PREPAYMENT MONITORING REPORT

First Quarter 2025

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Introduction

Fannie Mae and Freddie Mac began issuing the Uniform Mortgage-Backed Securities (UMBS) on June 3, 2019.

This quarterly report provides market participants additional transparency into a sample of the data FHFA receives and reviews on a monthly basis. The report focuses on alignment of prepayment rates, which continues to be important to the efficiency and liquidity of the secondary mortgage market.

This report provides insight into how FHFA monitors the consistency of prepayment rates across cohorts of the Enterprises' TBA-eligible MBS,[1] where a cohort consists of those Enterprise TBA-eligible securities with the same coupon, maturity, and loan-origination year and total combined issuance across the Enterprises exceeds $10 billion. A prepayment on a mortgage loan is the amount of principal paid in advance of the loan's scheduled payments.

Full prepayment occurs when a borrower pays off the loan ahead of the scheduled maturity.

Background on UMBS:

Issuance of UMBS through the Enterprises' jointly developed Common Securitization Platform (CSS), fulfilled important elements of FHFA's *2014 Strategic Plan for the Conservatorships of Fannie Mae and Freddie Mac*. Forward trading of UMBS began in the "To-Be-Announced" (TBA) market,[2] on March 12, 2019, with first settlements of the UMBS trades on June 3, 2019. UMBS is issued without regard to which Enterprise is the issuer, and effectively merged the formerly separate MBS markets. UMBS broadened and enhanced liquidity in the secondary market for residential mortgages and reduced costs to taxpayers.[3]

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[1] To avoid double counting, only first-level securitizations are included in the analysis. Second-level securitizations (Megas, Giants, and Supers) are excluded, with the exception of fastest quartile analyses and Table 2 (Quartile Report). For those exceptions, Freddie Mac multi-lender second-level securitizations traded as a single security are included and the related first-level securitizations are excluded to avoid double counting.

[2] The TBA market is a forward market for certain mortgage-backed securities, including those issued by the Enterprises.

[3] See *An Update on the Structure of the Single Security*, May 2015, p.4

Alignment Requirements

On March 5, 2019, FHFA published the *Uniform Mortgage-Backed Security Final Rule* (Final Rule). The Final Rule codified FHFA thresholds with respect to differences between the prepayment rates of corresponding cohorts of each Enterprise's TBA-eligible securities. The Final Rule uses three-month Conditional Prepayment Rates (CPRs) rather than one-month CPRs, and measures alignment both with respect to entire cohorts and the fastest paying quartile of each cohort. Generally, the Enterprises must report to FHFA differences between Fannie Mae and Freddie Mac prepayment rates when the divergence between three-month CPRs exceeds two percentage points for an entire cohort or five percentage points for the fastest paying quartile of a cohort. For a divergence in three-month CPRs in excess of three percentage points for an entire cohort or eight percentage points in the fastest paying quartile of a cohort, the Enterprises must provide a written report to FHFA on the causes of the divergence and submit a written remediation plan. In most instances, FHFA's UMBS Governance Committee reviews the reports and may recommend remedial actions.

Prepayment Performance Charts and Tables

FHFA uses the charts and data tables in this report to evaluate the alignment of loan attributes for newly issued Enterprise MBS and the prepayment performance of outstanding Enterprise MBS. These charts and tables have been abridged to improve readability by omitting coupons and years with lower volumes of outstanding securities. FHFA monitors similar information for both Enterprises, focusing primarily on coupons, maturities, and loan-origination years that have minimum combined outstanding principal balances in excess of $10 billion and whose origination-years are not more than six calendar years prior to the current calendar year. Footnotes to the relevant charts and tables indicate cohorts that are below the $10 billion threshold.

As mentioned previously, a prepayment on a mortgage loan is the amount of principal paid in advance of the loan's payment schedule. When a loan is prepaid, an MBS investor receives the payment as principal. If the investor paid a premium for the security, the prepayment reduces the investor's yield. Therefore, investors in premium securities look for MBS that are likely to prepay more slowly than other MBS.

For further descriptions of how FHFA uses this information, see *Update on the Single Security Initiative and Common Securitization Platform*, December 2017.

Prepayments between the Enterprises remain reasonably aligned quarter over quarter. FHFA continues to monitor any cohort level pooling divergences between the Enterprises and its potential impact on prepay speeds.

Charts

Charts 1 and 2 illustrate alignment of entire cohorts, using one-month CPR. FHFA uses the one-month CPR in these charts to assess the alignment at the cohort level for past origination cycles and the general trend of alignment across loan-origination years on a more granular basis than the three-month CPR would afford.

Chart 1 compares one-month CPR for both Enterprises TBA-eligible 30-year securities for the current year and the prior six years.

Chart 2 illustrates the comparison of pool loan-origination years for a given TBA-eligible MBS coupon. Chart 2 shows March 2025 one-month prepayment rates for entire cohorts each Enterprise's 30-year MBS for coupons with combined issuance volume outstanding in excess of $10 billion (1.5%, 2%, 2.5%, 3%, 3.5%, 4%, 4.5%, 5%, 5.5%, 6%, 6.5%, and 7%) and the six loan-origination years prior to the current calendar year.

Charts 3a through 3m illustrate alignment with respect to the fastest paying quartiles of each cohort. FHFA uses these charts to assess alignment with respect to the fastest paying quartiles of cohorts of the Enterprises' TBA-eligible MBS on a historical basis. Chart 3a illustrates alignment in one-month prepayment rates across the Enterprises for recent coupons with issuance greater than $10 billion. For each coupon in Chart 3a, the illustrated one-month prepayment rates are calculated across the fastest paying quartile at a given point in time. Charts 3b through 3m illustrate the degree of three-month prepayment rate alignment of the fastest paying quartile for each coupon-year cohort.

