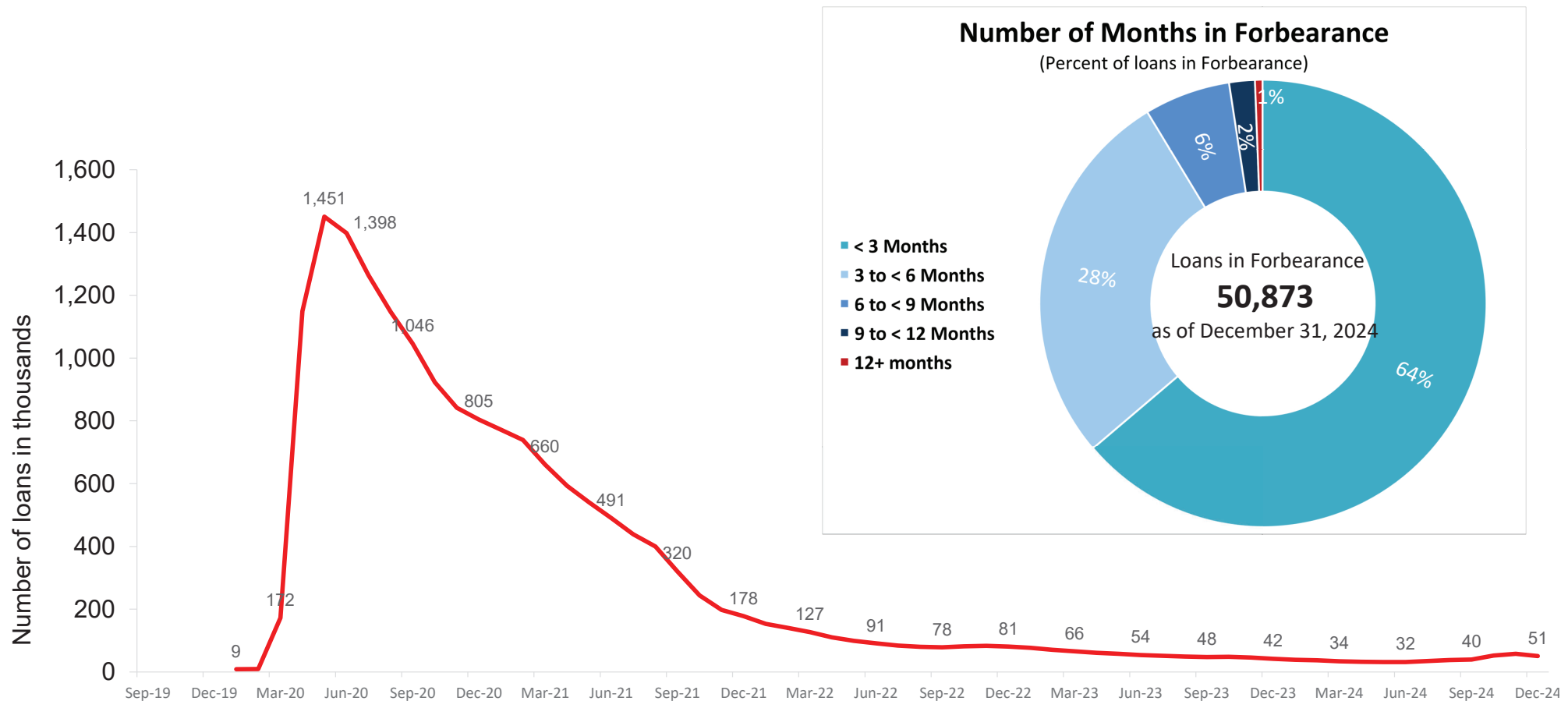
* The 2019-2021 data have been revised.

** 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 loans.



Forbearance Plans Inventory¹

The total number of loans in forbearance plans increased in the fourth quarter of 2024. As of December 31, 2024, there were 50,873 loans in forbearance, representing approximately 0.16 percent of the Enterprises' single-family conventional book of business, up from 39,669 or 0.13 percent at the end of the third quarter. Approximately 1 percent of these loans have been on the plan for more than 12 months.



¹ Number of loans in forbearance plans at period end. These numbers may not match results reported in the Enterprises' financial statements due to timing differences in reporting.

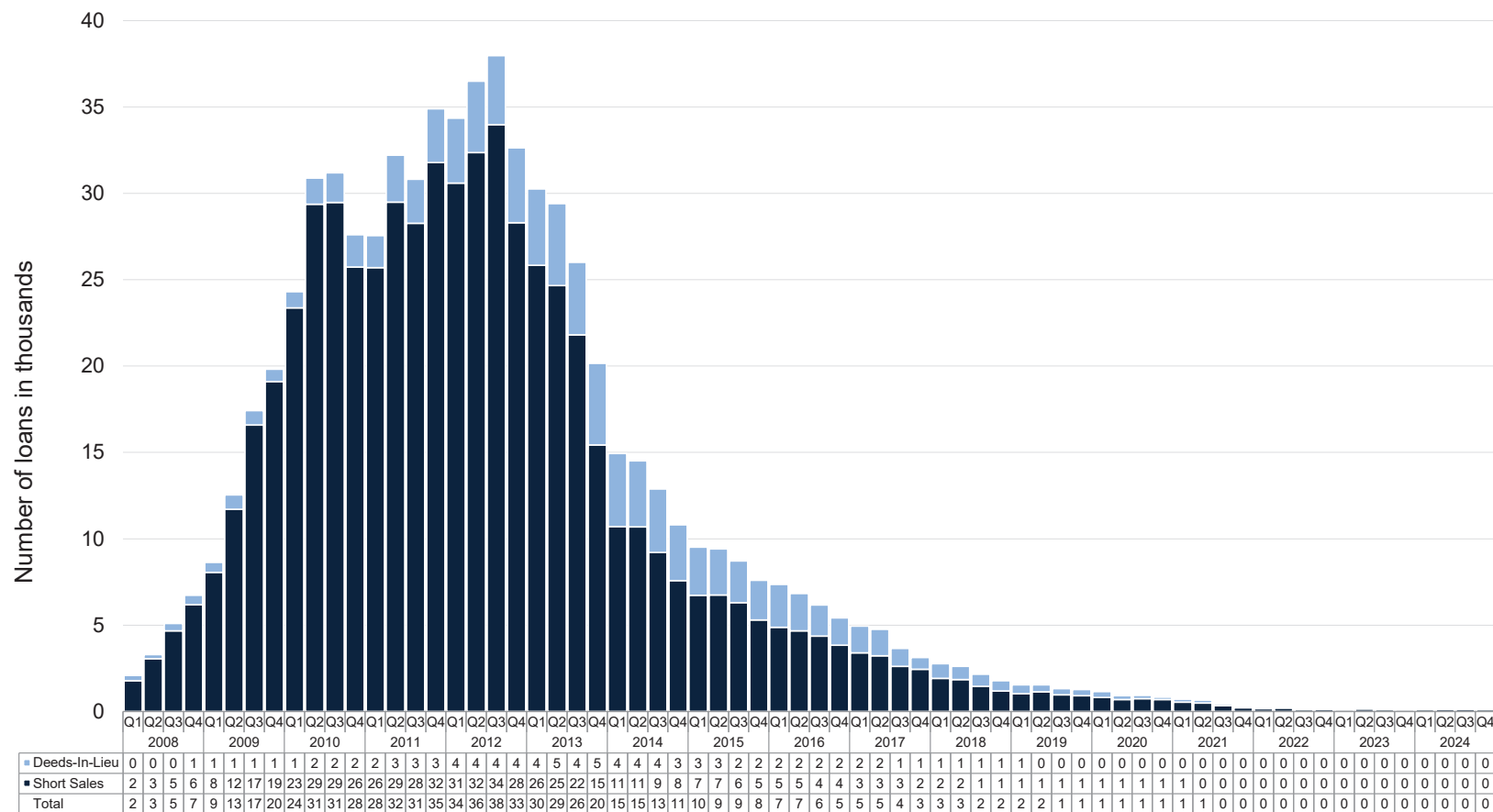
* See page 24 for data on forbearance plans initiated and completed during the month and pages 35-37 for forbearance plans inventory by state.

Source: FHFA (Fannie Mae and Freddie Mac)



Foreclosure Prevention Activity: Home Forfeiture Actions

There were 170 completed short sales and deeds-in-lieu in the fourth quarter of 2024, bringing the total to 705,580 since the start of conservatorships. The number of completed short sales and deeds-in-lieu decreased 7 percent during the quarter compared with the third quarter of 2024. These foreclosure alternatives help to reduce the severity of losses resulting from a borrower's default and minimize the impact of foreclosures on borrowers, communities, and neighborhoods.

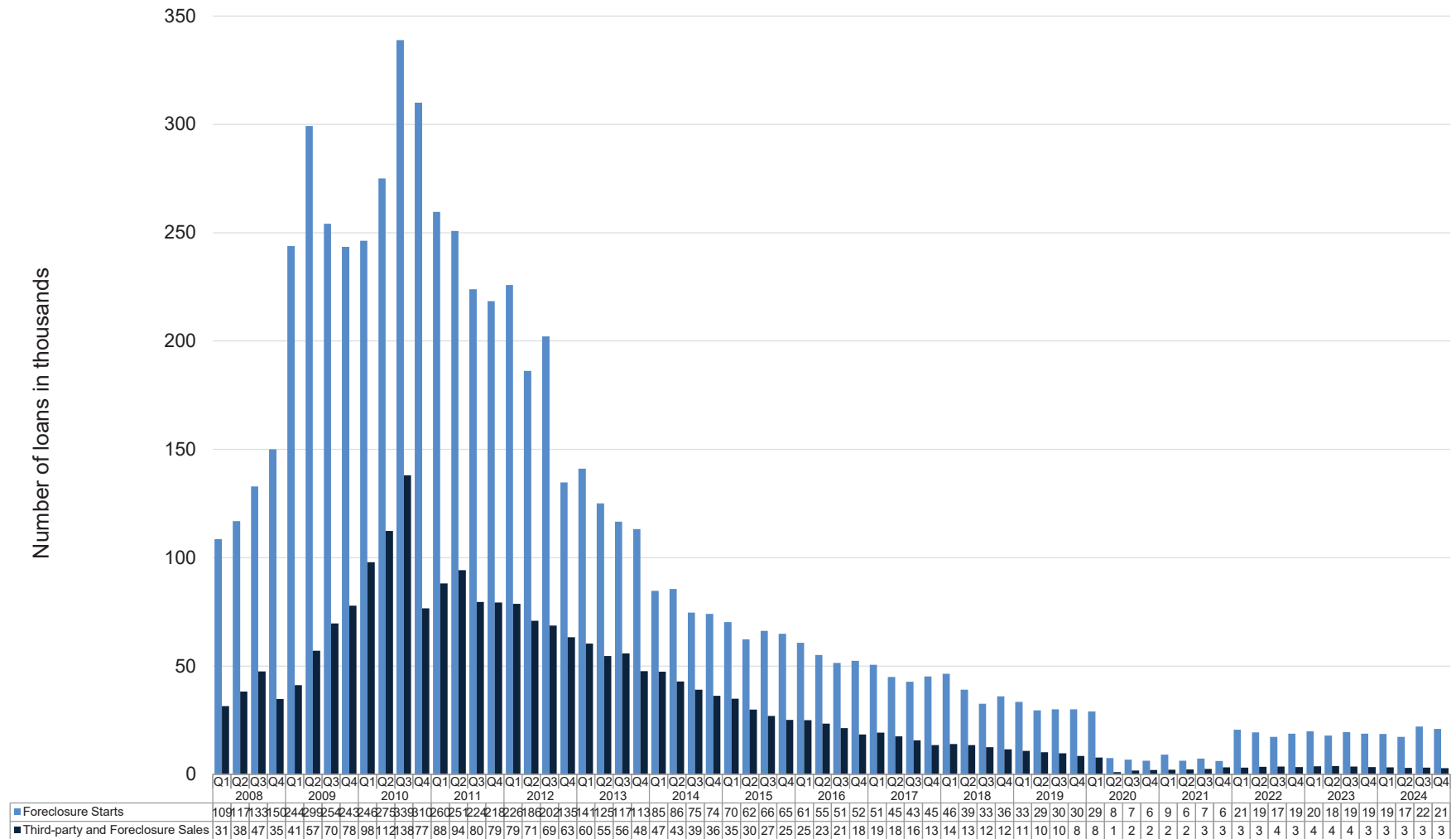


Source: FHFA (Fannie Mae and Freddie Mac)



Foreclosures

There were 2,898 completed third-party and foreclosure sales during the quarter, down 5 percent compared with the third quarter of 2024. The number of foreclosure starts also decreased from 22,025 in the third quarter to 20,942 in the fourth quarter of 2024.

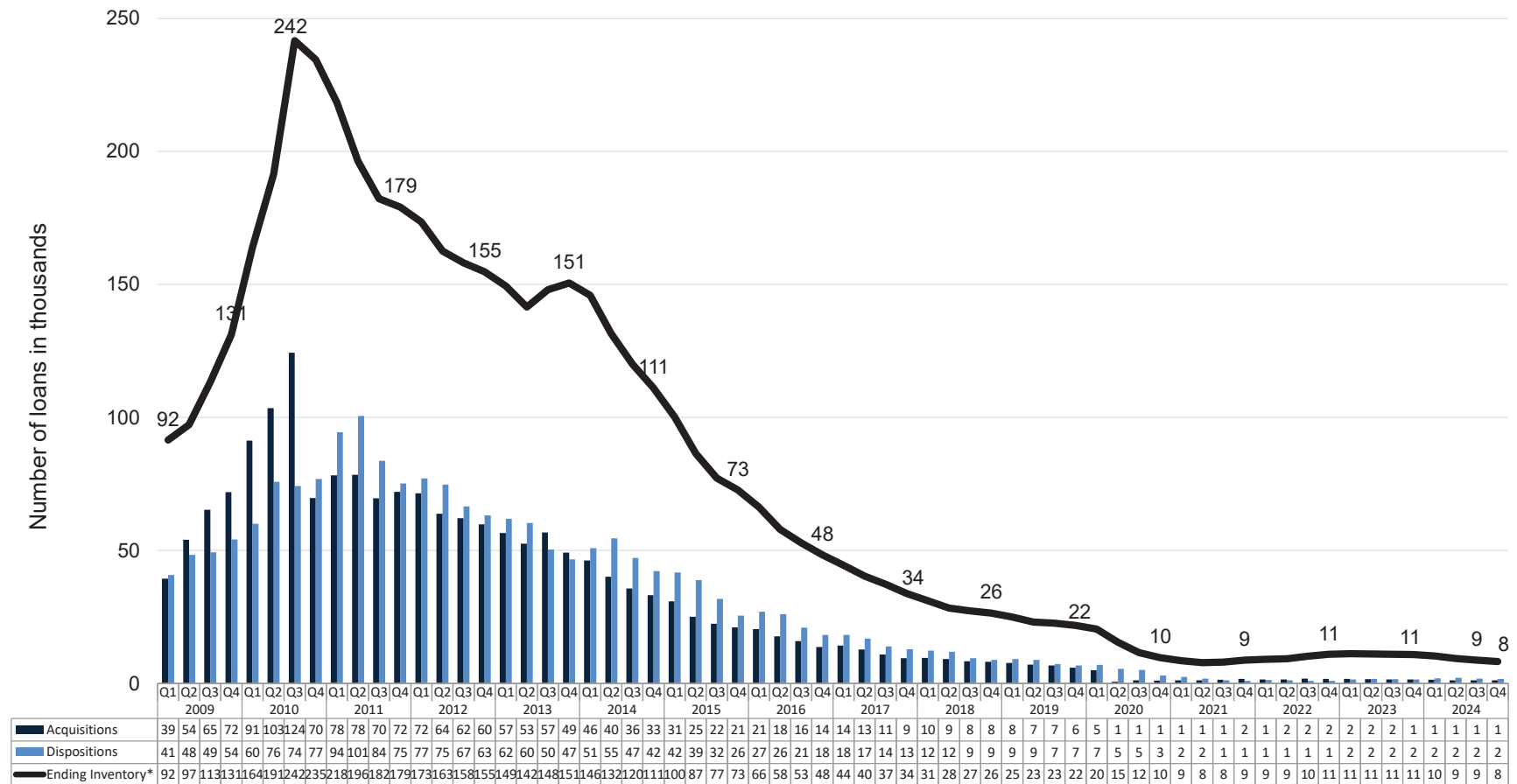


Source: FHFA (Fannie Mae and Freddie Mac)



Real Estate Owned (REO) Activity & Inventory

The Enterprises' REO inventory decreased 6 percent from 8,766 in the third quarter to 8,213 in the fourth quarter of 2024, as REO property dispositions outpaced acquisitions. The total number of property acquisitions increased 2 percent to 1,204, while disposition declined 5 percent to 1,757 during the quarter.



* 2020 and 2021 data includes MECA REO properties.

Source: FHFA (Fannie Mae and Freddie Mac)

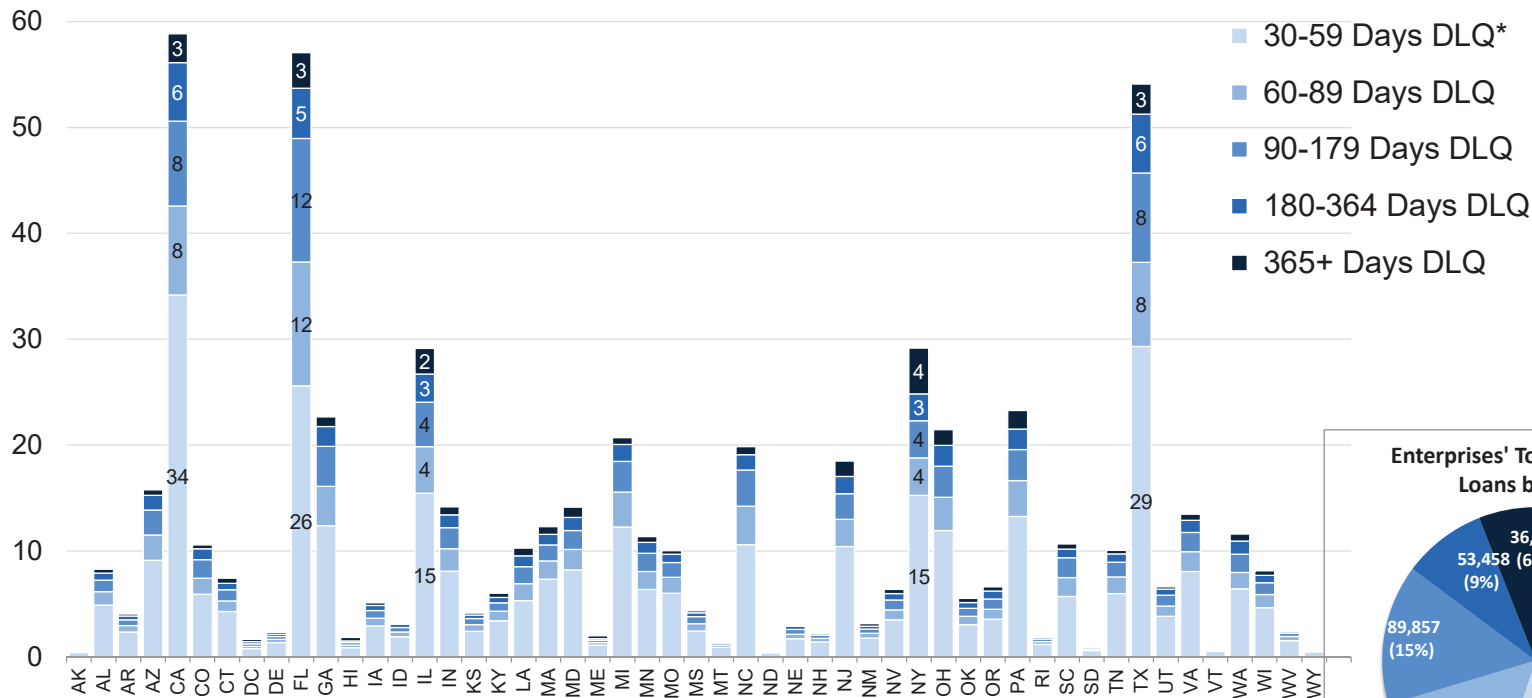


Delinquent Loans by State

The total number of the Enterprises' delinquent loans increased in the fourth quarter of 2024. Approximately 29.6 percent of the Enterprises' troubled borrowers had missed three or more payments at the end of the quarter. Florida has the highest number of 90+ days delinquent loans, followed by Texas and California. As of December 31, 2024, approximately 34.6 percent of the troubled borrowers in Florida had missed three or more monthly payments, compared with 31.1 percent in Texas and 27.6 percent in California.

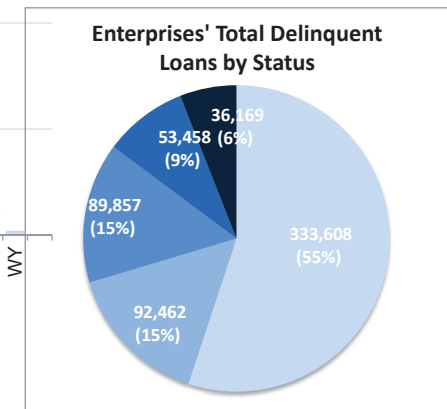
Delinquent Loans by State - As of December 31, 2024

(Number of loans in thousands)



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

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



Source: FHFA (Fannie Mae and Freddie Mac)

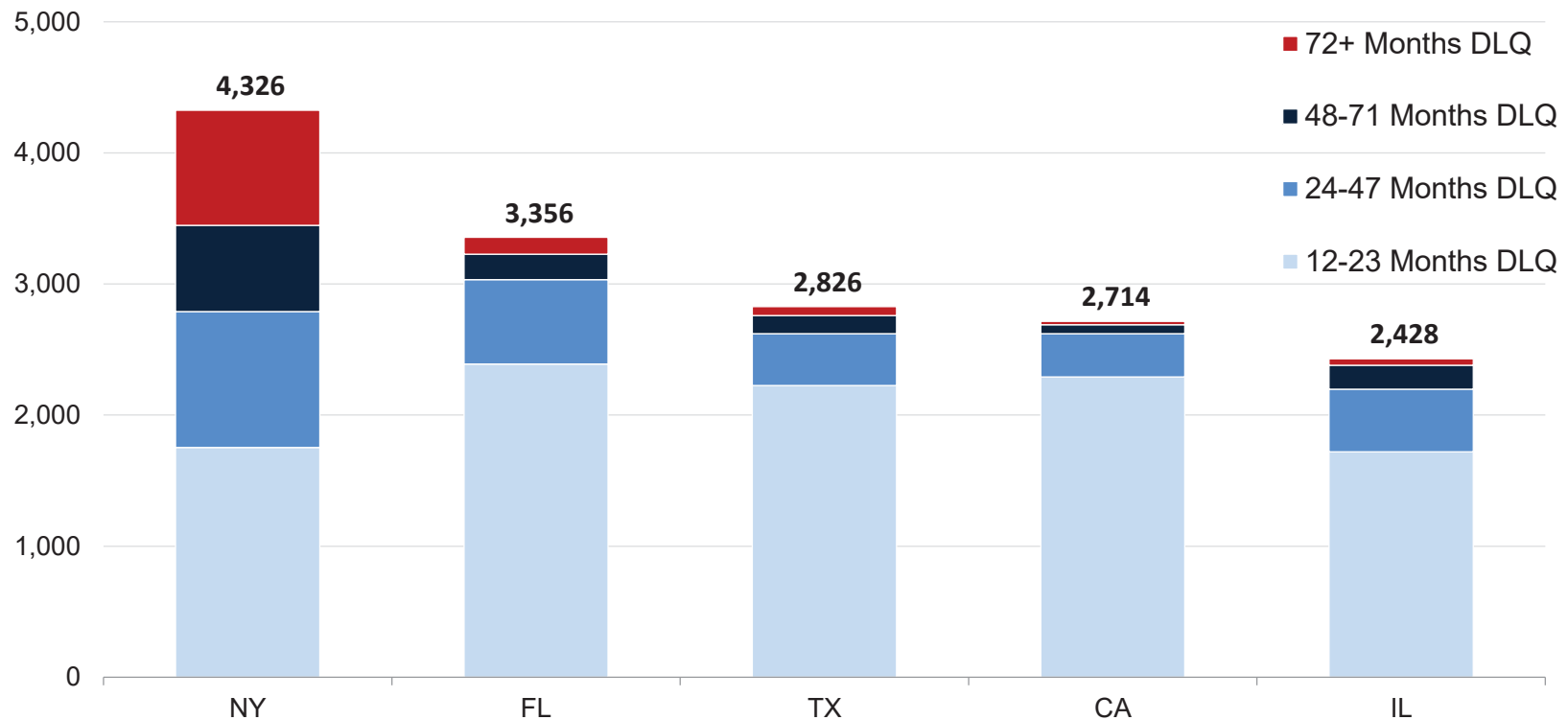


Deeply Delinquent Loans in Selected States

Deeply delinquent loans (365+ days) are highly concentrated in certain states that require a judicial review of foreclosure activity and two other states with higher concentrations of the Enterprises' single-family guaranty book of business. As of December 31, 2024, approximately 43.3 percent of the Enterprises' deeply delinquent loans were in three judicial states (Florida, New York and Illinois) and two non-judicial states (California and Texas). In New York, approximately 20.3 percent of these loans have been delinquent for over six years.

Deeply (365+ Days) Delinquent Loans - Top 5 States

(Number of loans)



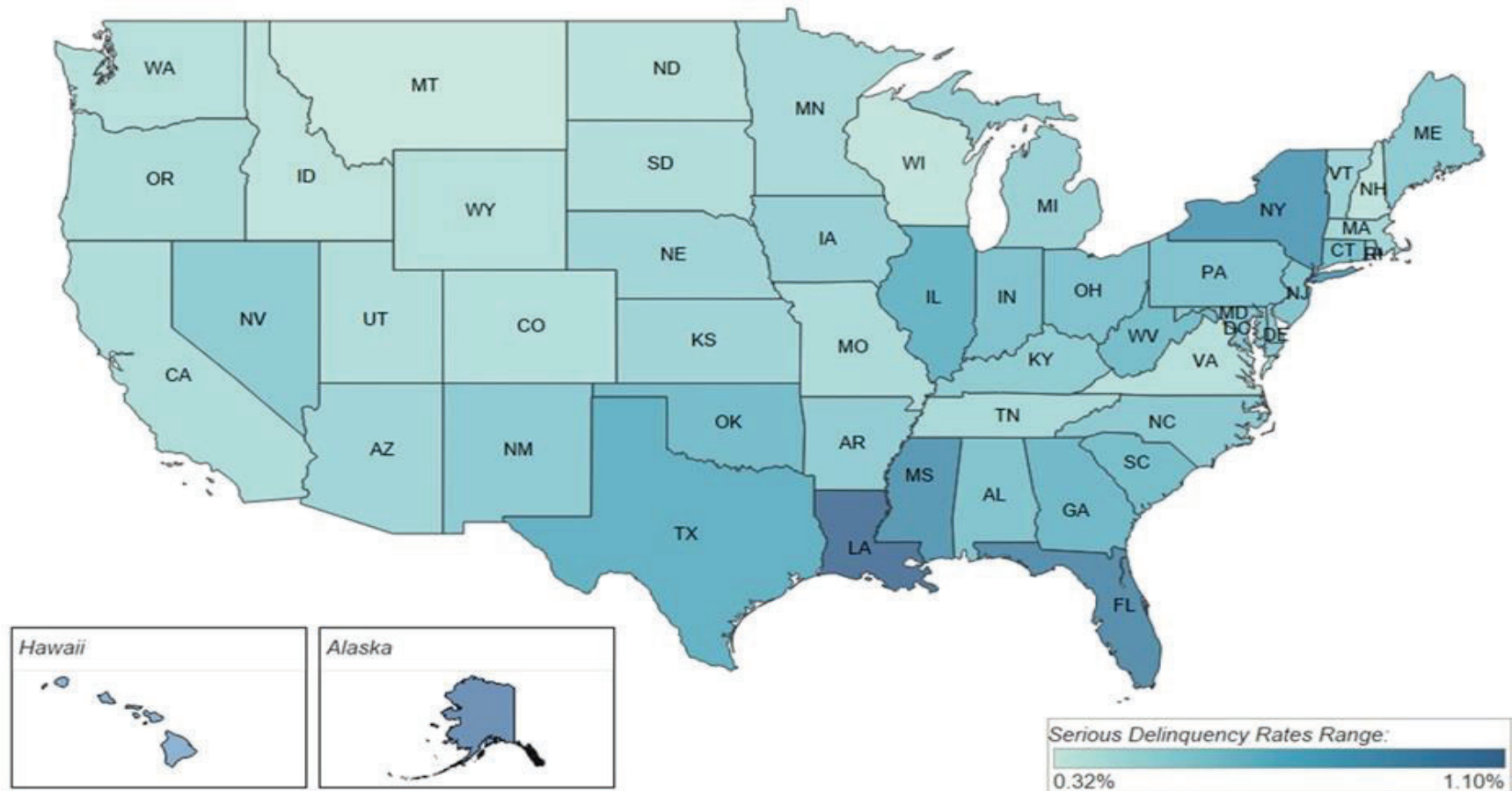
Source: FHFA (Fannie Mae and Freddie Mac)



Serious Delinquency Rates of the Enterprises Single-Family Mortgages*

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

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



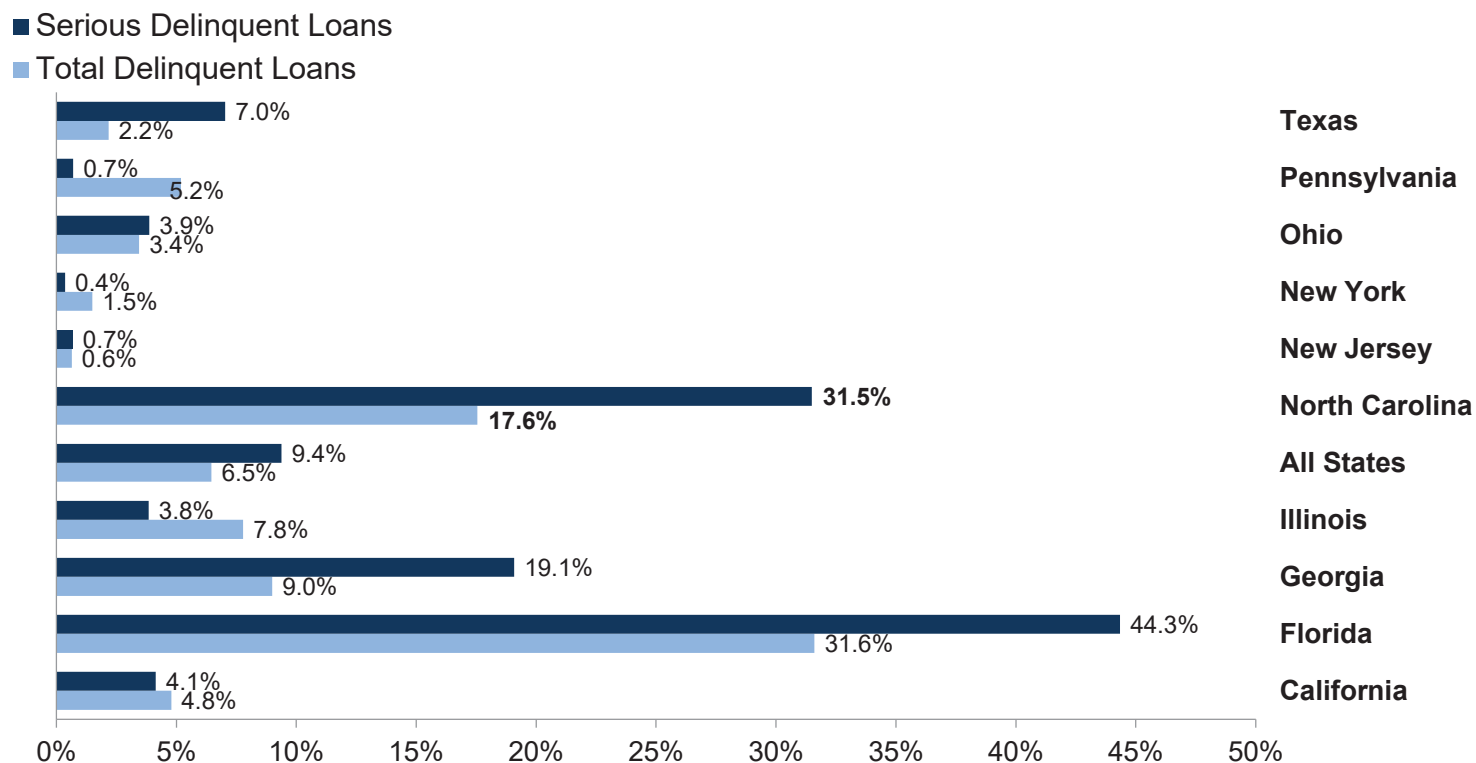
* Loans that have missed three or more payments or are in the process of foreclosure.

Source: FHFA (Fannie Mae and Freddie Mac)

Change in the Number of Delinquent Loans in Key States*

The total number of the Enterprises' delinquent loans increased 6.5 percent as early stage (30-59 day) delinquent loans and seriously delinquent loans (loans that have missed three or more payments or are in foreclosure) increased in the fourth quarter of 2024. The Enterprises' 30-day delinquency rate rose to 1.03 percent while the serious delinquency rate increased to 0.57 percent at the end of the quarter. In Florida, the total number of the Enterprises' delinquent loans increased 31.6 percent as seriously delinquent loans rose 44.3 percent during the quarter.