Chart 4 illustrates the spread between the weighted average loan rates (WACs) in mortgage pools to the coupon on the MBS backed by that pool for 30-year MBS issued by the Enterprises during the quarter. FHFA monitors this spread because differences in the spread between the Enterprises can lead to differences in prepayment rates as interest rates change. Securities with higher spreads are likely to experience faster prepayment rates as borrowers take advantage of opportunities to refinance due to their higher loan rates.
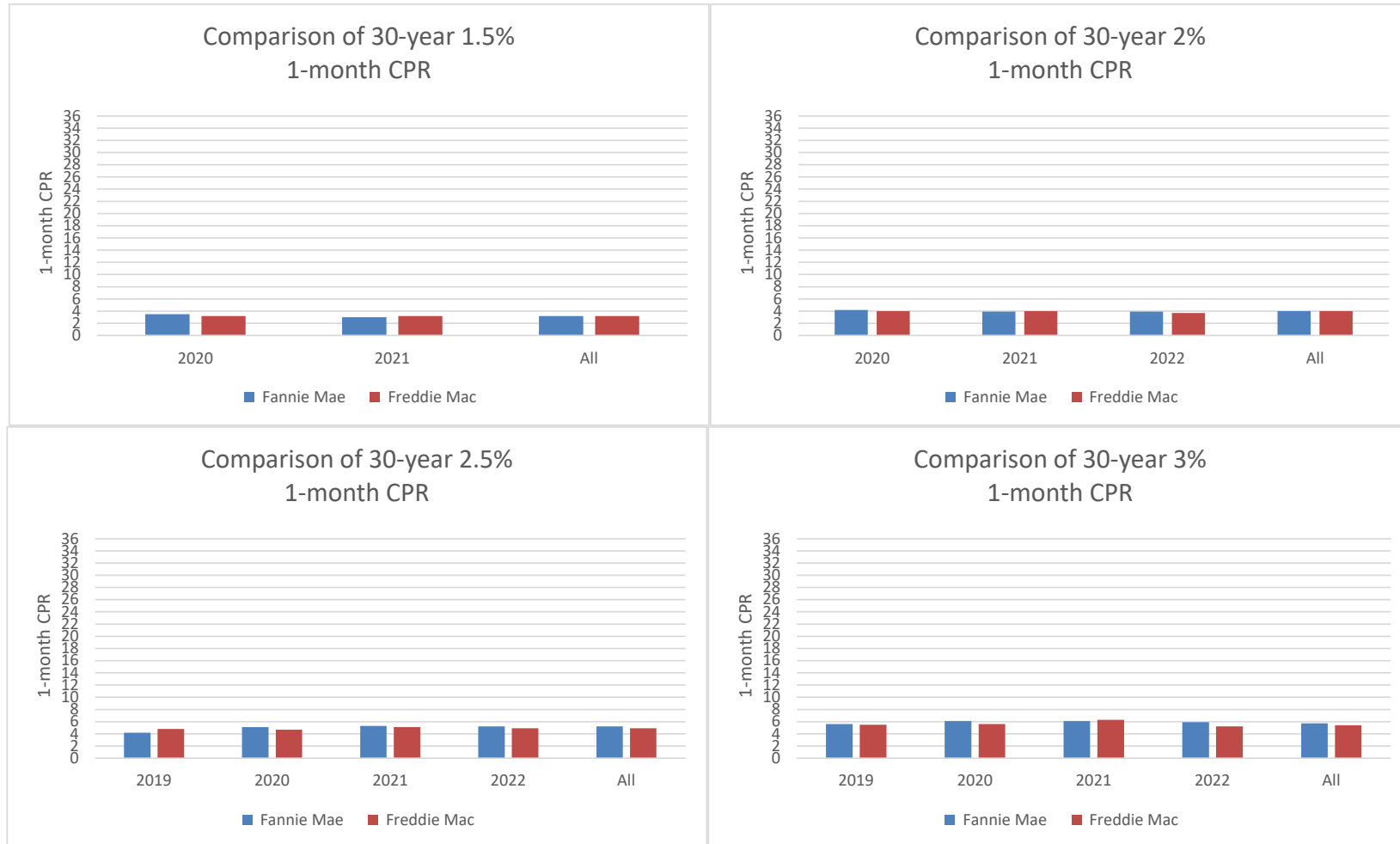
Chart 1: One-month CPR Comparison for 30-Year, for All TBA-Eligible MBS, All Coupons
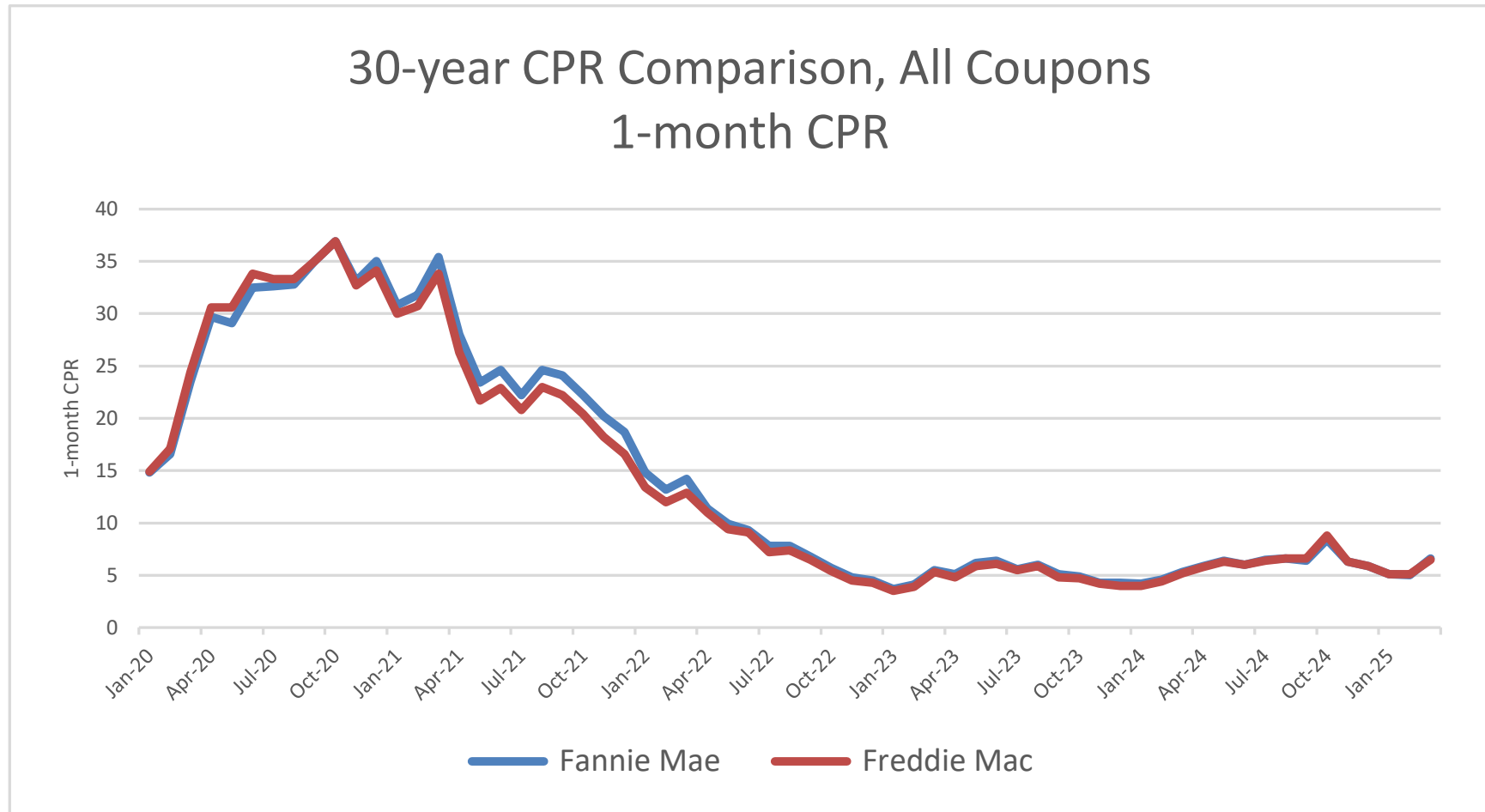
Source: RiskSpan calculations from data available publicly as of April 2025. Calculations exclude new issuance with no one-month CPR information.

Chart 2: March 2025 One-month CPR on All 30-year, TBA-eligible MBS by Coupon and Loan-Origination Year*

Comparison of 30-year 1.5%
1-month CPR

Comparison of 30-year 2%
1-month CPR

Comparison of 30-year 2.5%
1-month CPR

Comparison of 30-year 3%
1-month CPR

* The 1.5 percent coupon cohorts for 2019, 2022, 2023, and 2024; the 2 percent coupon cohorts for 2019, 2023, and 2024; the 2.5 percent coupon cohorts for 2023 and 2024; and the 3 percent coupon cohorts for 2023 and 2024, are omitted because each has a combined UPB below the $10 billion threshold.