Change from September 30, 2024



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

Source: FHFA (Fannie Mae and Freddie Mac)



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

(# of loans in thousands)	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24
Total Loans Serviced	29,010	29,395	29,775	30,040	30,387	30,760	30,894	30,974	31,006	30,960	30,955	30,980	31,003	30,958	30,932	30,949	30,926
Original Credit Score >= 660	27,045	27,468	27,914	28,206	28,581	28,953	29,101	29,195	29,246	29,222	29,237	29,282	29,323	29,296	29,286	29,317	29,311
Original Credit Score < 660	1,965	1,927	1,861	1,834	1,806	1,806	1,794	1,779	1,760	1,739	1,718	1,698	1,680	1,663	1,646	1,632	1,615
Total Delinquent Loans	1,171	984	845	728	638	549	526	492	542	450	474	515	559	499	542	540	575
Original Credit Score >= 660	906	759	648	553	483	412	393	364	405	335	355	387	423	379	415	416	447
Original Credit Score < 660	266	225	197	174	155	137	133	128	137	114	120	128	135	120	127	124	128
30 - 59 Days Delinquent	280	197	207	219	232	208	242	235	282	218	253	288	321	281	326	308	319
Original Credit Score >= 660	210	146	155	165	176	158	184	176	214	165	191	219	246	215	252	240	250
Original Credit Score < 660	70	51	52	54	55	50	58	59	68	54	62	69	75	66	74	68	69
60 - 89 Days Delinquent	101	73	58	55	56	55	53	57	68	57	60	68	76	67	71	78	87
Original Credit Score >= 660	75	54	43	39	40	40	38	41	49	42	44	50	56	50	53	59	66
Original Credit Score < 660	26	19	16	15	15	15	15	16	19	15	16	18	20	17	18	19	21
60-plus-days Delinquent	891	787	638	509	406	341	284	257	260	231	222	227	238	218	215	232	256
Original Credit Score >= 660	696	612	493	388	307	255	209	188	191	171	164	168	177	164	163	177	198
Original Credit Score < 660	195	175	145	120	100	87	75	69	69	61	58	59	60	54	53	56	59

Percent of Total Loans Serviced

Total Delinquent Loans	4.04%	3.35%	2.84%	2.42%	2.10%	1.79%	1.70%	1.59%	1.75%	1.45%	1.53%	1.66%	1.80%	1.61%	1.75%	1.74%	1.86%
Original Credit Score >= 660	3.35%	2.76%	2.32%	1.96%	1.69%	1.42%	1.35%	1.25%	1.38%	1.15%	1.21%	1.32%	1.44%	1.29%	1.42%	1.42%	1.53%
Original Credit Score < 660	13.51%	11.70%	10.60%	9.50%	8.56%	7.59%	7.43%	7.18%	7.78%	6.58%	6.96%	7.55%	8.06%	7.21%	7.71%	7.57%	7.93%
30 - 59 Days Delinquent	0.97%	0.67%	0.70%	0.73%	0.76%	0.68%	0.78%	0.76%	0.91%	0.71%	0.82%	0.93%	1.04%	0.91%	1.06%	0.99%	1.03%
Original Credit Score >= 660	0.78%	0.53%	0.55%	0.59%	0.62%	0.54%	0.63%	0.60%	0.73%	0.56%	0.65%	0.75%	0.84%	0.73%	0.86%	0.82%	0.85%
Original Credit Score < 660	3.58%	2.62%	2.80%	2.93%	3.05%	2.78%	3.25%	3.30%	3.85%	3.10%	3.59%	4.07%	4.46%	3.97%	4.51%	4.17%	4.29%
60 - 89 Days Delinquent	0.35%	0.25%	0.20%	0.18%	0.18%	0.18%	0.17%	0.19%	0.22%	0.18%	0.19%	0.22%	0.25%	0.22%	0.23%	0.25%	0.28%
Original Credit Score >= 660	0.28%	0.20%	0.15%	0.14%	0.14%	0.14%	0.13%	0.14%	0.17%	0.14%	0.15%	0.17%	0.19%	0.17%	0.18%	0.20%	0.23%
Original Credit Score < 660	1.33%	0.97%	0.84%	0.84%	0.85%	0.82%	0.84%	0.91%	1.06%	0.87%	0.94%	1.07%	1.21%	1.02%	1.10%	1.18%	1.27%
60-plus-days Delinquent	3.07%	2.68%	2.14%	1.69%	1.34%	1.11%	0.92%	0.83%	0.84%	0.75%	0.72%	0.73%	0.77%	0.70%	0.70%	0.75%	0.83%
Original Credit Score >= 660	2.57%	2.23%	1.77%	1.38%	1.07%	0.88%	0.72%	0.64%	0.65%	0.58%	0.56%	0.57%	0.60%	0.56%	0.56%	0.60%	0.67%
Original Credit Score < 660	9.93%	9.08%	7.80%	6.56%	5.51%	4.81%	4.18%	3.89%	3.93%	3.48%	3.37%	3.48%	3.60%	3.24%	3.19%	3.40%	3.64%
Serious Delinquency Rate	2.78%	2.48%	1.99%	1.55%	1.19%	0.97%	0.79%	0.68%	0.65%	0.60%	0.55%	0.54%	0.55%	0.51%	0.49%	0.53%	0.57%
In Bankruptcy	0.09%	0.08%	0.07%	0.07%	0.06%	0.05%	0.05%	0.05%	0.05%	0.04%	0.05%	0.05%	0.05%	0.05%	0.05%	0.06%	0.06%



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

(# of loans in thousands)	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24
Total Loans Serviced	17,304	17,370	17,514	17,481	17,527	17,663	17,701	17,673	17,655	17,600	17,565	17,537	17,507	17,449	17,394	17,366	17,293
Original Credit Score >= 660	16,061	16,155	16,346	16,344	16,424	16,568	16,620	16,606	16,604	16,565	16,544	16,530	16,513	16,468	16,426	16,409	16,350
Original Credit Score < 660	1,243	1,214	1,167	1,137	1,103	1,095	1,082	1,067	1,051	1,035	1,021	1,007	994	981	968	957	943
Total Delinquent Loans	734	617	529	453	394	339	324	299	326	267	280	302	328	294	313	312	329
Original Credit Score >= 660	559	469	400	340	294	251	238	218	240	197	206	224	245	221	236	238	253
Original Credit Score < 660	175	148	129	114	100	88	86	81	86	71	74	78	83	73	77	75	77
30 - 59 Days Delinquent	174	122	128	135	140	126	148	142	169	129	147	167	186	164	186	177	182
Original Credit Score >= 660	128	90	95	100	105	94	111	105	126	96	109	125	140	124	141	136	141
Original Credit Score < 660	46	33	34	35	35	32	37	37	42	33	38	42	45	40	44	41	41
60 - 89 Days Delinquent	63	46	36	34	34	34	33	35	41	34	36	41	45	40	42	46	50
Original Credit Score >= 660	46	33	26	24	24	24	23	25	29	25	26	29	32	29	31	34	37
Original Credit Score < 660	17	12	10	10	10	10	10	10	12	09	10	11	13	10	11	12	12
60-plus-days Delinquent	560	495	401	318	253	214	176	158	157	138	133	135	142	130	127	136	147
Original Credit Score >= 660	431	380	306	240	189	157	128	113	113	101	97	99	104	96	94	102	112
Original Credit Score < 660	129	116	95	79	65	57	48	44	43	37	36	36	38	33	32	34	35

Percent of Total Loans Serviced

Total Delinquent Loans	4.24%	3.55%	3.02%	2.59%	2.25%	1.92%	1.83%	1.69%	1.84%	1.52%	1.59%	1.72%	1.87%	1.68%	1.80%	1.80%	1.90%
Original Credit Score >= 660	3.48%	2.90%	2.45%	2.08%	1.79%	1.51%	1.43%	1.31%	1.44%	1.19%	1.24%	1.35%	1.48%	1.34%	1.44%	1.45%	1.55%
Original Credit Score < 660	14.06%	12.20%	11.04%	9.99%	9.06%	8.08%	7.94%	7.60%	8.17%	6.84%	7.23%	7.78%	8.35%	7.46%	7.91%	7.80%	8.13%
30 - 59 Days Delinquent	1.01%	0.70%	0.73%	0.77%	0.80%	0.71%	0.84%	0.80%	0.96%	0.74%	0.84%	0.95%	1.06%	0.94%	1.07%	1.02%	1.05%
Original Credit Score >= 660	0.80%	0.55%	0.58%	0.61%	0.64%	0.57%	0.67%	0.63%	0.76%	0.58%	0.66%	0.75%	0.85%	0.76%	0.86%	0.83%	0.86%
Original Credit Score < 660	3.71%	2.69%	2.88%	3.09%	3.20%	2.91%	3.45%	3.46%	4.04%	3.23%	3.72%	4.16%	4.55%	4.06%	4.59%	4.27%	4.38%
60 - 89 Days Delinquent	0.36%	0.26%	0.20%	0.20%	0.20%	0.19%	0.19%	0.20%	0.23%	0.19%	0.21%	0.23%	0.26%	0.23%	0.24%	0.26%	0.29%
Original Credit Score >= 660	0.28%	0.21%	0.16%	0.15%	0.15%	0.15%	0.14%	0.15%	0.18%	0.15%	0.16%	0.18%	0.20%	0.18%	0.19%	0.21%	0.23%
Original Credit Score < 660	1.37%	0.99%	0.85%	0.89%	0.91%	0.87%	0.91%	0.97%	1.13%	0.91%	0.98%	1.12%	1.27%	1.07%	1.14%	1.23%	1.31%
60-plus-days Delinquent	3.24%	2.85%	2.29%	1.82%	1.45%	1.21%	1.00%	0.89%	0.89%	0.78%	0.75%	0.77%	0.81%	0.74%	0.73%	0.78%	0.85%
Original Credit Score >= 660	2.69%	2.35%	1.87%	1.47%	1.15%	0.95%	0.77%	0.68%	0.68%	0.61%	0.58%	0.60%	0.63%	0.59%	0.58%	0.62%	0.69%
Original Credit Score < 660	10.35%	9.51%	8.16%	6.90%	5.86%	5.16%	4.48%	4.14%	4.13%	3.61%	3.51%	3.62%	3.79%	3.40%	3.33%	3.53%	3.75%
Serious Delinquency Rate	2.87%	2.58%	2.08%	1.62%	1.25%	1.01%	0.81%	0.69%	0.65%	0.59%	0.55%	0.54%	0.55%	0.51%	0.48%	0.52%	0.56%
In Bankruptcy	0.09%	0.08%	0.08%	0.07%	0.06%	0.06%	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%	0.06%	0.06%



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

(# of loans in thousands)	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24
Total Loans Serviced	11,706	12,025	12,262	12,559	12,860	13,097	13,193	13,301	13,351	13,361	13,390	13,443	13,496	13,509	13,538	13,583	13,633
Original Credit Score >= 660	10,984	11,313	11,568	11,862	12,157	12,385	12,481	12,589	12,642	12,656	12,693	12,752	12,810	12,828	12,860	12,908	12,961
Original Credit Score < 660	722	712	694	696	703	712	712	712	710	704	698	691	686	681	678	675	672
Total Delinquent Loans	437	367	316	274	244	210	202	193	216	183	195	213	231	205	229	227	246
Original Credit Score >= 660	347	289	247	214	189	162	154	146	165	139	149	163	178	158	179	179	194
Original Credit Score < 660	91	77	68	61	55	49	47	47	51	44	46	50	52	47	50	49	51
30 - 59 Days Delinquent	106	75	79	84	91	82	94	93	113	89	106	121	136	117	141	131	137
Original Credit Score >= 660	82	57	60	65	71	64	73	72	88	69	82	94	106	91	111	104	109
Original Credit Score < 660	24	18	19	19	20	18	21	22	25	20	24	27	30	26	30	27	28
60 - 89 Days Delinquent	39	27	22	20	21	21	21	22	27	23	24	27	31	27	29	32	37
Original Credit Score >= 660	30	21	17	15	16	16	15	16	20	17	18	20	23	21	22	25	29
Original Credit Score < 660	09	07	06	05	05	05	05	06	07	06	06	07	08	06	07	07	08
60-plus-days Delinquent	331	292	237	190	153	128	108	99	103	94	89	92	95	88	89	97	109
Original Credit Score >= 660	265	233	187	148	118	97	81	74	77	70	67	69	73	68	68	75	85
Original Credit Score < 660	66	59	50	42	35	30	26	25	26	23	22	23	23	21	20	22	24

Percent of Total Loans Serviced

Total Delinquent Loans	3.74%	3.05%	2.57%	2.18%	1.90%	1.60%	1.53%	1.45%	1.62%	1.37%	1.46%	1.59%	1.71%	1.52%	1.69%	1.67%	1.80%
Original Credit Score >= 660	3.15%	2.56%	2.14%	1.80%	1.56%	1.30%	1.24%	1.16%	1.30%	1.10%	1.17%	1.28%	1.39%	1.23%	1.39%	1.38%	1.50%
Original Credit Score < 660	12.57%	10.85%	9.86%	8.69%	7.79%	6.83%	6.66%	6.56%	7.20%	6.20%	6.57%	7.21%	7.64%	6.85%	7.41%	7.24%	7.65%
30 - 59 Days Delinquent	0.91%	0.62%	0.64%	0.67%	0.71%	0.63%	0.71%	0.70%	0.85%	0.67%	0.79%	0.90%	1.00%	0.86%	1.04%	0.96%	1.00%
Original Credit Score >= 660	0.75%	0.50%	0.52%	0.55%	0.59%	0.52%	0.59%	0.57%	0.70%	0.54%	0.64%	0.74%	0.83%	0.71%	0.86%	0.80%	0.84%
Original Credit Score < 660	3.37%	2.51%	2.67%	2.68%	2.83%	2.56%	2.95%	3.05%	3.56%	2.90%	3.40%	3.93%	4.32%	3.84%	4.41%	4.02%	4.15%
60 - 89 Days Delinquent	0.33%	0.23%	0.18%	0.16%	0.17%	0.16%	0.16%	0.17%	0.20%	0.17%	0.18%	0.20%	0.23%	0.20%	0.22%	0.24%	0.27%
Original Credit Score >= 660	0.27%	0.18%	0.14%	0.13%	0.13%	0.13%	0.12%	0.13%	0.16%	0.13%	0.14%	0.16%	0.18%	0.16%	0.17%	0.19%	0.22%
Original Credit Score < 660	1.27%	0.94%	0.81%	0.76%	0.77%	0.73%	0.74%	0.81%	0.95%	0.81%	0.87%	1.00%	1.11%	0.94%	1.04%	1.09%	1.21%
60-plus-days Delinquent	2.83%	2.43%	1.93%	1.52%	1.19%	0.98%	0.82%	0.75%	0.77%	0.70%	0.67%	0.68%	0.71%	0.65%	0.65%	0.71%	0.80%
Original Credit Score >= 660	2.41%	2.06%	1.62%	1.25%	0.97%	0.79%	0.65%	0.59%	0.61%	0.56%	0.53%	0.54%	0.57%	0.53%	0.53%	0.58%	0.66%
Original Credit Score < 660	9.20%	8.34%	7.19%	6.01%	4.96%	4.27%	3.71%	3.51%	3.64%	3.30%	3.17%	3.28%	3.32%	3.01%	3.00%	3.22%	3.50%
Serious Delinquency Rate	2.64%	2.34%	1.86%	1.46%	1.12%	0.92%	0.76%	0.67%	0.66%	0.62%	0.56%	0.55%	0.55%	0.52%	0.50%	0.54%	0.59%
In Bankruptcy	0.08%	0.07%	0.07%	0.06%	0.05%	0.05%	0.05%	0.04%	0.04%	0.04%	0.05%	0.05%	0.05%	0.05%	0.05%	0.06%	0.06%



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

	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	FY 2024
Inventory (at period end)																		
Repayment Plans	9,976	6,233	4,395	8,726	5,895	4,082	4,151	5,331	6,243	7,094	8,048	9,517	9,494	10,116	9,933	10,761	10,615	10,615
Forbearance Plans	804,559	660,039	490,508	320,009	178,019	126,758	90,889	78,432	81,173	65,757	54,109	47,672	42,194	34,348	31,827	39,669	50,873	50,873
Starts																		
Repayment Plans	8,111	5,626	4,120	9,551	6,626	4,044	4,215	5,542	6,491	7,387	7,873	9,448	8,744	9,628	9,071	10,431	10,136	39,266
Forbearance Plans	179,644	121,216	81,592	75,201	72,146	59,778	41,054	41,856	47,608	34,749	27,738	27,038	24,579	21,050	20,557	30,938	46,902	119,447
Completed																		
Repayment Plans ²	7,199	5,060	2,675	1,940	1,859	4,122	2,383	2,097	2,443	3,069	3,302	3,590	4,016	4,486	4,700	4,419	4,708	18,313
Forbearance Plans ²	160,262	77,263	57,416	40,338	31,891	25,794	14,395	10,774	10,318	12,324	9,173	7,978	6,788	6,531	5,130	5,171	8,794	25,626
Charge-offs-in-lieu	169	162	549	143	122	114	145	153	165	158	177	135	160	718	179	178	109	1,184
Payment Deferral	185,112	130,014	139,591	119,771	102,700	58,134	41,508	30,628	22,784	27,069	20,105	17,137	20,047	24,588	19,229	16,956	21,431	82,204
Loan Modifications	9,347	11,434	16,134	17,930	16,913	41,375	38,264	25,539	16,596	15,500	14,420	14,363	12,758	15,689	16,970	16,552	15,529	64,740
Home Retention Actions	362,089	223,933	216,365	180,122	153,485	129,539	96,695	69,191	52,306	58,120	47,177	43,203	43,769	52,012	46,208	43,276	50,571	192,067
Short Sales	688	541	487	338	219	170	193	119	126	103	148	117	104	113	128	136	114	491
Deeds-in-lieu	135	172	168	106	89	70	57	52	37	45	45	36	30	29	42	47	56	174
Nonforeclosure - Home Forfeiture Actions	823	713	655	444	308	240	250	171	163	148	193	153	134	142	170	183	170	665
Total Foreclosure Prevention Actions	362,912	224,646	217,020	180,566	153,793	129,779	96,945	69,362	52,469	58,268	47,370	43,356	43,903	52,154	46,378	43,459	50,741	192,732

Percent of Total Foreclosure Prevention Actions

Repayment Plans	2%	2%	1%	1%	1%	3%	2%	3%	5%	5%	7%	8%	9%	9%	10%	10%	9%	10%
Forbearance Plans	44%	34%	26%	22%	21%	20%	15%	16%	20%	21%	19%	18%	15%	13%	11%	12%	17%	13%
Charge-offs-in-lieu	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	1%
Payment Deferral	51%	58%	64%	66%	67%	45%	43%	44%	43%	46%	42%	40%	46%	47%	41%	39%	42%	43%
Loan Modifications	3%	5%	7%	10%	11%	32%	39%	37%	32%	27%	30%	33%	29%	30%	37%	38%	31%	34%
Home Retention Actions	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Short Sales	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Deeds-in-lieu	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Nonforeclosure - Home Forfeiture Actions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

¹ The number of foreclosure prevention actions reported in this table may not tie to the Enterprises' financial statements due to timing differences in reporting systems.² Includes loans current and 30+ 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

	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	FY 2024
Loan Modifications (# of loans)	9,347	11,434	16,134	17,930	16,913	41,375	38,264	25,539	16,596	15,500	14,420	14,363	12,758	15,689	16,970	16,552	15,529	64,740

Delinquency Status at Modification (% of loan mods)

Current ¹	1%	1%	1%	1%	2%	1%	1%	1%	1%	1%	1%	1%	1%	2%	2%	2%	3%	2%
30 - 59 days delinquent	3%	3%	2%	4%	2%	3%	2%	2%	2%	3%	4%	5%	6%	7%	7%	6%	8%	7%
60 - 89 days delinquent	8%	4%	2%	1%	1%	1%	1%	1%	2%	3%	4%	6%	6%	8%	10%	9%	10%	9%
90-179 days delinquent	55%	37%	22%	13%	9%	6%	9%	12%	17%	23%	30%	30%	34%	35%	34%	33%	34%	34%
180 - 364 days delinquent	23%	45%	56%	33%	24%	12%	15%	19%	23%	27%	28%	30%	30%	29%	29%	31%	29%	30%
365+ days delinquent	11%	11%	18%	48%	62%	77%	73%	65%	56%	43%	33%	28%	23%	20%	17%	17%	16%	17%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

MTMLTV at Modification (% of loan mods)

MTMLTV <= 80% ²	85%	86%	89%	93%	94%	96%	97%	97%	96%	95%	94%	94%	92%	91%	90%	88%	87%	89%
80% < MTMLTV <= 100%	13%	12%	10%	6%	5%	4%	2%	3%	4%	5%	6%	6%	7%	9%	10%	11%	12%	10%
MTMLTV > 100%	2%	1%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	1%	1%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Year of Origination (% of loan mods)

2004 & Prior	10%	9%	8%	7%	7%	6%	6%	7%	7%	6%	6%	5%	5%	4%	3%	3%	3%	3%
2005-2008	21%	17%	18%	15%	13%	12%	11%	11%	10%	10%	9%	9%	7%	7%	5%	5%	4%	5%
2009 & later	68%	75%	74%	78%	80%	82%	83%	83%	83%	83%	84%	86%	88%	89%	91%	92%	93%	91%
Total	100%	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	79%	83%	82%	84%	85%	86%	85%	85%	85%	85%	85%	85%	86%	86%	87%	86%	87%	86%
Second time modification	15%	12%	12%	11%	10%	10%	11%	10%	10%	11%	10%	11%	10%	10%	9%	10%	10%	10%
Three plus time modification	7%	6%	6%	5%	5%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	3%	4%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Property type (% of loan mods)

Primary residency	92%	92%	92%	93%	92%	89%	90%	92%	93%	94%	95%	95%	96%	96%	96%	96%	96%	96%
Second home	2%	2%	2%	2%	2%	3%	2%	2%	2%	2%	2%	1%	1%	1%	2%	1%	1%	1%
Investment	6%	6%	6%	5%	6%	7%	7%	6%	5%	4%	3%	3%	3%	3%	2%	2%	2%	2%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

¹ Includes loans with missing delinquency status.² Includes loans with missing MTMLTV data.

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

	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	FY 2024
Loan Modifications (# of loans)	9,347	11,434	16,134	17,930	16,913	41,375	38,264	25,539	16,596	15,500	14,420	14,363	12,758	15,689	16,970	16,552	15,529	64,740

Principal and Interest Change (%)

Increase	2%	2%	1%	1%	2%	1%	1%	1%	3%	4%	3%	3%	3%	3%	3%	3%	3%	3%
No Change	18%	11%	3%	2%	1%	0%	0%	1%	1%	1%	1%	1%	1%	1%	0%	0%	0%	0%
Decrease <=20%	46%	43%	41%	46%	51%	24%	26%	45%	59%	61%	63%	63%	64%	68%	66%	62%	62%	64%
Decrease 20% <=30%	16%	20%	22%	23%	22%	35%	37%	26%	17%	17%	16%	16%	15%	14%	16%	17%	16%	16%
Decrease > 30%	18%	24%	32%	28%	24%	40%	35%	26%	20%	18%	17%	17%	17%	15%	16%	18%	19%	17%

Types of Modification (%)

Extend Term Only	70%	65%	63%	66%	67%	22%	18%	33%	64%	73%	77%	77%	80%	79%	76%	73%	73%	75%
Reduce Rate Only	2%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	13%	20%	24%	22%	21%	72%	75%	56%	24%	11%	4%	2%	2%	1%	1%	1%	1%	1%
Reduce Rate, Extend Term and Forbear Principal ¹	14%	11%	12%	11%	11%	6%	7%	11%	12%	16%	19%	21%	18%	20%	24%	27%	26%	24%
Other	2%	3%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

60+ Days Re-Delinquency (%)

3 Months after Modification	8%	5%	5%	5%	5%	3%	5%	7%	8%	9%	11%	11%	11%	10%	12%	13%		
6 Months after Modification	10%	7%	7%	7%	7%	5%	7%	9%	11%	13%	16%	16%	16%	18%	19%			
9 Months after Modification	10%	7%	9%	7%	8%	6%	8%	10%	12%	16%	17%	17%	20%	22%				
12 Months after Modification	10%	8%	7%	7%	8%	6%	8%	11%	13%	15%	17%	19%	20%					

¹ May include principal forgiveness.

3(ii) Fannie Mae - Loan Modifications

	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	FY 2024
Loan Modifications (# of loans)	5,757	7,365	10,778	11,605	10,689	25,390	24,856	16,266	10,392	9,863	8,881	8,763	7,710	10,016	10,434	10,261	9,393	40,104

Delinquency Status at Modification (% of loan mods)

Current ¹	0%	0%	0%	0%	1%	0%	0%	0%	0%	1%	0%	0%	0%	1%	0%	0%	0%	0%
30 - 59 days delinquent	2%	1%	1%	1%	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
60 - 89 days delinquent	8%	4%	1%	1%	1%	0%	1%	1%	1%	2%	2%	2%	2%	3%	3%	3%	3%	3%
90-179 days delinquent	55%	40%	21%	12%	9%	6%	9%	12%	17%	25%	32%	31%	35%	38%	38%	36%	38%	37%
180 - 364 days delinquent	23%	43%	57%	34%	24%	13%	15%	19%	23%	27%	30%	33%	34%	34%	35%	38%	37%	36%
365+ days delinquent	12%	11%	19%	51%	65%	80%	76%	67%	58%	45%	36%	31%	26%	24%	22%	22%	21%	22%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

MTMLTV at Modification (% of loan mods)

MTMLTV <= 80% ²	85%	86%	89%	93%	94%	96%	97%	97%	96%	95%	94%	94%	92%	91%	91%	89%	88%	90%
80% < MTMLTV <= 100%	14%	13%	10%	6%	5%	4%	2%	2%	3%	5%	5%	6%	7%	9%	9%	10%	11%	10%
MTMLTV > 100%	2%	2%	1%	1%	1%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	1%	1%	1%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Year of Origination (% of loan mods)

2004 & Prior	10%	9%	9%	7%	7%	7%	6%	7%	7%	7%	7%	6%	5%	5%	4%	4%	4%	4%
2005-2008	21%	17%	19%	15%	14%	13%	11%	11%	11%	11%	10%	10%	8%	8%	6%	6%	5%	6%
2009 & later	69%	74%	72%	78%	79%	80%	83%	82%	82%	82%	83%	84%	87%	87%	90%	91%	91%	90%
Total	100%	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	77%	80%	77%	82%	81%	81%	83%	83%	82%	82%	82%	81%	83%	82%	83%	83%	83%	83%
Second time modification	16%	14%	15%	12%	13%	13%	12%	12%	12%	13%	12%	13%	12%	13%	12%	13%	12%	12%
Three plus time modification	7%	7%	8%	6%	6%	6%	5%	5%	5%	5%	5%	6%	5%	5%	5%	5%	5%	5%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Property type (% of loan mods)

Primary residency	93%	92%	92%	93%	92%	89%	90%	91%	93%	94%	95%	95%	96%	96%	96%	96%	96%	96%
Second home	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	1%	2%	2%	1%	2%	2%
Investment	5%	6%	6%	5%	6%	8%	7%	7%	5%	4%	3%	3%	3%	3%	3%	2%	2%	3%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

¹ Includes loans with missing delinquency status.² Includes loans with missing MTMLTV data.

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

	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	FY 2024
Loan Modifications (# of loans)	5,757	7,365	10,778	11,605	10,689	25,390	24,856	16,266	10,392	9,863	8,881	8,763	7,710	10,016	10,434	10,261	9,393	40,104

Principal and Interest Change (%)

Increase	1%	1%	1%	1%	1%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
No Change	14%	11%	1%	1%	1%	0%	0%	0%	1%	1%	1%	1%	1%	1%	0%	0%	0%	0%
Decrease <=20%	49%	46%	43%	47%	53%	26%	27%	46%	59%	61%	64%	63%	64%	66%	63%	59%	58%	62%
Decrease 20% <=30%	16%	19%	23%	23%	22%	34%	36%	27%	19%	19%	17%	18%	17%	17%	18%	19%	18%	18%
Decrease > 30%	19%	23%	33%	29%	24%	39%	36%	27%	20%	18%	17%	17%	17%	15%	17%	21%	23%	19%

Types of Modification (%)

Extend Term Only	70%	68%	61%	65%	65%	22%	16%	30%	59%	69%	74%	72%	75%	74%	70%	66%	66%	69%
Reduce Rate Only	3%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	13%	18%	25%	22%	21%	70%	75%	57%	25%	12%	4%	2%	2%	1%	1%	1%	0%	1%
Reduce Rate, Extend Term and Forbear Principal ¹	13%	12%	14%	12%	14%	8%	8%	13%	16%	19%	22%	26%	23%	25%	30%	33%	33%	30%
Other	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

60+ Days Re-Delinquency (%)

3 Months after Modification	8%	5%	4%	4%	4%	3%	4%	7%	8%	9%	11%	11%	10%	9%	11%	12%		
6 Months after Modification	9%	6%	7%	7%	6%	5%	7%	9%	10%	13%	17%	16%	15%	18%	19%			
9 Months after Modification	10%	7%	9%	7%	7%	6%	8%	10%	12%	16%	18%	17%	20%	21%				
12 Months after Modification	10%	7%	7%	7%	8%	6%	8%	11%	13%	16%	17%	18%	20%					

¹ May include principal forgiveness.

3(iii) Freddie Mac - Loan Modifications

	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	FY 2024
Loan Modifications (# of loans)	3,590	4,069	5,356	6,325	6,224	15,985	13,408	9,273	6,204	5,637	5,539	5,600	5,048	5,673	6,536	6,291	6,136	24,636

Delinquency Status at Modification (% of loan mods)

Current	2%	1%	1%	2%	3%	1%	1%	1%	1%	1%	1%	2%	3%	3%	5%	6%	8%	6%
30 - 59 days delinquent	4%	5%	4%	10%	5%	8%	6%	4%	4%	8%	10%	12%	13%	16%	17%	15%	17%	17%
60 - 89 days delinquent	7%	4%	3%	2%	2%	2%	2%	2%	3%	5%	8%	10%	12%	19%	22%	20%	21%	20%
90-179 days delinquent	55%	31%	25%	14%	10%	6%	10%	12%	17%	22%	27%	29%	31%	30%	28%	29%	26%	28%
180 - 364 days delinquent	21%	48%	52%	30%	23%	11%	15%	19%	23%	26%	24%	24%	24%	20%	19%	20%	18%	19%
365+ days delinquent	11%	11%	15%	42%	57%	71%	67%	61%	52%	38%	29%	22%	17%	12%	9%	10%	8%	10%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

MTMLTV at Modification (% of loan mods)

MTMLTV <= 80%	86%	86%	89%	92%	93%	95%	97%	97%	95%	95%	93%	94%	93%	90%	89%	87%	85%	88%
80% < MTMLTV <= 100%	12%	12%	10%	7%	6%	4%	3%	3%	4%	5%	6%	6%	7%	9%	11%	12%	14%	12%
MTMLTV > 100%	2%	1%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	1%	1%	1%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Year of Origination (% of loan mods)

2004 & Prior	10%	8%	8%	7%	7%	5%	6%	6%	6%	5%	6%	5%	4%	3%	2%	2%	2%	2%
2005-2008	22%	16%	15%	15%	13%	10%	10%	9%	9%	10%	8%	7%	6%	4%	4%	4%	3%	4%
2009 & later	68%	76%	77%	79%	81%	85%	84%	85%	85%	85%	86%	88%	90%	93%	94%	94%	95%	94%
Total	100%	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	82%	89%	91%	87%	91%	95%	89%	90%	91%	90%	91%	91%	91%	92%	93%	93%	92%	93%
Second time modification	12%	8%	7%	8%	6%	4%	8%	7%	7%	8%	7%	7%	7%	6%	6%	6%	6%	6%
Three plus time modification	6%	3%	3%	4%	3%	1%	3%	2%	3%	3%	2%	3%	2%	2%	2%	1%	1%	2%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Property type (% of loan mods)

Primary residency	92%	92%	92%	93%	92%	90%	91%	92%	93%	94%	95%	96%	96%	96%	96%	97%	97%	96%
Second home	2%	2%	2%	2%	2%	5%	2%	2%	2%	2%	2%	1%	1%	1%	2%	1%	1%	1%
Investment	6%	6%	5%	5%	6%	5%	7%	6%	5%	4%	3%	3%	3%	3%	2%	2%	2%	2%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%



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

	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	FY 2024
Loan Modifications (# of loans)	3,590	4,069	5,356	6,325	6,224	15,985	13,408	9,273	6,204	5,637	5,539	5,600	5,048	5,673	6,536	6,291	6,136	24,636

Principal and Interest Change (%)

Increase	3%	3%	2%	2%	3%	1%	2%	3%	5%	7%	6%	7%	7%	5%	5%	6%	6%	6%
No Change	24%	10%	8%	4%	2%	1%	0%	1%	1%	2%	1%	1%	1%	0%	0%	0%	1%	0%
Decrease <=20%	41%	36%	38%	43%	48%	20%	25%	45%	60%	60%	62%	63%	65%	70%	70%	66%	68%	68%
Decrease 20% <=30%	16%	24%	22%	24%	23%	37%	39%	26%	15%	14%	13%	12%	11%	10%	11%	13%	12%	12%
Decrease > 30%	16%	27%	29%	27%	24%	41%	34%	25%	19%	17%	18%	17%	17%	15%	14%	14%	13%	14%

Types of Modification (%)

Extend Term Only	70%	61%	67%	69%	71%	22%	21%	37%	72%	80%	82%	85%	88%	88%	85%	84%	84%	85%
Reduce Rate Only	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	11%	22%	23%	21%	22%	75%	73%	56%	21%	9%	4%	2%	2%	1%	0%	1%	1%	1%
Reduce Rate, Extend Term and Forbear Principal ¹	14%	10%	9%	9%	6%	3%	6%	7%	7%	11%	14%	12%	10%	11%	14%	15%	15%	14%
Other	5%	7%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

60+ Days Re-Delinquency (%)

3 Months after Modification	9%	6%	6%	6%	6%	4%	6%	8%	9%	10%	11%	12%	12%	11%	13%	14%		
6 Months after Modification	11%	7%	8%	8%	7%	5%	8%	9%	11%	13%	16%	15%	17%	18%	20%			
9 Months after Modification	10%	9%	9%	8%	8%	6%	7%	10%	13%	16%	16%	17%	20%	22%				
12 Months after Modification	10%	10%	8%	8%	8%	6%	7%	10%	14%	15%	16%	19%	20%					

¹ May include principal forgiveness.