Source: RiskSpan calculations from data available publicly as of April 2025. Calculations exclude new issuance with no one-month CPR information.

Chart 2: March 2025 One-month CPR on All 30-year, TBA-eligible MBS by Coupon and Loan-Origination Year*

Comparison of 30-year 3.5%
1-month CPR

Comparison of 30-year 4%
1-month CPR

Comparison of 30-year 4.5%
1-month CPR

Comparison of 30-year 5%
1-month CPR

* The 3.5 percent coupon cohorts for 2021, 2023, and 2024; the 4 percent coupon cohorts for 2020, 2021, 2023, and 2024; the 4.5 percent coupon cohorts for 2019, 2020, and 2021; and the 5 percent coupon cohorts for 2019, 2020, and 2021, are omitted because each has a combined UPB below the $10 billion threshold.

Source: RiskSpan calculations from data available publicly as of April 2025. Calculations exclude new issuance with no one-month CPR information.
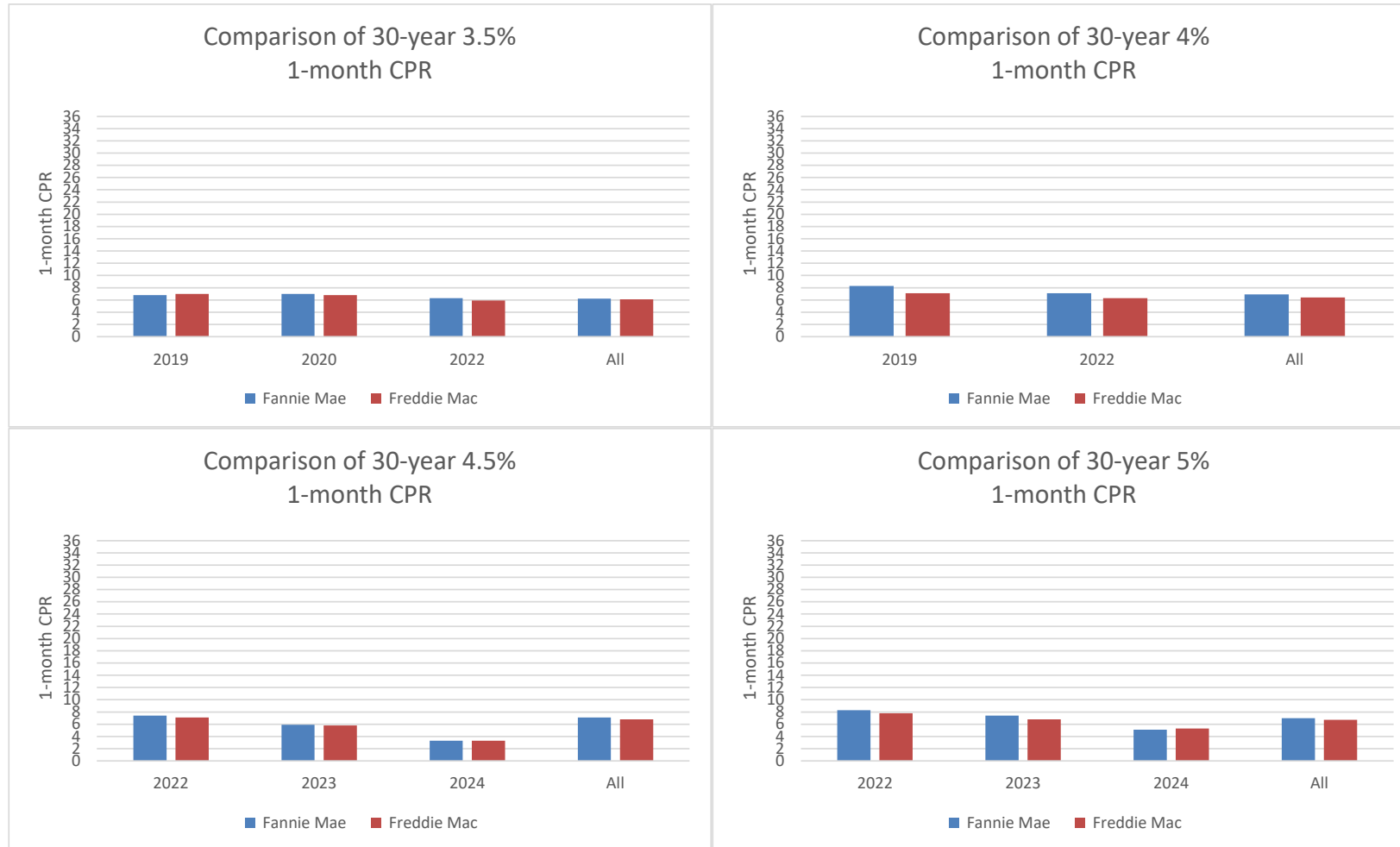
Chart 2: March 2025 One-month CPR on All 30-year, TBA-eligible MBS by Coupon and Loan-Origination Year*

* The 5.5 percent coupon cohorts for 2019, 2020, and 2021; the 6 percent coupon cohorts for 2019, 2020, and 2021; the 6.5 percent coupon cohorts for 2019, 2020, 2021, and 2022; and the 7 percent coupon cohorts for 2019, 2020, 2021, and 2022, are omitted because each has a combined UPB below the $10 billion threshold.