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

	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	FY 2024
Short Sales	688	541	487	338	219	170	193	119	126	103	148	117	104	113	128	136	114	491
Deeds-in-lieu	135	172	168	106	89	70	57	52	37	45	45	36	30	29	42	47	56	174
Nonforeclosure - Home Forfeiture Actions ¹	823	713	655	444	308	240	250	171	163	148	193	153	134	142	170	183	170	665
Third-party Sales	900	1,063	1,260	1,291	1,525	1,490	1,846	1,667	1,583	2,013	2,156	2,050	1,797	1,776	1,747	1,848	1,720	7,091
Foreclosure Sales	1,033	1,036	1,021	1,243	1,688	1,564	1,612	1,899	1,714	1,687	1,627	1,565	1,485	1,402	1,197	1,191	1,178	4,968
Third-party & Foreclosure Sales	1,933	2,099	2,281	2,534	3,213	3,054	3,458	3,566	3,297	3,700	3,783	3,615	3,282	3,178	2,944	3,039	2,898	12,059
Foreclosure Starts	6,302	9,125	6,233	7,253	6,178	20,624	19,388	17,327	18,693	19,809	17,919	19,489	18,731	18,643	17,339	22,025	20,942	78,949

Top Five Reasons for Delinquency (at period end)

National emergency declaration	86%	85%	84%	81%	75%	70%	65%	61%	55%	50%	44%	33%	20%	9%	4%	2%	1%
Curtailment of Income	3%	3%	4%	4%	6%	8%	8%	9%	10%	12%	14%	17%	22%	27%	27%	28%	27%
Excessive obligations	2%	3%	3%	3%	4%	5%	6%	7%	7%	9%	10%	12%	15%	17%	17%	18%	19%
Unemployment	1%	1%	1%	1%	2%	2%	2%	3%	3%	4%	6%	7%	10%	13%	15%	15%	15%
Illness of principal mortgagor or family member	1%	1%	1%	1%	1%	2%	2%	3%	3%	4%	5%	6%	8%	10%	11%	11%	11%

¹ Short sales and deeds-in-lieu of foreclosure completed.

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

	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	FY 2024
Acquisitions	1,141	1,228	1,200	1,358	1,751	1,480	1,523	1,880	1,706	1,692	1,639	1,568	1,475	1,400	1,200	1,176	1,204	4,980
Dispositions	(2,985)	(2,446)	(1,834)	(1,195)	(991)	(1,255)	(1,239)	(993)	(977)	(1,529)	(1,767)	(1,573)	(1,567)	(1,894)	(2,105)	(1,848)	(1,757)	(7,604)
Inventory (at period end) ¹	9,739	8,522	7,840	8,001	8,781	9,048	9,341	10,251	10,997	11,190	11,061	11,019	10,902	10,404	9,450	8,766	8,213	

Acquisitions by State

Arizona	15	7	7	12	5	2	3	15	9	6	8	7	1	12	8	9	12	41
California	20	22	16	37	51	25	15	38	63	52	30	40	60	62	45	93	103	303
Florida	113	122	70	73	109	69	47	49	51	58	53	65	57	75	59	51	55	240
Nevada	8	6	1	5	5	9	10	23	26	18	19	8	12	9	5	11	14	39
Subtotal	156	157	94	127	170	105	75	125	149	134	110	120	130	158	117	164	184	623
Selected Midwest States ²	249	293	288	356	511	480	440	557	472	447	456	391	410	335	278	274	249	1,136
All other States	736	778	818	875	1,070	895	1,008	1,198	1,085	1,111	1,073	1,057	935	907	805	738	771	3,221
Total Acquisitions	1,141	1,228	1,200	1,358	1,751	1,480	1,523	1,880	1,706	1,692	1,639	1,568	1,475	1,400	1,200	1,176	1,204	4,980

Inventory by State

Arizona	58	38	34	37	39	32	29	40	45	42	38	38	32	34	36	33	39
California	222	188	164	175	206	187	176	192	236	252	238	235	250	269	256	303	338
Florida	581	512	441	417	466	429	389	387	392	379	358	358	349	369	347	330	313
Nevada	60	53	37	37	36	44	46	67	90	96	92	75	72	56	43	48	58
Subtotal	921	791	676	666	747	692	640	686	763	769	726	706	703	728	682	714	748
Selected Midwest States ²	1,825	1,632	1,544	1,654	1,964	2,151	2,307	2,590	2,827	2,900	2,881	2,849	2,825	2,665	2,399	2,193	1,966
All other States	6,993	6,099	5,620	5,681	6,070	6,205	6,394	6,975	7,407	7,521	7,454	7,464	7,399	7,011	6,369	5,859	5,499
Total Inventory ¹	9,739	8,522	7,840	8,001	8,781	9,048	9,341	10,251	10,997	11,190	11,061	11,019	10,927	10,404	9,450	8,766	8,213

¹ 2020 data includes MECA REO properties.² Select Midwest states are Illinois, Indiana, Michigan and Ohio.

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

	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	FY 2024
Acquisitions	768	874	825	927	1,218	1,042	1,034	1,302	1,074	983	969	949	873	849	705	592	613	2,759
Dispositions	(2,335)	(1,930)	(1,332)	(734)	(626)	(820)	(834)	(611)	(665)	(1,012)	(1,133)	(946)	(1,026)	(1,279)	(1,454)	(1,268)	(1,205)	(5,206)
Inventory (at period end) ¹	7,973	6,918	6,363	6,554	7,166	7,430	7,639	8,353	8,779	8,780	8,615	8,581	8,403	7,969	7,169	6,481	5,889	

Acquisitions by State

Arizona	15	7	5	9	5	2	2	10	3	4	8	5	1	10	3	5	8	26
California	14	20	11	29	38	16	9	31	43	38	19	28	40	54	28	58	67	207
Florida	88	88	51	55	86	54	31	40	42	41	35	41	34	49	38	31	37	155
Nevada	8	4	1	5	5	7	5	17	11	4	5	3	2	7	3	6	7	23
Subtotal	125	119	68	98	134	79	47	98	99	87	67	77	77	120	72	100	119	411
Selected Midwest States ²	151	177	164	205	317	321	284	370	278	208	227	234	212	183	152	121	101	557
All other States	492	578	593	624	767	642	703	834	697	688	675	638	584	546	481	371	393	1,791
Total Acquisitions	768	874	825	927	1,218	1,042	1,034	1,302	1,074	983	969	949	873	849	705	592	613	2,759

Inventory by State

Arizona	54	37	31	33	37	31	27	34	33	29	28	28	23	27	24	22	27
California	191	160	136	144	170	146	134	150	179	191	173	177	188	211	199	226	248
Florida	492	431	380	366	406	378	341	343	347	332	303	295	275	281	257	244	231
Nevada	49	43	31	33	34	40	37	52	60	52	48	41	35	33	29	32	36
Subtotal	786	671	578	576	647	595	539	579	619	604	552	541	521	552	509	524	542
Selected Midwest States ²	1,383	1,206	1,141	1,230	1,452	1,635	1,761	1,973	2,119	2,115	2,099	2,134	2,114	1,991	1,790	1,585	1,368
All other States	5,804	5,041	4,644	4,748	5,067	5,200	5,339	5,801	6,041	6,061	5,964	5,906	5,793	5,426	4,870	4,372	3,979
Total Inventory ¹	7,973	6,918	6,363	6,554	7,166	7,430	7,639	8,353	8,779	8,780	8,615	8,581	8,428	7,969	7,169	6,481	5,889

¹ 2020 data includes MECA REO properties.² Select Midwest states are Illinois, Indiana, Michigan and Ohio.

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

	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24	FY 2024
Acquisitions	373	354	375	431	533	438	489	578	632	709	670	619	602	551	495	584	591	2,221
Dispositions	(650)	(516)	(502)	(461)	(365)	(435)	(405)	(382)	(312)	(517)	(634)	(627)	(541)	(615)	(651)	(580)	(552)	(2,398)
Inventory (at period end)	1,766	1,604	1,477	1,447	1,615	1,618	1,702	1,898	2,218	2,410	2,446	2,438	2,499	2,435	2,281	2,285	2,324	

Acquisitions by State

Arizona	-	-	2	3	-	-	1	5	6	2	-	2	-	2	5	4	4	15
California	6	2	5	8	13	9	6	7	20	14	11	12	20	8	17	35	36	96
Florida	25	34	19	18	23	15	16	9	9	17	18	24	23	26	21	20	18	85
Nevada	-	2	-	-	-	2	5	6	15	14	14	5	10	2	2	5	7	16
Subtotal	31	38	26	29	36	26	28	27	50	47	43	43	53	38	45	64	65	212
Selected Midwest States ¹	98	116	124	151	194	159	156	187	194	239	229	157	198	152	126	153	148	579
All other States	244	200	225	251	303	253	305	364	388	423	398	419	351	361	324	367	378	1,430
Total Acquisitions	373	354	375	431	533	438	489	578	632	709	670	619	602	551	495	584	591	2,221

Inventory by State

Arizona	4	1	3	4	2	1	2	6	12	13	10	10	9	7	12	11	12
California	31	28	28	31	36	41	42	42	57	61	65	58	62	58	57	77	90
Florida	89	81	61	51	60	51	48	44	45	47	55	63	74	88	90	86	82
Nevada	11	10	6	4	2	4	9	15	30	44	44	34	37	23	14	16	22
Subtotal	135	120	98	90	100	97	101	107	144	165	174	165	182	176	173	190	206
Selected Midwest States ¹	442	426	403	424	512	516	546	617	708	785	782	715	711	674	609	608	598
All other States	1,189	1,058	976	933	1,003	1,005	1,055	1,174	1,366	1,460	1,490	1,558	1,606	1,585	1,499	1,487	1,520
Total Inventory	1,766	1,604	1,477	1,447	1,615	1,618	1,702	1,898	2,218	2,410	2,446	2,438	2,499	2,435	2,281	2,285	2,324

¹ Select Midwest states are Illinois, Indiana, Michigan and Ohio.

Enterprises Single-Family Book Profile - As of December 31, 2024

The top 5 states for the relevant columns are highlighted.

State	Total Loan Count	Delinquent Loans (DLQ)									Loans in Forbearance Plan						REO Inventory ³
		Total	30-59 Days DLQ ¹	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	30-89 Days	90-179 Days	180-269 Days	270-364 Days	365+ Days	Total	
AK	52,648	708	401	99	85	63	60	209	0.4%	8.5%	19	7	4	2	-	32	44
AL	353,974	8,268	4,895	1,254	1,081	668	370	2,119	0.6%	4.5%	153	97	31	2	3	286	236
AR	201,925	4,042	2,361	602	545	345	189	1,080	0.5%	4.7%	91	54	14	4	1	164	117
AZ	897,212	15,768	9,127	2,385	2,345	1,407	504	4,259	0.5%	3.2%	562	346	106	28	7	1,049	39
CA	3,908,002	58,835	34,170	8,428	7,984	5,539	2,714	16,251	0.4%	4.6%	1,799	1,171	341	120	29	3,460	338
CO	792,248	10,575	5,903	1,531	1,742	1,020	379	3,142	0.4%	3.6%	456	265	75	18	7	821	78
CT	349,092	7,437	4,271	1,022	1,038	600	506	2,149	0.6%	6.8%	203	129	31	13	3	379	113
DC	72,864	1,662	772	201	257	199	233	689	0.9%	14.0%	51	28	13	1	1	94	28
DE	127,128	2,321	1,342	314	281	195	189	669	0.5%	8.1%	54	43	15	1	1	114	16
FL	2,078,184	57,053	25,607	11,690	11,671	4,729	3,356	19,768	1.0%	5.9%	11,989	2,767	286	86	23	15,151	313
GA	978,307	22,665	12,370	3,742	3,756	1,897	900	6,560	0.7%	4.0%	1,848	720	130	42	11	2,751	126
HI	110,056	1,839	879	220	247	166	327	743	0.7%	17.8%	54	38	11	3	36	142	31
IA	289,575	5,113	2,930	709	732	485	257	1,474	0.5%	5.0%	155	113	25	5	2	300	122
ID	223,003	3,160	1,901	451	416	297	95	809	0.4%	3.0%	100	64	12	5	1	182	23
IL	1,320,242	29,143	15,482	4,383	4,197	2,653	2,428	9,286	0.7%	8.3%	947	508	125	48	23	1,651	780
IN	646,810	14,165	8,098	2,115	1,990	1,211	751	3,960	0.6%	5.3%	334	191	49	7	6	587	171
KS	222,164	4,119	2,422	621	581	315	180	1,077	0.5%	4.4%	111	71	24	6	1	213	91
KY	318,615	6,014	3,408	894	807	510	395	1,715	0.5%	6.6%	130	81	19	3	1	234	92
LA	305,286	10,271	5,313	1,597	1,616	1,015	730	3,362	1.1%	7.1%	364	217	34	6	7	628	288
MA	706,582	12,306	7,322	1,742	1,497	994	751	3,246	0.5%	6.1%	262	141	46	11	4	464	100
MD	698,397	14,127	8,223	1,916	1,787	1,232	969	3,993	0.6%	6.9%	429	238	71	30	9	777	230
ME	113,259	1,976	1,113	235	206	161	261	628	0.6%	13.2%	37	23	11	2	-	73	39
MI	1,039,347	20,703	12,267	3,277	2,901	1,610	648	5,171	0.5%	3.1%	472	253	77	24	10	836	520
MN	740,631	11,349	6,372	1,695	1,722	1,028	532	3,286	0.4%	4.7%	433	244	83	29	13	802	353
MO	586,031	10,031	5,990	1,523	1,407	765	346	2,521	0.4%	3.4%	251	134	34	14	1	434	235
MS	140,449	4,355	2,445	683	659	370	198	1,229	0.9%	4.5%	100	46	19	4	2	171	143
MT	110,916	1,461	881	227	189	111	53	353	0.3%	3.6%	57	35	4	1	1	98	18
NC	1,004,260	19,850	10,588	3,651	3,391	1,462	758	5,616	0.6%	3.8%	2,546	610	71	26	2	3,255	139
ND	59,287	698	378	95	82	91	52	226	0.4%	7.4%	12	10	2	-	1	25	31
NE	184,574	3,010	1,702	433	455	297	123	875	0.5%	4.1%	127	72	12	4	1	216	26
NH	156,444	2,295	1,406	324	304	168	93	566	0.4%	4.1%	56	39	15	3	-	113	6
NJ	924,408	18,486	10,432	2,568	2,399	1,641	1,446	5,488	0.6%	7.8%	457	333	100	35	5	930	150
NM	166,061	3,123	1,771	445	404	275	228	907	0.5%	7.3%	91	47	12	6	-	156	81
NV	359,942	6,365	3,485	947	939	604	390	1,935	0.5%	6.1%	231	145	53	10	2	441	58
NY	1,241,434	29,158	15,258	3,547	3,508	2,519	4,326	10,367	0.8%	14.8%	543	331	103	40	8	1,025	486
OH	1,039,022	21,438	11,922	3,165	2,908	1,982	1,461	6,360	0.6%	6.8%	480	333	97	28	8	946	495
OK	262,588	5,518	3,028	791	765	541	393	1,701	0.6%	7.1%	158	90	33	6	5	292	110
OR	512,290	6,621	3,571	915	987	734	414	2,138	0.4%	6.3%	254	175	35	17	5	486	94
PA	1,076,888	23,266	13,260	3,394	2,928	1,933	1,751	6,619	0.6%	7.5%	500	279	79	30	3	891	366
RI	103,679	1,961	1,160	267	257	151	126	535	0.5%	6.4%	31	20	4	-	-	55	10
SC	494,943	10,670	5,706	1,794	1,868	809	493	3,171	0.6%	4.6%	1,326	333	25	10	1	1,695	68
SD	74,571	1,028	597	124	153	97	57	308	0.4%	5.5%	28	15	3	2	-	48	14
TN	576,392	10,067	5,988	1,565	1,393	776	345	2,515	0.4%	3.4%	372	194	26	15	3	610	48
TX	2,328,135	54,087	29,327	7,928	8,439	5,567	2,826	16,848	0.7%	5.2%	2,239	2,086	550	134	34	5,043	453
UT	441,317	6,604	3,820	965	1,031	578	210	1,819	0.4%	3.2%	258	145	40	6	4	453	10
VA	907,262	13,483	8,047	1,881	1,807	1,172	576	3,558	0.4%	4.3%	367	182	67	14	2	632	108
VT	60,039	934	511	128	115	84	96	296	0.5%	10.3%	25	17	4	3	-	49	35
WA	923,414	11,603	6,436	1,524	1,748	1,234	661	3,646	0.4%	5.7%	590	361	80	33	4	1,068	59
WI	634,617	8,113	4,656	1,221	1,125	683	428	2,239	0.4%	5.3%	200	107	41	10	2	360	110
WV	88,647	2,485	1,522	395	301	172	95	568	0.6%	3.8%	36	30	6	-	-	72	136
WY	52,171	792	458	131	105	69	29	203	0.4%	3.7%	16	12	4	1	-	33	25
Other ²	103,978	4,433	2,314	708	706	234	471	1,418	1.4%	10.6%	43	29	8	4	2	86	411
Total	31,159,310	605,554	333,608	92,462	89,857	53,458	36,169	179,670	0.6%	6.0%	32,447	14,019	3,160	952	295	50,873	8,213

¹ Includes other loans that cannot be categorized due to missing attributes.² Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.³ 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, 2024

State	Total Loan Count	Delinquent Loans (DLQ) ¹									Loans in Forbearance Plan						REO Inventory ³
		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	30-89 Days	90-179 Days	180-269 Days	270-364 Days	365+ Days	Total	
AK	27,034	375	210	51	54	26	34	114	0.4%	9.1%	12	5	2	2	-	21	30
AL	200,419	4,571	2,760	666	595	364	186	1,145	0.6%	4.1%	101	58	17	1	2	179	178
AR	110,975	2,215	1,326	326	289	187	87	564	0.5%	3.9%	57	34	5	2	-	98	86
AZ	499,108	8,627	4,902	1,306	1,291	814	314	2,421	0.5%	3.6%	364	188	67	13	5	637	27
CA	2,290,177	33,618	19,508	4,804	4,569	3,219	1,518	9,311	0.4%	4.5%	1,241	720	217	74	21	2,273	248
CO	457,610	5,996	3,363	841	1,008	578	206	1,793	0.4%	3.4%	305	158	50	13	6	532	51
CT	182,598	3,848	2,231	520	542	298	257	1,102	0.6%	6.7%	138	70	17	7	3	235	95
DC	40,687	931	438	103	148	110	132	390	1.0%	14.2%	43	18	7	-	1	69	20
DE	69,234	1,245	732	166	146	107	94	347	0.5%	7.6%	38	20	12	1	-	71	11
FL	1,132,571	31,324	14,070	6,347	6,403	2,702	1,802	10,914	1.0%	5.8%	8,017	757	185	60	16	9,035	231
GA	539,458	12,028	6,609	1,908	2,029	1,015	467	3,515	0.7%	3.9%	1,240	302	79	20	9	1,650	76
HI	70,093	1,091	512	134	153	98	194	447	0.6%	17.8%	40	22	5	3	25	95	24
IA	174,796	2,983	1,740	411	428	277	127	832	0.5%	4.3%	111	73	17	4	1	206	92
ID	133,257	1,770	1,073	254	240	152	51	444	0.3%	2.9%	72	40	3	1	1	117	15
IL	683,107	14,904	7,947	2,268	2,158	1,329	1,202	4,692	0.7%	8.1%	637	284	76	26	15	1,038	535
IN	320,203	6,926	3,976	1,005	977	598	370	1,945	0.6%	5.3%	209	102	27	4	5	347	110
KS	111,638	2,020	1,199	276	298	170	77	546	0.5%	3.8%	81	40	12	4	1	138	49
KY	144,096	2,823	1,618	403	375	244	183	803	0.6%	6.5%	74	52	9	2	1	138	56
LA	169,181	5,783	3,005	909	906	574	389	1,870	1.1%	6.7%	264	104	15	4	6	393	209
MA	377,841	6,380	3,761	913	797	529	380	1,710	0.5%	6.0%	167	77	28	9	4	285	81
MD	376,660	7,193	4,227	945	955	620	446	2,022	0.5%	6.2%	307	138	39	16	7	507	155
ME	54,642	996	539	118	85	80	174	339	0.6%	17.5%	25	9	6	1	-	41	33
MI	554,779	10,442	6,259	1,614	1,458	818	293	2,574	0.5%	2.8%	306	129	49	17	7	508	343
MN	421,164	6,069	3,383	891	914	587	294	1,797	0.4%	4.8%	292	146	51	21	10	520	244
MO	309,658	4,948	3,021	735	668	367	157	1,193	0.4%	3.2%	165	70	18	9	1	263	157
MS	88,910	2,703	1,523	417	430	226	107	763	0.9%	4.0%	75	24	10	2	1	112	104
MT	65,346	833	509	123	106	61	34	201	0.3%	4.1%	35	24	2	1	1	63	7
NC	562,568	10,642	5,710	1,939	1,826	772	395	2,993	0.5%	3.7%	1,784	181	45	14	2	2,026	94
ND	31,503	369	210	43	40	45	31	117	0.4%	8.4%	6	8	2	-	1	17	19
NE	117,735	1,857	1,048	265	281	184	79	544	0.5%	4.3%	97	47	11	2	-	157	21
NH	80,522	1,129	665	169	156	85	54	296	0.4%	4.8%	36	26	10	1	-	73	6
NJ	507,647	9,639	5,518	1,339	1,260	863	659	2,782	0.5%	6.8%	300	196	70	24	2	592	116
NM	100,755	1,886	1,090	272	250	154	120	524	0.5%	6.4%	61	26	7	3	-	97	60
NV	211,129	3,746	2,037	560	561	370	218	1,150	0.5%	5.8%	169	90	33	7	2	301	36
NY	687,993	15,161	7,940	1,754	1,755	1,349	2,363	5,472	0.8%	15.6%	376	194	57	20	6	653	351
OH	494,211	10,755	5,958	1,576	1,468	1,050	703	3,225	0.7%	6.5%	309	206	61	17	6	599	380
OK	145,824	2,965	1,628	420	408	311	198	919	0.6%	6.7%	105	48	20	1	2	176	78
OR	284,595	3,569	1,912	511	523	416	207	1,146	0.4%	5.8%	176	87	22	13	2	300	67
PA	585,632	12,184	6,999	1,762	1,549	1,003	871	3,426	0.6%	7.1%	331	167	50	21	3	572	253
RI	57,129	1,058	601	148	145	91	73	310	0.5%	6.9%	17	13	2	-	-	32	9
SC	274,305	5,790	3,105	933	1,044	461	247	1,752	0.6%	4.3%	899	71	16	9	1	996	35
SD	48,900	646	390	87	85	56	28	170	0.3%	4.3%	18	12	2	1	-	33	11
TN	315,366	5,350	3,241	792	735	402	180	1,317	0.4%	3.4%	239	97	11	9	2	358	32
TX	1,318,621	31,254	17,150	4,508	4,746	3,245	1,605	9,602	0.7%	5.1%	1,561	1,238	306	86	23	3,214	325
UT	244,508	3,494	2,014	489	571	307	113	991	0.4%	3.2%	158	81	25	2	1	267	4
VA	489,934	7,183	4,394	944	946	605	294	1,847	0.4%	4.1%	266	107	35	7	-	415	76
VT	26,730	445	239	63	57	39	47	143	0.5%	10.6%	14	8	2	-	-	24	29
WA	539,335	6,673	3,711	858	994	743	367	2,106	0.4%	5.5%	421	223	53	23	4	724	34
WI	391,158	4,689	2,721	744	641	378	205	1,227	0.3%	4.4%	135	63	27	8	2	235	81
WV	46,662	1,319	786	230	168	84	51	303	0.6%	3.9%	23	18	3	-	-	44	89
WY	32,781	491	287	85	65	41	13	119	0.4%	2.6%	10	11	1	1	-	23	22
Other ²	76,955	2,723	1,410	459	352	158	344	860	1.1%	12.6%	32	22	5	4	1	64	394
Total	17,277,740	327,659	181,205	49,404	48,648	29,362	19,040	97,135	0.6%	5.8%	21,959	6,904	1,901	590	209	31,563	5,889

¹ Conventional Delinquency Subset: Excludes government, current month MBS liquidations, and loans with current month missing or erroneous performance data .² Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.³ May include a small volume of REO properties associated with a specific reverse mortgage transaction.

Freddie Mac Single-Family Book Profile - As of December 31, 2024

State	Total Loan Count	Delinquent Loans (DLQ)									Loans in Forbearance Plan						REO Inventory
		Total	30-59 Days DLQ ¹	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	30-89 Days	90-179 Days	180-269 Days	270-364 Days	365+ Days	Total	
AK	25,614	333	191	48	31	37	26	95	0.4%	7.8%	7	2	2	-	-	11	14
AL	153,555	3,697	2,135	588	486	304	184	974	0.6%	5.0%	52	39	14	1	1	107	58
AR	90,950	1,827	1,035	276	256	158	102	516	0.6%	5.6%	34	20	9	2	1	66	31
AZ	398,104	7,141	4,225	1,079	1,054	593	190	1,838	0.5%	2.7%	198	158	39	15	2	412	12
CA	1,617,825	25,217	14,662	3,624	3,415	2,320	1,196	6,940	0.4%	4.7%	558	451	124	46	8	1,187	90
CO	334,638	4,579	2,540	690	734	442	173	1,349	0.4%	3.8%	151	107	25	5	1	289	27
CT	166,494	3,589	2,040	502	496	302	249	1,047	0.6%	6.9%	65	59	14	6	-	144	18
DC	32,177	731	334	98	109	89	101	299	0.9%	13.8%	8	10	6	1	-	25	8
DE	57,894	1,076	610	148	135	88	95	322	0.6%	8.8%	16	23	3	-	1	43	5
FL	945,613	25,729	11,537	5,343	5,268	2,027	1,554	8,854	0.9%	6.0%	3,972	2,010	101	26	7	6,116	82
GA	438,849	10,637	5,761	1,834	1,727	882	433	3,045	0.7%	4.1%	608	418	51	22	2	1,101	50
HI	39,963	748	367	86	94	68	133	296	0.7%	17.8%	14	16	6	-	11	47	7
IA	114,779	2,130	1,190	298	304	208	130	642	0.6%	6.1%	44	40	8	1	1	94	30
ID	89,746	1,390	828	197	176	145	44	365	0.4%	3.2%	28	24	9	4	-	65	8
IL	637,135	14,239	7,535	2,115	2,039	1,324	1,226	4,594	0.7%	8.6%	310	224	49	22	8	613	245
IN	326,607	7,239	4,122	1,110	1,013	613	381	2,015	0.6%	5.3%	125	89	22	3	1	240	61
KS	110,526	2,099	1,223	345	283	145	103	531	0.5%	4.9%	30	31	12	2	-	75	42
KY	174,519	3,191	1,790	491	432	266	212	912	0.5%	6.6%	56	29	10	1	-	96	36
LA	136,105	4,488	2,308	688	710	441	341	1,492	1.1%	7.6%	100	113	19	2	1	235	79
MA	328,741	5,926	3,561	829	700	465	371	1,536	0.5%	6.3%	95	64	18	2	-	179	19
MD	321,737	6,934	3,996	971	832	612	523	1,971	0.6%	7.5%	122	100	32	14	2	270	75
ME	58,617	980	574	117	121	81	87	289	0.5%	8.9%	12	14	5	1	-	32	6
MI	484,568	10,261	6,008	1,663	1,443	792	355	2,597	0.5%	3.5%	166	124	28	7	3	328	177
MN	319,467	5,280	2,989	804	808	441	238	1,489	0.5%	4.5%	141	98	32	8	3	282	109
MO	276,373	5,083	2,969	788	739	398	189	1,328	0.5%	3.7%	86	64	16	5	-	171	78
MS	51,539	1,652	922	266	229	144	91	466	0.9%	5.5%	25	22	9	2	1	59	39
MT	45,570	628	372	104	83	50	19	152	0.3%	3.0%	22	11	2	-	-	35	11
NC	441,692	9,208	4,878	1,712	1,565	690	363	2,623	0.6%	3.9%	762	429	26	12	-	1,229	45
ND	27,784	329	168	52	42	46	21	109	0.4%	6.4%	6	2	-	-	-	8	12
NE	66,839	1,153	654	168	174	113	44	331	0.5%	3.8%	30	25	1	2	1	59	5
NH	75,922	1,166	741	155	148	83	39	270	0.4%	3.3%	20	13	5	2	-	40	-
NJ	416,761	8,847	4,914	1,229	1,139	778	787	2,706	0.6%	8.9%	157	137	30	11	3	338	34
NM	65,306	1,237	681	173	154	121	108	383	0.6%	8.7%	30	21	5	3	-	59	21
NV	148,813	2,619	1,448	387	378	234	172	785	0.5%	6.6%	62	55	20	3	-	140	22
NY	553,441	13,997	7,318	1,793	1,753	1,170	1,963	4,895	0.9%	14.0%	167	137	46	20	2	372	135
OH	544,811	10,683	5,964	1,589	1,440	932	758	3,135	0.6%	7.1%	171	127	36	11	2	347	115
OK	116,764	2,553	1,400	371	357	230	195	782	0.7%	7.6%	53	42	13	5	3	116	32
OR	227,695	3,052	1,659	404	464	318	207	992	0.4%	6.8%	78	88	13	4	3	186	27
PA	491,256	11,082	6,261	1,632	1,379	930	880	3,193	0.6%	7.9%	169	112	29	9	-	319	113
RI	46,550	903	559	119	112	60	53	225	0.5%	5.9%	14	7	2	-	-	23	1
SC	220,638	4,880	2,601	861	824	348	246	1,419	0.6%	5.0%	427	262	9	1	-	699	33
SD	25,671	382	207	37	68	41	29	138	0.5%	7.6%	10	3	1	1	-	15	3
TN	261,026	4,717	2,747	773	658	374	165	1,198	0.5%	3.5%	133	97	15	6	1	252	16
TX	1,009,514	22,833	12,177	3,420	3,693	2,322	1,221	7,246	0.7%	5.3%	678	848	244	48	11	1,829	128
UT	196,809	3,110	1,806	476	460	271	97	828	0.4%	3.1%	100	64	15	4	3	186	6
VA	417,328	6,300	3,653	937	861	567	282	1,711	0.4%	4.5%	101	75	32	7	2	217	32
VT	33,309	489	272	65	58	45	49	153	0.5%	10.0%	11	9	2	3	-	25	6
WA	384,079	4,930	2,725	666	754	491	294	1,540	0.4%	6.0%	169	138	27	10	-	344	25
WI	243,459	3,424	1,935	477	484	305	223	1,012	0.4%	6.5%	65	44	14	2	-	125	29
WV	41,985	1,166	736	165	133	88	44	265	0.6%	3.8%	13	12	3	-	-	28	47
WY	19,390	301	171	46	40	28	16	84	0.4%	5.3%	6	1	3	-	-	10	3
Other ²	27,023	1,710	904	249	354	76	127	558	2.1%	7.4%	11	7	3	-	1	22	17
Total	13,881,570	277,895	152,403	43,058	41,209	24,096	17,129	82,535	0.6%	6.2%	10,488	7,115	1,259	362	86	19,310	2,324

¹ Includes other loans that cannot be categorized due to missing attributes.² Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.