Source: RiskSpan calculations from data available publicly as of April 2025. Calculations exclude new issuance with no one-month CPR information.
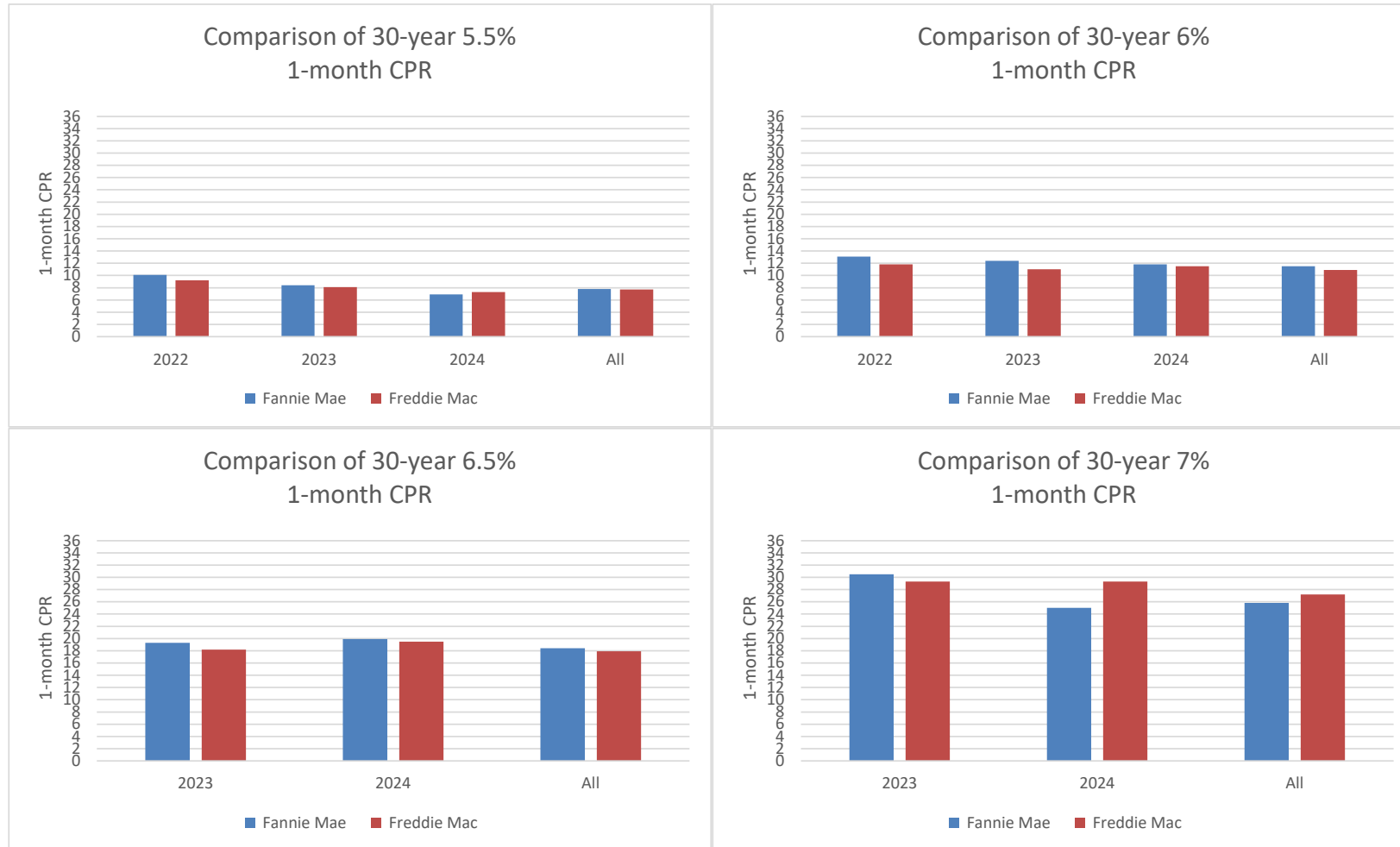
Chart 3a: One-month CPR on All 30-year, TBA-eligible MBS by Coupon*
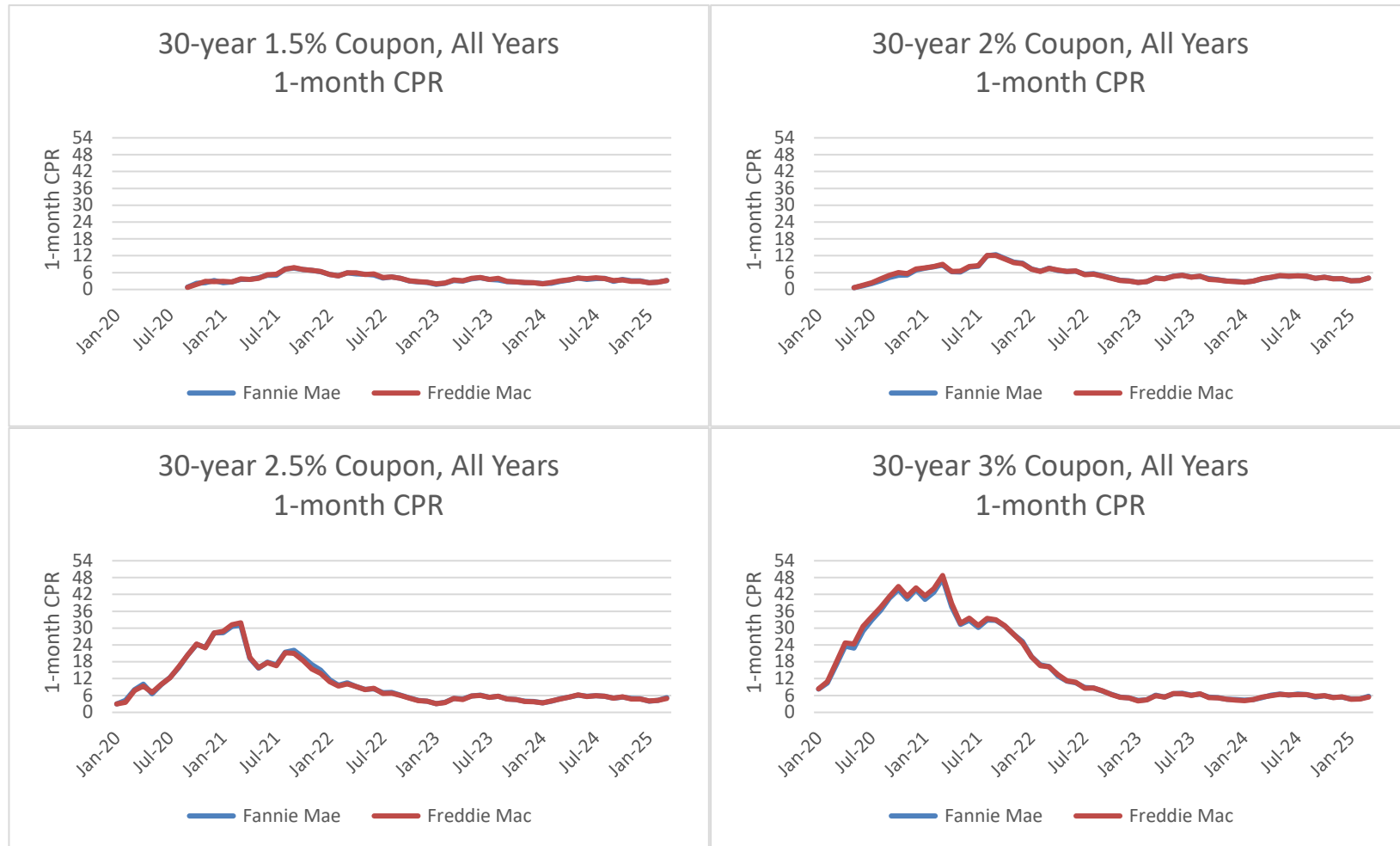
* CPR data was omitted for dates where the combined UPB of the coupon cohort was below the $10 billion threshold.

Source: RiskSpan calculations from data available publicly as of April 2025. Calculations exclude new issuance with no one-month CPR information.

Chart 3a: One-month CPR on All 30-year, TBA-eligible MBS by Coupon

Source: RiskSpan calculations from data available publicly as of April 2025. Calculations exclude new issuance with no one-month CPR information.

Chart 3a: One-month CPR on All 30-year, TBA-eligible MBS by Coupon

Source: RiskSpan calculations from data available publicly as of April 2025. Calculations exclude new issuance with no one-month CPR information.

Chart 3b: Three-month CPR on 30-year Fastest Paying Quartiles, 1.50 Percent Coupon TBA-eligible MBS by Loan-Origination Year*

30-year 1.5% Coupon, 2021
Fastest Quartile based on 3-month CPR

30-year 1.5% Coupon, 2020
Fastest Quartile based on 3-month CPR

* The 2019, 2022, 2023, and 2024 cohorts are omitted because each has a combined UPB below the $10 billion threshold.

Source: RiskSpan calculations from data available publicly as of April 2025. Calculations exclude new issuance with no three-month CPR information.

Chart 3c: Three-month CPR on 30-year Fastest Paying Quartiles, 2.00 Percent Coupon TBA-eligible MBS by Loan-Origination Year*

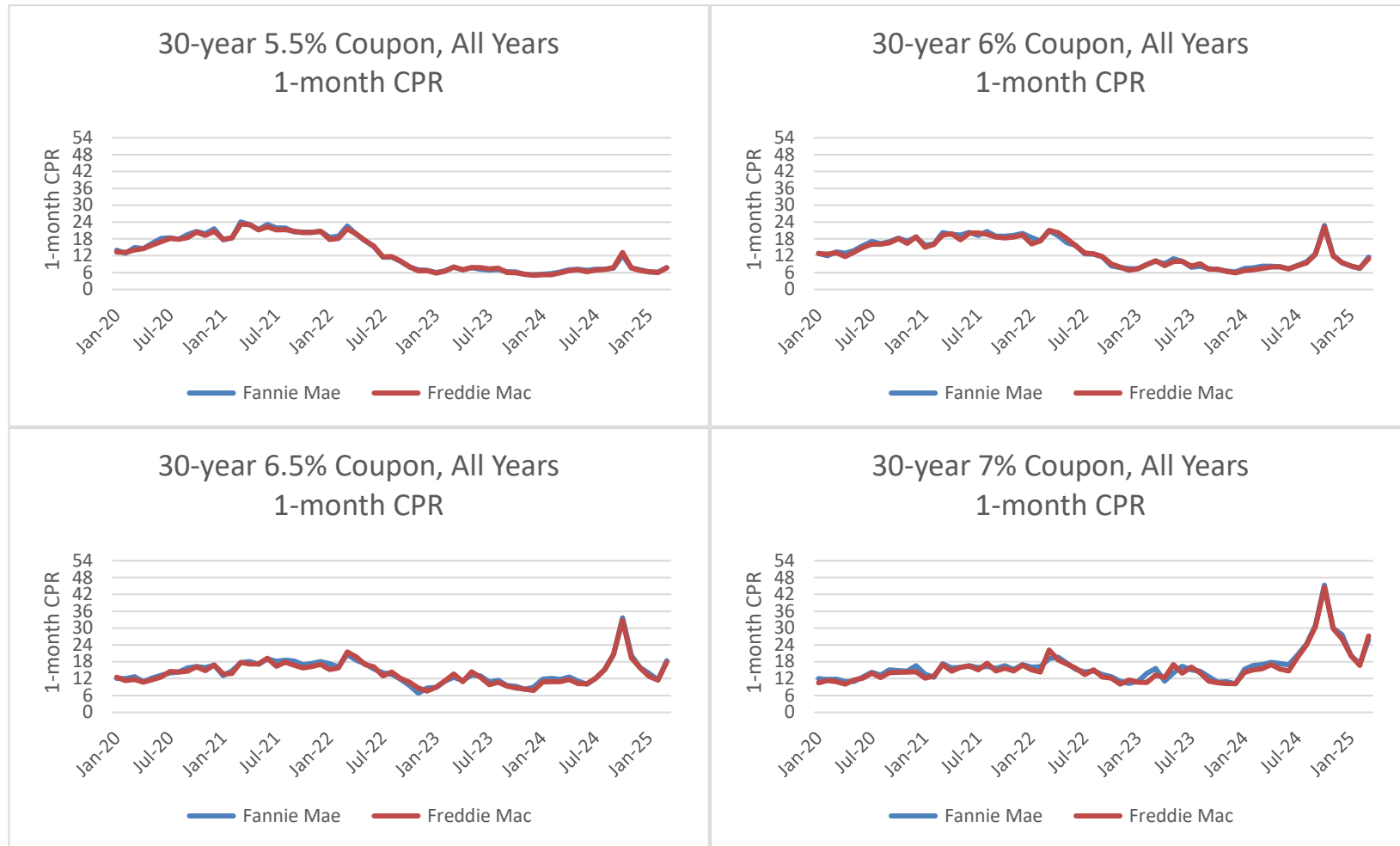* The 2019, 2023, and 2024 cohorts are omitted because each has a combined UPB below the $10 billion threshold.

Source: RiskSpan calculations from data available publicly as of April 2025. Calculations exclude new issuance with no three-month CPR information.

Chart 3d: Three-month CPR on 30-year Fastest Paying Quartiles, 2.50 Percent Coupon TBA-eligible MBS by Loan-Origination Year*

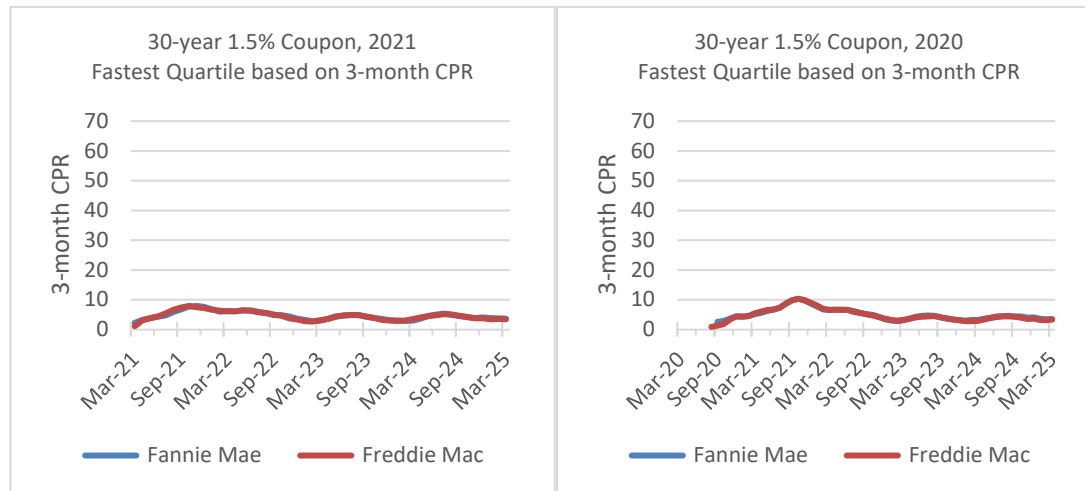* The 2023 and 2024 cohorts are omitted because each has a combined UPB below the $10 billion threshold.

Source: RiskSpan calculations from data available publicly as of April 2025. Calculations exclude new issuance with no three-month CPR information.

Chart 3e: Three-month CPR on 30-year Fastest Paying Quartiles, 3.00 Percent Coupon TBA-eligible MBS by Loan-Origination Year*

30-year 3% Coupon, 2022
Fastest Quartile based on 3-month CPR

30-year 3% Coupon, 2021
Fastest Quartile based on 3-month CPR

30-year 3% Coupon, 2020
Fastest Quartile based on 3-month CPR

30-year 3% Coupon, 2019
Fastest Quartile based on 3-month CPR

* The 2023 and 2024 cohorts are omitted because each has a combined UPB below the $10 billion threshold.