Enterprises Foreclosure Prevention Actions by State - December 31, 2024

State	2023							2024							Conservatorship to Date ¹						
	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other ²	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other ²	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other ²	Short Sales & Deeds-in-lieu	Total
AK	18	59	98	97	1	4	277	16	21	80	64	1	2	184	1,521	2,089	2,142	2,091	50	260	8,153
AL	178	364	784	904	9	1	2,240	232	181	777	925	7	8	2,130	21,303	11,680	30,646	11,942	1,215	3,132	79,918
AR	121	248	353	483	3	1	1,209	144	162	372	497	1	2	1,178	8,312	5,598	12,322	6,146	488	2,049	34,915
AZ	397	1,314	1,304	2,359	14	6	5,394	543	591	2,044	2,722	3	17	5,920	21,104	29,913	83,766	29,268	1,418	46,795	212,264
CA	1,172	4,363	5,642	10,773	44	26	22,020	1,788	2,430	6,886	9,177	40	44	20,365	76,382	179,435	331,003	160,668	3,371	107,828	858,687
CO	200	781	1,246	1,692	8	8	3,935	310	542	1,242	1,618	5	19	3,736	15,693	24,774	35,535	25,546	732	7,792	110,072
CT	172	332	755	927	5	14	2,205	213	207	775	923	5	12	2,135	12,969	15,335	40,633	17,709	623	7,181	94,450
DC	32	82	182	228	2	8	534	38	65	217	188	41	8	557	2,281	3,054	6,630	3,559	173	759	16,456
DE	50	130	216	281	-	6	683	78	74	237	255	2	6	652	4,191	3,805	11,578	3,941	219	2,297	26,030
FL	971	5,252	4,608	9,642	45	28	20,546	1,243	3,266	5,924	7,683	42	37	18,195	66,679	142,980	324,442	114,209	5,113	146,607	800,029
GA	451	1,173	2,033	3,133	12	4	6,806	658	1,075	2,438	3,073	9	11	7,264	41,046	45,344	113,596	45,623	2,633	17,441	265,684
HI	26	270	218	260	5	-	779	34	169	221	326	6	3	759	3,492	6,859	9,794	5,713	112	2,455	28,425
IA	208	222	488	496	4	3	1,421	242	192	479	628	3	11	1,555	10,294	5,466	16,203	5,907	691	2,355	40,916
ID	129	177	255	492	2	-	1,055	168	131	397	509	2	7	1,214	5,832	5,608	12,323	5,276	277	5,790	35,106
IL	812	1,755	2,961	3,564	31	110	9,233	918	923	3,101	3,685	19	54	8,700	44,198	50,620	154,103	53,290	2,621	43,815	348,647
IN	426	652	1,197	1,562	6	6	3,849	558	407	1,240	1,714	18	9	3,946	29,908	15,631	45,305	16,926	2,248	7,003	117,021
KS	118	215	410	513	5	1	1,262	156	121	405	573	4	3	1,262	9,356	5,656	12,879	6,717	494	2,183	37,285
KY	163	291	624	723	4	3	1,808	215	217	614	669	8	6	1,729	13,401	7,944	19,486	8,495	629	2,884	52,839
LA	253	425	1,042	1,226	2	16	2,964	284	293	1,157	1,510	8	24	3,276	19,283	20,150	31,392	19,243	1,215	2,471	93,754
MA	203	516	1,136	1,788	14	8	3,665	325	352	1,301	1,609	8	3	3,598	21,230	22,956	66,136	25,983	1,256	10,813	148,375
MD	327	695	1,542	1,991	10	40	4,605	409	455	1,734	1,831	7	20	4,456	26,124	29,351	87,302	30,872	1,420	18,475	193,545
ME	48	122	169	272	3	14	628	61	108	176	215	1	8	569	5,122	3,395	10,667	3,626	300	2,546	25,657
MI	627	1,012	1,867	2,545	9	8	6,068	748	654	2,018	2,767	15	12	6,214	42,482	36,452	90,500	32,010	6,387	30,458	238,289
MN	332	759	1,152	1,600	4	12	3,859	371	461	1,359	1,673	5	20	3,889	18,792	17,954	48,101	22,397	1,030	11,662	119,937
MO	316	616	923	1,321	10	13	3,199	306	382	912	1,353	7	11	2,971	23,203	15,512	38,094	16,634	1,475	7,088	102,006
MS	141	196	400	513	7	4	1,261	184	99	394	555	3	2	1,237	9,824	5,514	15,432	6,586	608	1,623	39,587
MT	30	72	156	221	-	-	479	48	53	151	199	2	1	454	2,758	2,694	5,004	2,907	110	917	14,390
NC	397	944	1,409	1,817	15	1	4,583	529	946	1,584	2,074	18	1	5,152	36,381	36,690	74,430	32,536	1,812	8,997	190,846
ND	22	53	91	104	-	1	271	28	28	82	94	-	7	239	826	1,292	1,463	1,729	64	179	5,553
NE	96	193	278	329	1	2	899	96	128	287	434	5	5	955	4,622	3,628	7,843	4,967	355	1,023	22,438
NH	63	111	268	365	-	-	807	73	79	267	271	1	1	692	5,899	4,509	13,487	4,642	273	2,463	31,274
NJ	330	803	2,149	2,710	30	52	6,074	430	594	1,970	2,382	17	30	5,423	32,000	51,104	121,596	55,560	1,713	24,876	286,848
NM	112	187	296	382	7	1	985	134	119	310	289	4	1	857	6,617	5,983	14,010	5,997	304	3,240	36,151
NV	174	453	660	1,073	7	2	2,369	239	381	798	972	7	6	2,403	7,947	20,202	45,837	18,949	650	34,044	127,630
NY	480	1,130	3,072	3,721	55	70	8,528	610	646	3,113	3,025	52	70	7,516	41,898	69,780	144,571	76,979	2,390	15,951	351,570
OH	560	996	1,898	2,113	41	26	5,634	653	685	2,097	2,552	25	13	6,025	40,853	27,644	87,210	30,590	4,049	16,076	206,423
OK	157	330	579	778	8	5	1,857	205	217	542	651	5	2	1,622	10,852	8,013	15,148	8,671	628	1,898	45,210
OR	155	463	737	1,178	2	2	2,537	204	331	881	937	3	5	2,361	10,055	16,625	31,907	16,856	493	10,681	86,617
PA	484	914	2,312	2,633	28	31	6,402	654	662	2,387	2,580	25	21	6,329	44,984	38,374	94,023	40,775	2,309	11,545	232,010
RI	49	136	182	259	2	2	630	58	61	223	273	1	-	616	4,089	3,696	12,600	3,554	249	2,894	27,082
SC	201	485	862	1,127	10	6	2,691	280	493	1,031	1,284	10	3	3,101	18,717	17,395	41,736	16,704	1,145	7,667	103,364
SD	24	38	95	124	-	1	282	28	34	111	139	3	1	316	1,422	1,397	2,343	1,479	98	275	7,014
TN	274	509	859	1,371	8	3	3,024	361	406	1,033	1,365	5	5	3,175	21,116	17,047	34,436	17,941	1,129	4,161	95,830
TX	1,308	3,309	4,953	7,983	24	16	17,593	1,951	4,188	6,211	9,753	32	63	22,198	79,806	109,045	124,790	113,343	3,977	8,433	439,394
UT	156	518	615	1,325	5	2	2,621	211	408	867	1,211	-	9	2,706	10,317	11,395	24,559	12,741	404	8,005	67,421
VA	329	939	1,334	1,713	7	5	4,327	402	384	1,415	1,606	14	4	3,825	25,878	29,603	63,383	31,033	1,200	14,294	165,390
VT	46	65	101	138	-	3	353	55	24	86	118	-	2	285	2,600	1,982	4,324	1,931	135	502	11,476
WA	274	734	1,148	1,884	4	13	4,057	442	676	1,452	1,704	5	26	4,305	19,937	27,417	57,366	27,380	901	19,009	152,009
WI	219	362	828	878	11	8	2,306	286	264	899	983	14	7	2,453	16,676	11,710	36,457	14,223	926	6,920	86,912
WV	80	88	183	225	3	7	586	87	68	189	246	4	-	594	5,238	2,672	7,513	2,810	245	945	19,423
WY	24	47	95	101	-	1	268	35	41	89	90	-	-	255	1,521	1,341	2,371	1,593	61	388	7,275
Other ³	42	122	276	421	101	10	972	38	57	166	225	662	9	1,157	4,967	21,621	25,753	11,981	3,180	861	68,363
Total	13,977	36,022	57,041	84,358	628	614	192,640	18,379	25,551	64,741	82,199	1,184	651	192,705	1,011,996	1,255,937	2,744,175	1,238,248	65,598	700,006	7,015,960

¹ 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.

² Consists of HomeSaver Advance (Fannie Mae), Payment Deferrals and Charge-offs-in-lieu.

³ 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, 2024

State	2023							2024							Conservatorship to Date ¹						
	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other ²	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other ²	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other ²	Short Sales & Deeds-in-lieu	Total
AK	7	38	54	57	1	4	161	6	6	43	36	-	2	93	1,256	1,188	1,333	1,243	45	184	5,249
AL	106	184	504	549	7	1	1,351	114	103	453	592	4	8	1,274	16,947	7,158	21,308	7,608	1,070	2,325	56,416
AR	66	116	197	287	3	-	669	76	90	237	291	-	-	694	6,537	3,260	8,306	3,700	443	1,395	23,641
AZ	229	708	791	1,323	9	5	3,065	306	326	1,240	1,578	3	14	3,467	15,694	17,421	53,927	18,152	1,336	27,735	134,265
CA	636	2,138	3,476	6,487	35	21	12,793	1,028	1,303	4,416	5,633	27	38	12,445	57,981	108,084	212,069	98,219	3,142	63,042	542,537
CO	107	379	792	999	5	8	2,290	169	279	725	966	4	14	2,157	12,319	15,141	23,010	15,493	692	4,930	71,585
CT	101	178	466	472	2	7	1,226	111	99	465	523	4	5	1,207	10,007	9,034	27,812	10,702	568	4,851	62,974
DC	13	39	110	128	1	5	296	17	43	137	116	26	7	346	1,778	1,710	4,470	2,191	143	479	10,771
DE	27	69	133	164	-	3	396	43	43	151	146	1	5	389	3,120	2,375	7,762	2,467	192	1,594	17,510
FL	608	3,038	2,961	5,715	29	20	12,371	757	1,711	3,783	4,699	26	31	11,007	51,520	82,797	217,464	71,720	4,364	94,101	521,966
GA	241	581	1,263	1,797	7	3	3,892	381	558	1,476	1,835	6	10	4,266	29,448	25,377	73,375	27,816	2,244	10,788	169,048
HI	11	168	149	179	3	-	510	17	95	155	194	4	3	468	2,840	4,154	6,620	3,654	94	1,526	18,888
IA	135	127	315	276	3	3	859	142	102	310	398	1	8	961	7,956	3,261	10,888	3,693	599	1,648	28,045
ID	73	91	139	297	2	-	602	102	78	243	312	1	6	742	4,317	3,102	7,910	3,292	260	3,723	22,604
IL	502	946	1,770	1,984	19	72	5,293	553	516	1,924	2,187	10	41	5,231	32,178	26,142	97,278	30,252	2,052	27,793	215,695
IN	193	321	659	820	2	6	2,001	270	180	709	953	7	6	2,125	21,810	8,355	28,821	9,391	1,449	4,670	74,496
KS	59	108	223	288	2	1	681	78	63	231	334	2	1	709	6,761	2,999	8,126	3,858	428	1,501	23,673
KY	76	133	359	382	3	2	955	96	99	342	358	2	5	902	9,789	4,159	11,728	4,429	473	1,897	32,475
LA	156	241	699	741	1	13	1,851	166	155	731	974	4	17	2,047	15,272	12,953	22,090	11,833	1,109	1,724	64,981
MA	102	241	688	1,017	13	7	2,068	177	173	788	898	5	2	2,043	16,172	12,890	43,566	15,562	1,168	6,988	96,346
MD	174	333	937	1,159	5	28	2,636	247	252	1,062	1,085	4	15	2,665	19,323	16,291	56,947	18,792	1,273	11,748	124,374
ME	21	52	112	177	1	12	375	29	72	112	99	1	7	320	3,886	1,847	7,108	2,037	267	1,768	16,913
MI	358	442	1,054	1,321	5	4	3,184	438	303	1,155	1,575	11	9	3,491	32,557	20,302	57,441	18,059	2,932	19,634	150,925
MN	192	377	690	891	2	7	2,159	203	249	833	1,011	2	16	2,314	13,418	9,819	28,559	13,229	970	6,876	72,871
MO	134	269	507	682	7	11	1,610	154	175	508	773	3	9	1,622	17,340	8,295	24,299	9,565	1,214	4,566	65,279
MS	104	119	271	317	6	4	821	131	60	272	379	2	1	845	8,246	3,576	11,587	4,444	540	1,275	29,668
MT	16	35	96	136	-	-	283	28	28	98	116	2	-	272	2,120	1,622	3,329	1,810	106	630	9,617
NC	204	528	860	1,050	12	-	2,654	321	520	965	1,277	8	-	3,091	27,086	20,876	48,046	19,609	1,617	5,881	123,115
ND	10	25	52	62	-	1	150	14	10	49	61	-	4	138	591	632	920	920	51	120	3,234
NE	63	115	186	203	-	2	569	55	74	185	278	2	4	598	3,627	2,256	5,607	3,411	324	719	15,944
NH	29	39	156	201	-	-	425	32	48	142	162	-	1	385	4,376	2,502	8,595	2,712	255	1,574	20,014
NJ	158	433	1,379	1,538	21	35	3,564	238	292	1,230	1,405	14	21	3,200	24,489	30,712	82,698	33,921	1,471	16,616	189,907
NM	88	100	205	250	4	1	648	96	77	209	193	3	1	579	5,113	3,736	9,359	3,875	271	2,157	24,511
NV	107	252	477	708	6	2	1,552	153	221	531	628	5	4	1,542	6,136	12,588	29,402	12,548	578	20,651	81,903
NY	224	610	1,948	2,100	34	36	4,952	329	330	1,949	1,739	36	47	4,430	31,904	41,177	97,664	45,883	1,915	10,289	228,832
OH	312	528	1,074	1,145	22	20	3,101	337	369	1,240	1,457	14	12	3,429	30,498	15,145	56,155	17,441	2,347	11,042	132,628
OK	87	171	353	497	5	4	1,117	110	104	318	401	3	2	938	8,470	4,571	10,155	5,236	551	1,346	30,329
OR	82	206	449	645	1	1	1,384	99	168	541	557	2	4	1,371	7,570	9,719	20,451	9,697	443	6,526	54,406
PA	271	470	1,416	1,483	16	23	3,679	340	306	1,470	1,539	17	16	3,688	33,894	23,160	63,109	25,032	1,938	7,765	154,898
RI	30	92	107	172	2	2	405	33	38	146	166	1	-	384	2,961	2,057	8,231	2,186	218	1,878	17,531
SC	93	234	527	648	5	6	1,513	158	250	681	765	7	3	1,864	13,721	9,780	27,748	10,162	1,032	5,192	67,635
SD	11	17	60	78	-	-	166	18	21	62	95	1	-	197	1,055	862	1,585	979	88	217	4,786
TN	153	253	530	794	5	2	1,737	188	205	635	763	3	3	1,797	16,414	9,925	23,020	10,886	946	2,899	64,090
TX	737	1,748	3,227	4,736	16	13	10,477	1,145	2,449	3,980	6,089	25	52	13,740	62,146	66,462	84,636	69,707	3,714	5,797	292,462
UT	79	211	351	727	4	1	1,373	129	180	504	678	-	7	1,498	7,794	6,193	15,161	7,518	376	4,732	41,774
VA	179	465	809	945	6	3	2,407	229	198	826	941	10	4	2,208	19,064	16,985	41,012	18,693	1,118	9,158	106,030
VT	11	27	64	105	-	3	210	34	11	52	79	-	2	178	1,862	988	2,798	1,047	113	328	7,138
WA	149	374	719	1,125	1	11	2,379	263	369	903	1,043	2	16	2,596	14,995	16,292	37,434	16,811	802	11,986	98,319
WI	136	197	519	532	8	5	1,397	178	149	591	622	6	7	1,553	12,867	6,843	23,383	9,039	822	4,527	57,481
WV	52	51	106	124	2	3	338	53	35	125	134	3	-	350	3,930	1,419	4,518	1,581	210	598	12,255
WY	12	22	57	57	-	1	149	23	21	54	58	-	-	156	1,236	804	1,648	1,027	59	284	5,058
Other ³	30	70	171	249	98	8	626	25	33	118	164	659	4	1,003	3,751	13,354	17,936	9,095	3,146	697	47,979
Total	7,754	18,709	35,217	48,819	441	430	111,370	10,439	13,639	40,105	49,355	983	494	115,015	766,142	732,350	1,798,404	752,227	53,578	442,370	4,545,071

¹ 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.

² Consists of HomeSaver Advance (Fannie Mae), Payment Deferrals and Charge-offs-in-lieu.

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



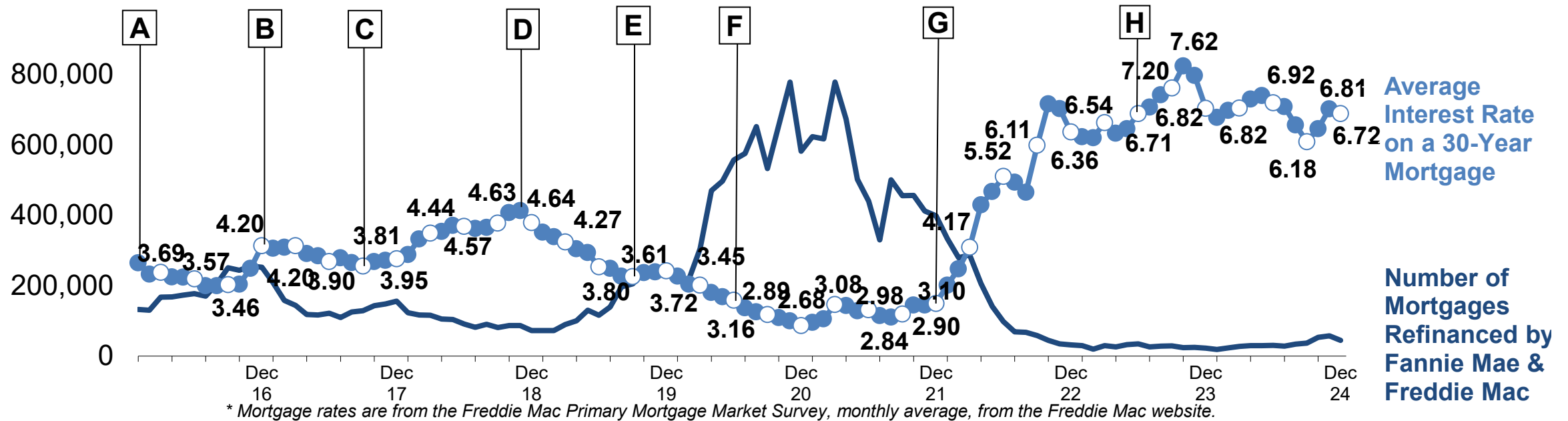
Freddie Mac Foreclosure Prevention Actions by State - December 31, 2024