Source: RiskSpan calculations from data available publicly as of April 2025. Calculations exclude new issuance with no three-month CPR information.
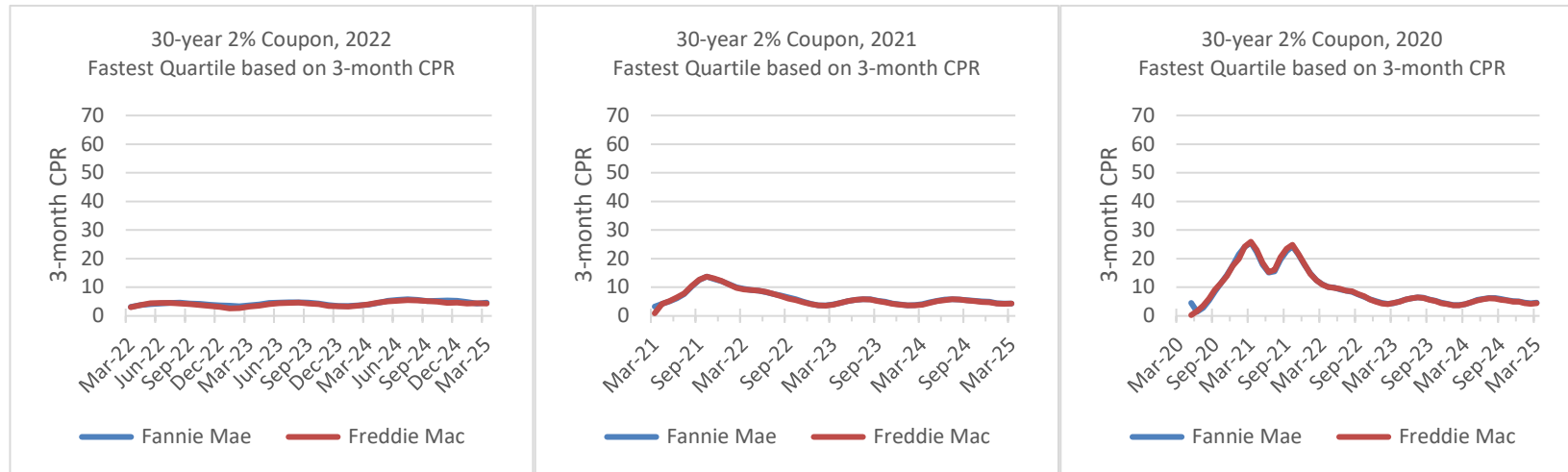
Chart 3f: Three-month CPR on 30-year Fastest Paying Quartiles, 3.50 Percent Coupon TBA-eligible MBS by Loan-Origination Year

* The 2021, 2023, and 2024 cohorts are omitted because it has a combined UPB below the $10 billion threshold.

Source: RiskSpan calculations from data available publicly as of April 2025. Calculations exclude new issuance with no three-month CPR information.

Chart 3g: Three-month CPR on 30-year Fastest Paying Quartiles, 4.00 Percent Coupon TBA-eligible MBS by Loan-Origination Year

30-year 4% Coupon, 2022
Fastest Quartile based on 3-month CPR

30-year 4% Coupon, 2019
Fastest Quartile based on 3-month CPR

* The 2020, 2021, 2023, and 2024 cohorts are omitted because each has a combined UPB below the $10 billion threshold.

Source: RiskSpan calculations from data available publicly as of April 2025. Calculations exclude new issuance with no three-month CPR information.
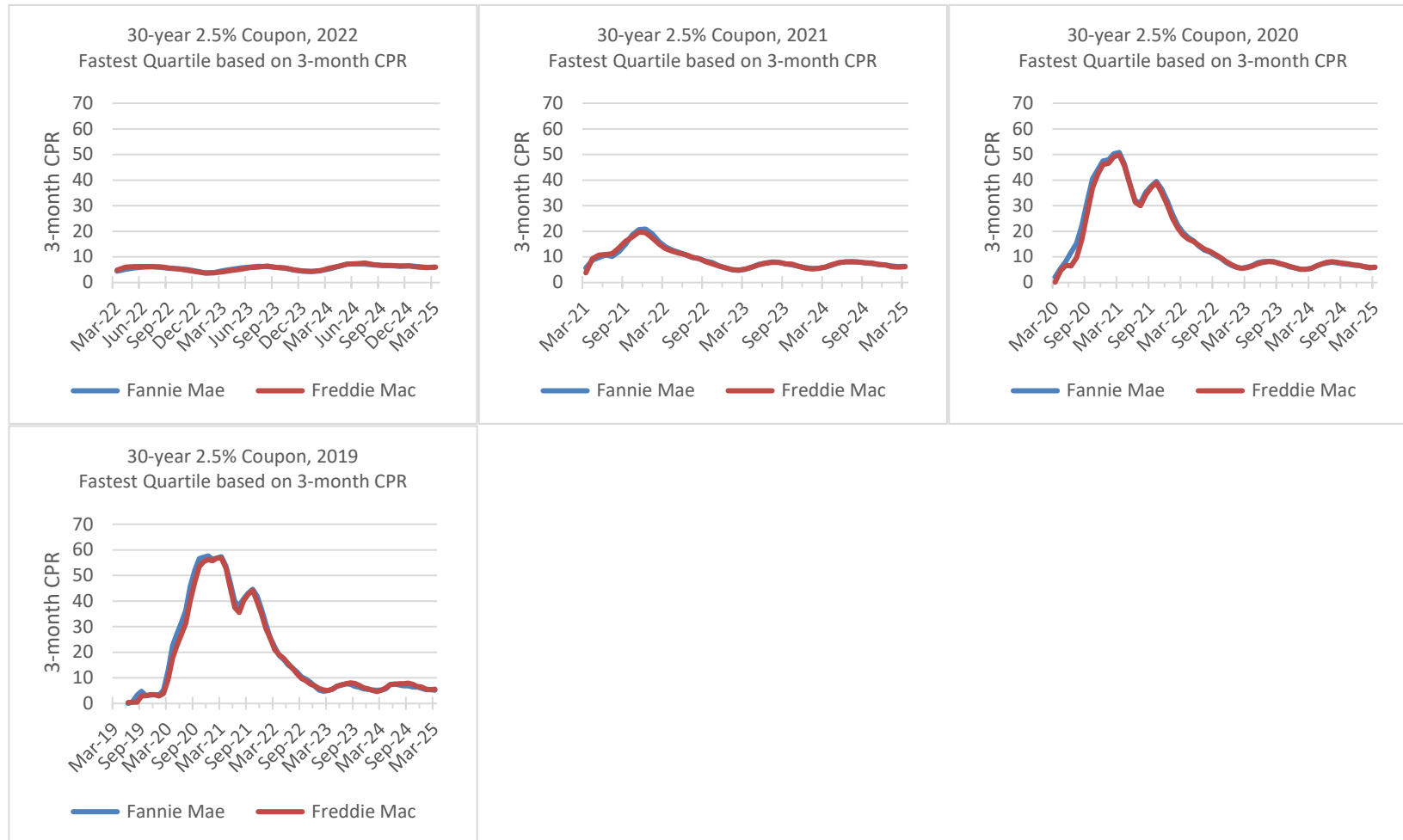
Chart 3h: Three-month CPR on 30-year Fastest Paying Quartiles, 4.50 Percent Coupon TBA-eligible MBS by Loan-Origination Year

* The 2019, 2020, and 2021 cohorts are omitted because each has a combined UPB below the $10 billion threshold.

Source: RiskSpan calculations from data available publicly as of April 2025. Calculations exclude new issuance with no three-month CPR information.
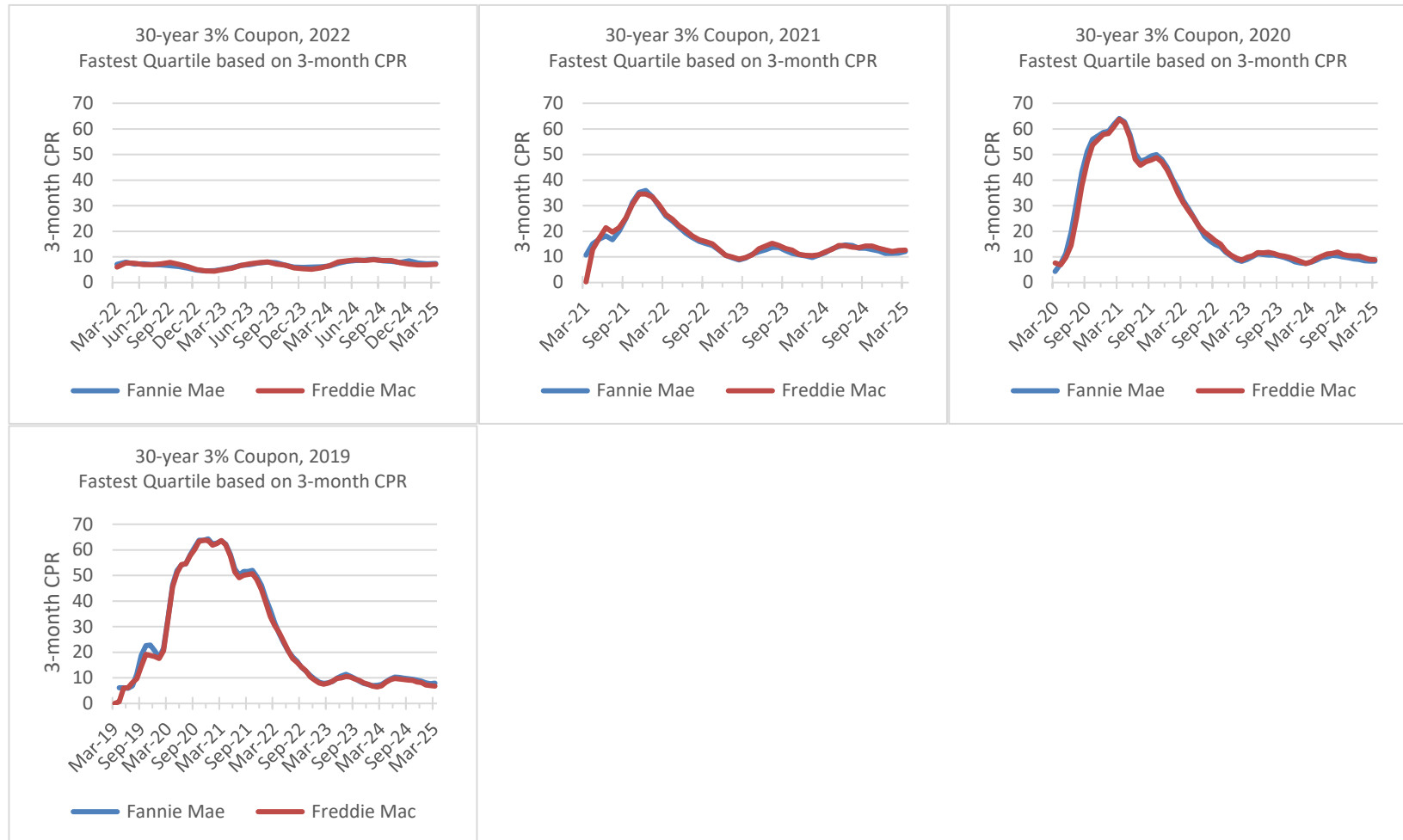
Chart 3i: Three-month CPR on 30-year Fastest Paying Quartiles, 5.00 Percent Coupon TBA-eligible MBS by Loan-Origination Year

30-year 5% Coupon, 2024
Fastest Quartile based on 3-month CPR

30-year 5% Coupon, 2023
Fastest Quartile based on 3-month CPR

30-year 5% Coupon, 2022
Fastest Quartile based on 3-month CPR

* The 2019, 2020, and 2021 cohorts are omitted because each has a combined UPB below the $10 billion threshold.

Source: RiskSpan calculations from data available publicly as of April 2025. Calculations exclude new issuance with no three-month CPR information.
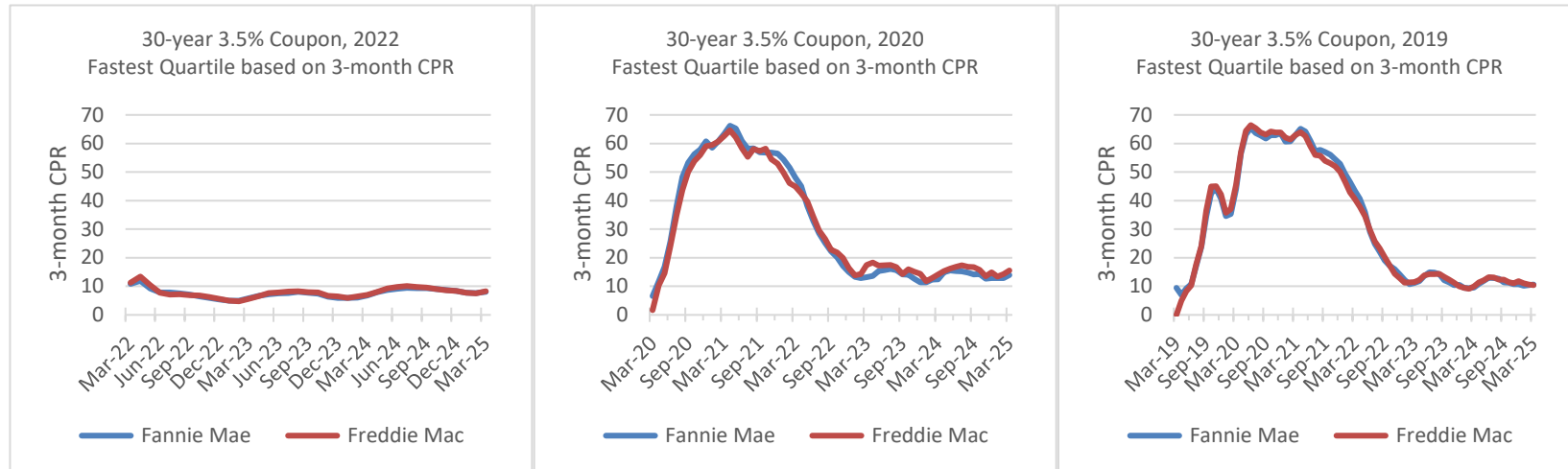
Chart 3j: Three-month CPR on 30-year Fastest Paying Quartiles, 5.50 Percent Coupon TBA-eligible MBS by Loan-Origination Year
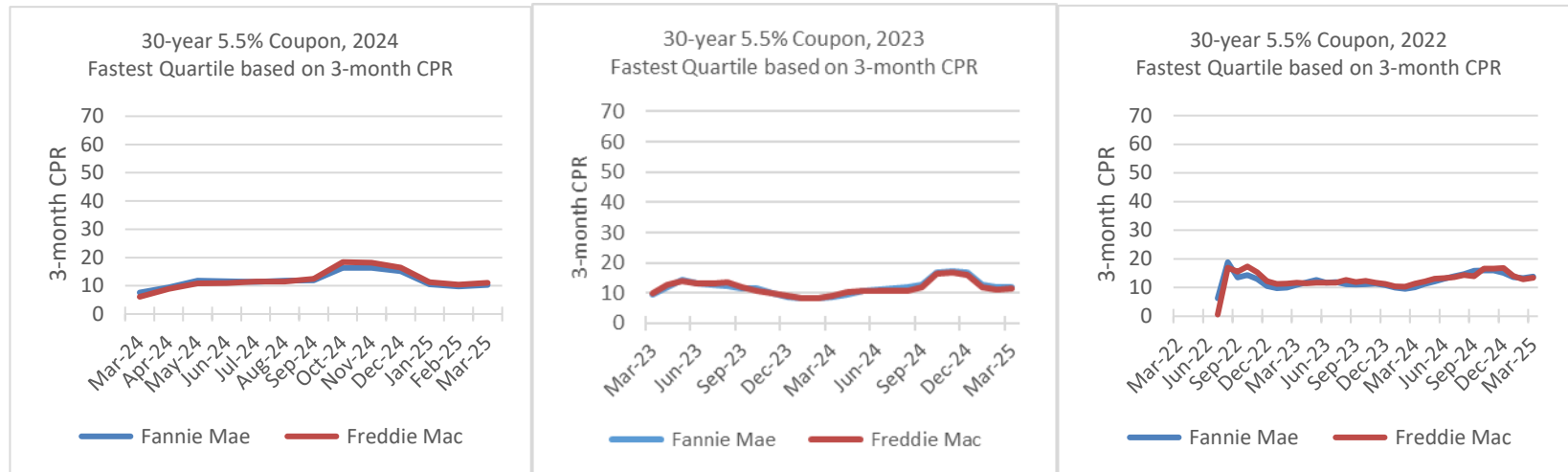
* The 2019, 2020, and 2021 cohorts are omitted because each has a combined UPB below the $10 billion threshold.