State	2023							2024							Conservatorship to Date ¹						
	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other ²	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other ²	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other ²	Short Sales & Deeds-in-lieu	Total
AK	11	21	44	40	-	-	116	10	15	37	28	1	-	91	265	901	809	848	5	76	2,904
AL	72	180	280	355	2	-	889	118	78	324	333	3	-	856	4,356	4,522	9,338	4,334	145	807	23,502
AR	55	132	156	196	-	1	540	68	72	135	206	1	2	484	1,775	2,338	4,016	2,446	45	654	11,274
AZ	168	606	513	1,036	5	1	2,329	237	265	804	1,144	-	3	2,453	5,410	12,492	29,839	11,116	82	19,060	77,999
CA	536	2,225	2,166	4,286	9	5	9,227	760	1,127	2,470	3,544	13	6	7,920	18,401	71,351	118,934	62,449	229	44,786	316,150
CO	93	402	454	693	3	-	1,645	141	263	517	652	1	5	1,579	3,374	9,633	12,525	10,053	40	2,862	38,487
CT	71	154	289	455	3	7	979	102	108	310	400	1	7	928	2,962	6,301	12,821	7,007	55	2,330	31,476
DC	19	43	72	100	1	3	238	21	22	80	72	15	1	211	503	1,344	2,160	1,368	30	280	5,685
DE	23	61	83	117	-	3	287	35	31	86	109	1	1	263	1,071	1,430	3,816	1,474	27	703	8,520
FL	363	2,214	1,647	3,927	16	8	8,175	486	1,555	2,141	2,984	16	6	7,188	15,159	60,183	106,978	42,489	749	52,506	278,063
GA	210	592	770	1,336	5	1	2,914	277	517	962	1,238	3	1	2,998	11,598	19,967	40,221	17,807	389	6,653	96,636
HI	15	102	69	81	2	-	269	17	74	66	132	2	-	291	652	2,705	3,174	2,059	18	929	9,537
IA	73	95	173	220	1	-	562	100	90	169	230	2	3	594	2,338	2,205	5,315	2,214	92	707	12,871
ID	56	86	116	195	-	-	453	66	53	154	197	1	1	472	1,515	2,506	4,413	1,984	17	2,067	12,502
IL	310	809	1,191	1,580	12	38	3,940	365	407	1,177	1,498	9	13	3,469	12,020	24,478	56,825	23,038	569	16,022	132,952
IN	233	331	538	742	4	-	1,848	288	227	531	761	11	3	1,821	8,098	7,276	16,484	7,535	799	2,333	42,525
KS	59	107	187	225	3	-	581	78	58	174	239	2	2	553	2,595	2,657	4,753	2,859	66	682	13,612
KY	87	158	265	341	1	1	853	119	118	272	311	6	1	827	3,612	3,785	7,758	4,066	156	987	20,364
LA	97	184	343	485	1	3	1,113	118	138	426	536	4	7	1,229	4,011	7,197	9,302	7,410	106	747	28,773
MA	101	275	448	771	1	1	1,597	148	179	513	711	3	1	1,555	5,058	10,066	22,570	10,421	88	3,825	52,029
MD	153	362	605	832	5	12	1,969	162	203	672	746	3	5	1,791	6,801	13,060	30,355	12,080	147	6,727	69,171
ME	27	70	57	95	2	2	253	32	36	64	116	-	1	249	1,236	1,548	3,559	1,589	33	778	8,744
MI	269	570	813	1,224	4	4	2,884	310	351	863	1,192	4	3	2,723	9,925	16,150	33,059	13,951	3,455	10,824	87,364
MN	140	382	462	709	2	5	1,700	168	212	526	662	3	4	1,575	5,374	8,135	19,542	9,168	60	4,786	47,066
MO	182	347	416	639	3	2	1,589	152	207	404	580	4	2	1,349	5,863	7,217	13,795	7,069	261	2,522	36,727
MS	37	77	129	196	1	-	440	53	39	122	176	1	1	392	1,578	1,938	3,845	2,142	68	348	9,919
MT	14	37	60	85	-	-	196	20	25	53	83	-	1	182	638	1,072	1,675	1,097	4	287	4,773
NC	193	416	549	767	3	1	1,929	208	426	619	797	10	1	2,061	9,295	15,814	26,384	12,927	195	3,116	67,731
ND	12	28	39	42	-	-	121	14	18	33	33	-	3	101	235	660	543	809	13	59	2,319
NE	33	78	92	126	1	-	330	41	54	102	156	3	1	357	995	1,372	2,236	1,556	31	304	6,494
NH	34	72	112	164	-	-	382	41	31	125	109	1	-	307	1,523	2,007	4,892	1,930	18	889	11,260
NJ	172	370	770	1,172	9	17	2,510	192	302	740	977	3	9	2,223	7,511	20,392	38,898	21,639	242	8,260	96,941
NM	24	87	91	132	3	-	337	38	42	101	96	1	-	278	1,504	2,247	4,651	2,122	33	1,083	11,640
NV	67	201	183	365	1	-	817	86	160	267	344	2	2	861	1,811	7,614	16,435	6,401	72	13,393	45,727
NY	256	520	1,124	1,621	21	34	3,576	281	316	1,164	1,286	16	23	3,086	9,994	28,603	46,907	31,096	475	5,662	122,738
OH	248	468	824	968	19	6	2,533	316	316	857	1,095	11	1	2,596	10,355	12,499	31,055	13,149	1,702	5,034	73,795
OK	70	159	226	281	3	1	740	95	113	224	250	2	-	684	2,382	3,442	4,993	3,435	77	552	14,881
OR	73	257	288	533	1	1	1,153	105	163	340	380	1	1	990	2,485	6,906	11,456	7,159	50	4,155	32,211
PA	213	444	896	1,150	12	8	2,723	314	356	917	1,041	8	5	2,641	11,090	15,214	30,914	15,743	371	3,780	77,112
RI	19	44	75	87	-	-	225	25	23	77	107	-	-	232	1,128	1,639	4,369	1,368	31	1,016	9,551
SC	108	251	335	479	5	-	1,178	122	243	350	519	3	-	1,237	4,996	7,615	13,988	6,542	113	2,475	35,729
SD	13	21	35	46	-	1	116	10	13	49	44	2	1	119	367	535	758	500	10	58	2,228
TN	121	256	329	577	3	1	1,287	173	201	398	602	2	2	1,378	4,702	7,122	11,416	7,055	183	1,262	31,740
TX	571	1,561	1,726	3,247	8	3	7,116	806	1,739	2,231	3,664	7	11	8,458	17,660	42,583	40,154	43,636	263	2,636	146,932
UT	77	307	264	598	1	1	1,248	82	228	363	533	-	2	1,208	2,523	5,202	9,398	5,223	28	3,273	25,647
VA	150	474	525	768	1	2	1,920	173	186	589	665	4	-	1,617	6,814	12,618	22,371	12,340	82	5,136	59,360
VT	35	38	37	33	-	-	143	21	13	34	39	-	-	107	738	994	1,526	884	22	174	4,338
WA	125	360	429	759	3	2	1,678	179	307	549	661	3	10	1,709	4,942	11,125	19,932	10,569	99	7,023	53,690
WI	83	165	309	346	3	3	909	108	115	308	361	8	-	900	3,809	4,867	13,074	5,184	104	2,393	29,431
WV	28	37	77	101	1	4	248	34	33	64	112	1	-	244	1,308	1,253	2,995	1,229	35	347	7,168
WY	12	25	38	44	-	-	119	12	20	35	32	-	-	99	285	537	723	566	2	104	2,217
Other ³	12	52	105	172	3	2	346	13	24	48	61	3	5	154	1,216	8,267	7,817	2,886	34	164	20,384
Total	6,223	17,313	21,824	35,539	187	184	81,270	7,940	11,912	24,636	32,844	201	157	77,690	245,854	523,587	945,771	486,021	12,020	257,636	2,470,889

¹ Since the first full quarter in conservatorship (4Q08). The state level data for repayment plans and forbearance plans are not available for 1Q08 and 2009.² Consists of Payment Deferrals and Charge-offs-in-lieu.³ Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.

Total refinance volume increased in the fourth quarter of 2024 as monthly mortgage rates at the end of the third quarter dipped to levels last observed in the third quarter of 2022. The average interest rate on a 30-year fixed rate increased from 6.18 percent at the end of the third quarter to 6.72 percent at the end of the fourth quarter.

Mortgage Rates vs Refinance Volume



Source: FHFA (Fannie Mae and Freddie Mac)

A - 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.

B - 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.

C - Mortgage rates trended downward in 2017, as the Federal Reserve enacted a steady path to normalize its benchmark rate: The target Federal Funds

rate was raised to 1% on March 16, 1.25% on June 15, and 1.5% on December 14.

D - Mortgage rates peaked in 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 growth of the US economy in 2018.

E - Mortgage rates trended downward in 2019 amid the growing effects of a China-US trade war on international trade slowing economic expansion.

F - Mortgage rates continued to fall in 2020, as the target Federal Funds rate was cut to near zero levels in response to reduced economic activity driven by the COVID-19 pandemic.

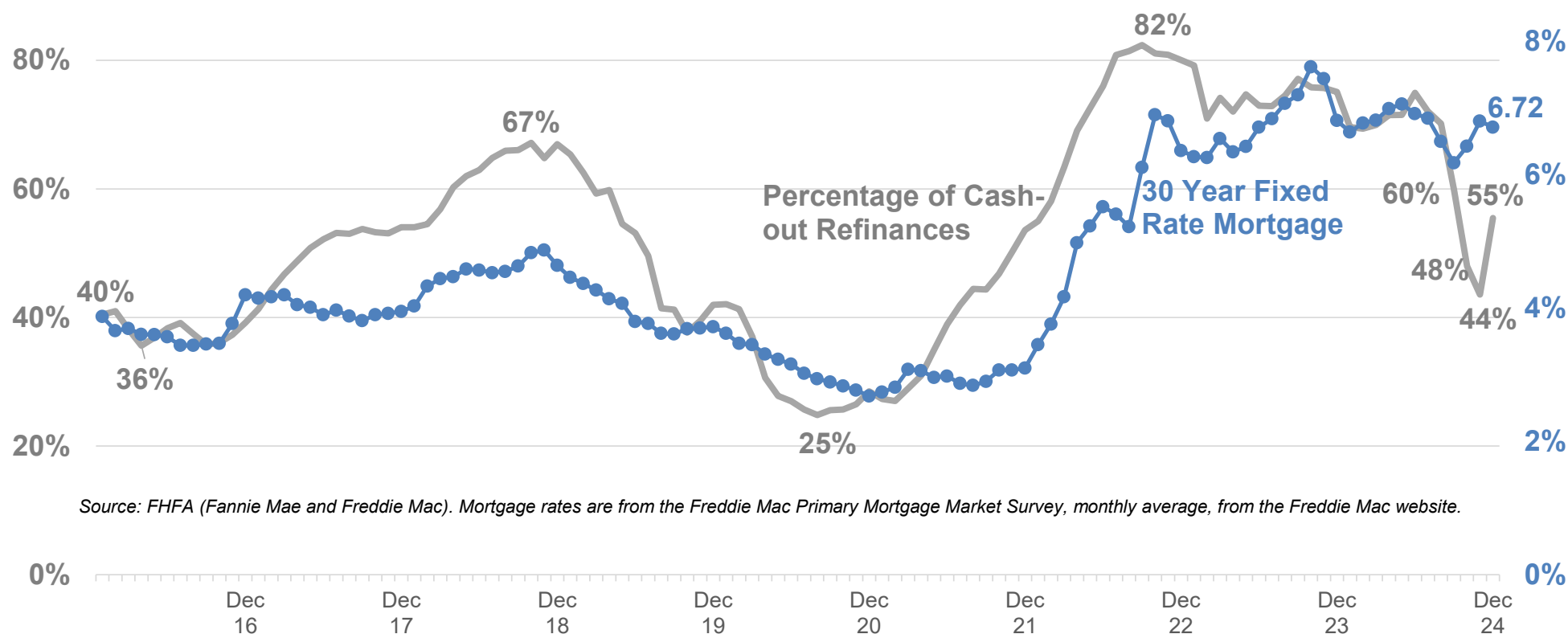
G - Mortgage rates rose above 3 percent in the third quarter amid concerns of inflation.

H - Mortgage rates continued to rise as the Federal Reserve completed a series of increases to the target Federal Funds rate in response to persistent signs of inflation.



The percentage of cash-out refinances decreased from 60 percent in the third quarter to 55 percent in the fourth quarter after rising as high as 82 percent over the last three years. In October and November, the percentage of cash-out refinances decreased to 48 percent and 44 percent, respectively, as non-cash-out borrowers took advantage of a decrease in rates over the previous months.

Percentage of Cash-out Refinances vs Mortgage Rates

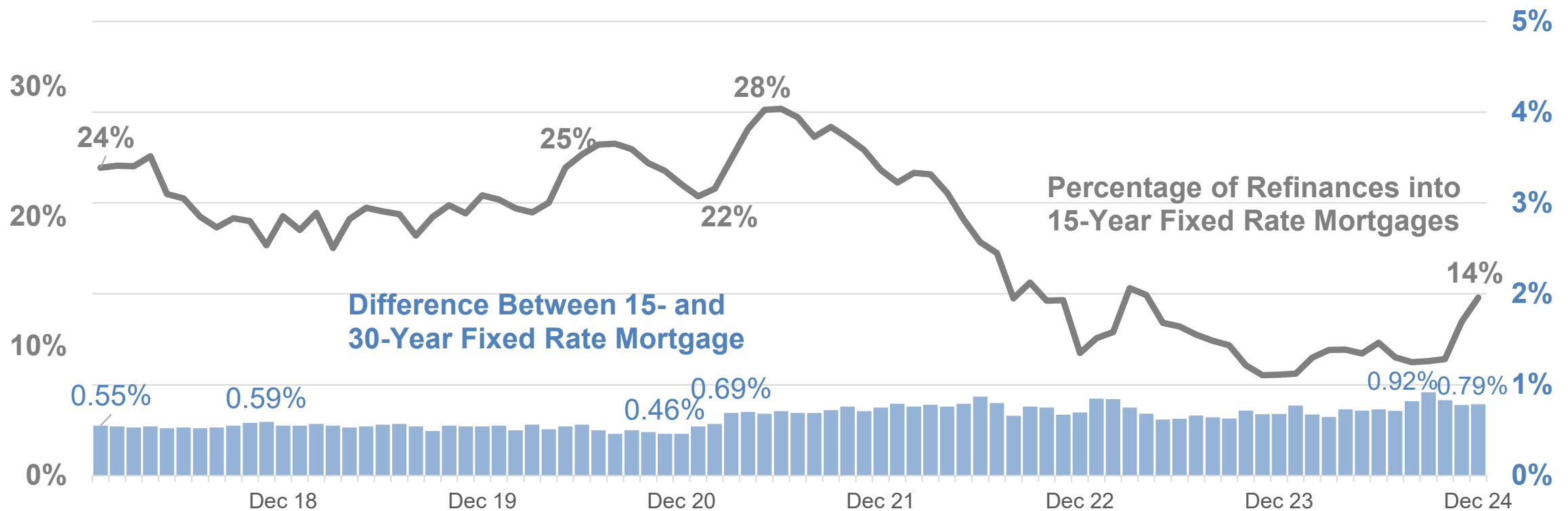


Source: FHFA (Fannie Mae and Freddie Mac). Mortgage rates are from the Freddie Mac Primary Mortgage Market Survey, monthly average, from the Freddie Mac website.



The percentage of borrowers refinancing into shorter term 15-year mortgages increased to 14 percent in December. The average interest rate savings of a 15-year mortgage over a 30-year mortgage has increased over past months, rising as high as 0.92% in September.

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.



Appendix: Data Tables

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

	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	4Q24
Total Refinances													
Fannie Mae	668,524	487,382	239,881	98,853	59,826	45,046	53,832	44,686	35,118	36,197	45,597	49,631	72,993
Freddie Mac	597,518	412,136	204,969	95,336	51,425	33,399	40,120	38,836	36,260	33,680	43,974	49,154	82,082
Total	1,266,042	899,518	444,850	194,189	111,251	78,445	93,952	83,522	71,378	69,877	89,571	98,785	155,075
Fannie Mae													
FRM 30 (incl FRM 25 & 40)	415,374	317,224	171,163	78,274	48,693	36,725	44,002	37,426	29,915	30,213	37,273	40,238	58,118
FRM 20	66,714	44,067	13,701	4,172	2,819	2,410	2,929	2,301	2,077	2,565	3,274	4,702	6,656
FRM 15	182,903	122,905	53,140	14,990	7,409	5,495	6,603	4,757	2,957	3,162	4,612	4,328	8,130
All Other	3,533	3,186	1,877	1,417	905	416	298	202	169	257	438	363	89
Freddie Mac													
FRM 30 (incl FRM 25 & 40)	401,886	283,995	149,937	74,346	41,808	27,527	32,609	32,790	31,774	29,039	37,456	41,973	66,925
FRM 20	48,355	34,367	13,119	3,637	2,022	1,195	1,951	1,593	1,369	1,043	1,624	1,942	4,334
FRM 15	132,975	84,128	37,189	14,656	6,315	4,032	4,922	3,942	2,763	3,126	4,152	4,441	9,568
All Other	14,302	9,646	4,724	2,697	1,280	645	638	511	354	472	742	798	1,255

Notes:

Total Refinances

- Freddie Mac Total Refinances include Long Term Standby (LTSB).



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.