Source: RiskSpan calculations from data available publicly as of April 2025. Calculations exclude new issuance with no three-month CPR information.
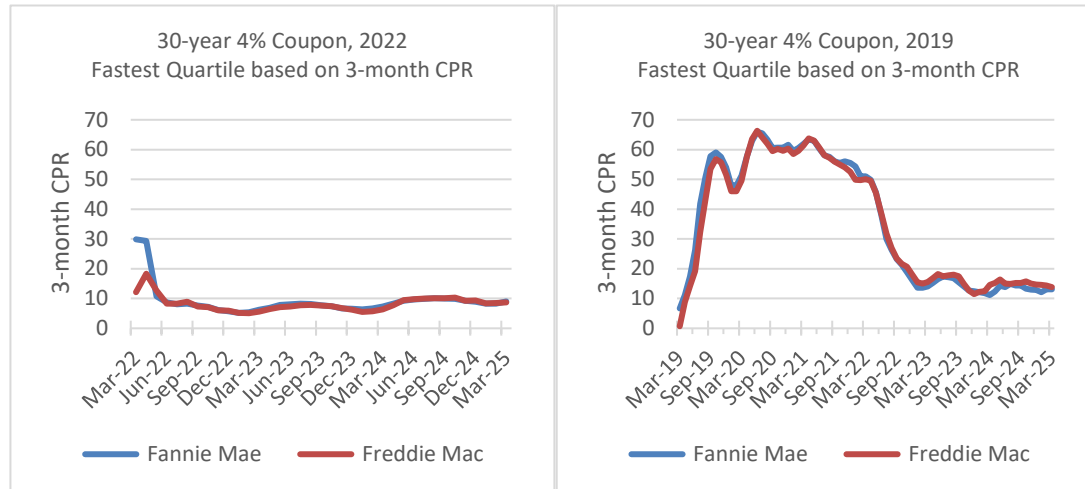
Chart 3k: Three-month CPR on 30-year Fastest Paying Quartiles, 6.00 Percent Coupon TBA-eligible MBS by Loan-Origination Year

30-year 6% Coupon, 2024
Fastest Quartile based on 3-month CPR

30-year 6% Coupon, 2023
Fastest Quartile based on 3-month CPR

30-year 6% Coupon, 2022
Fastest Quartile based on 3-month CPR

* The 2019, 2020, and 2021 cohorts are omitted because each has a combined UPB below the $10 billion threshold.

Source: RiskSpan calculations from data available publicly as of April 2025. Calculations exclude new issuance with no three-month CPR information.
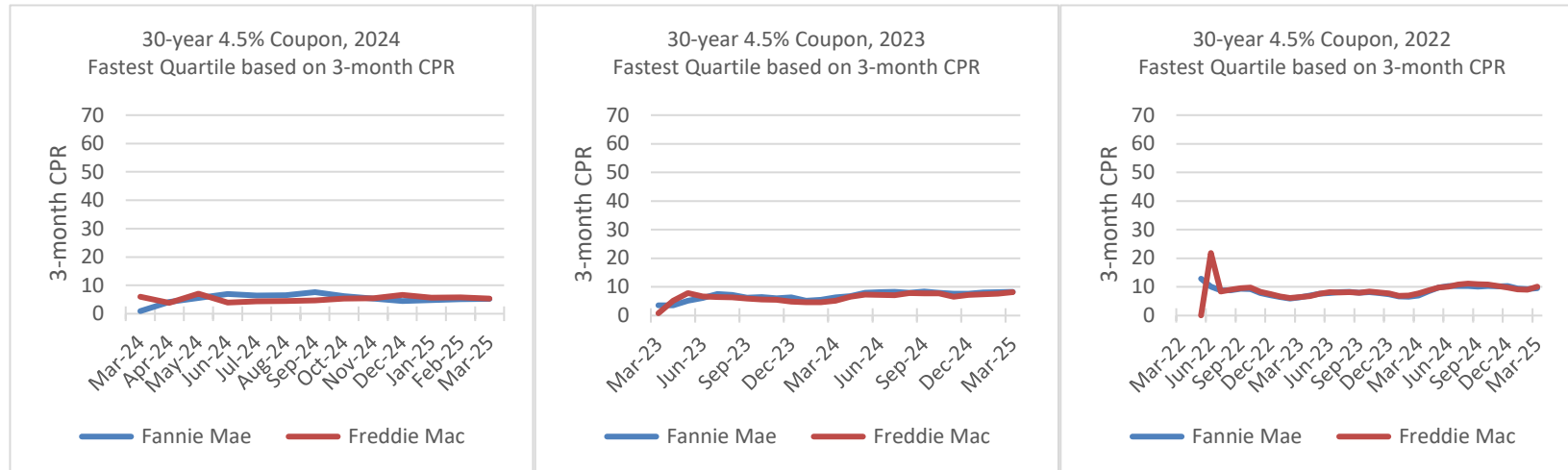
Chart 3l: Three-month CPR on 30-year Fastest Paying Quartiles, 6.50 Percent Coupon TBA-eligible MBS by Loan-Origination Year
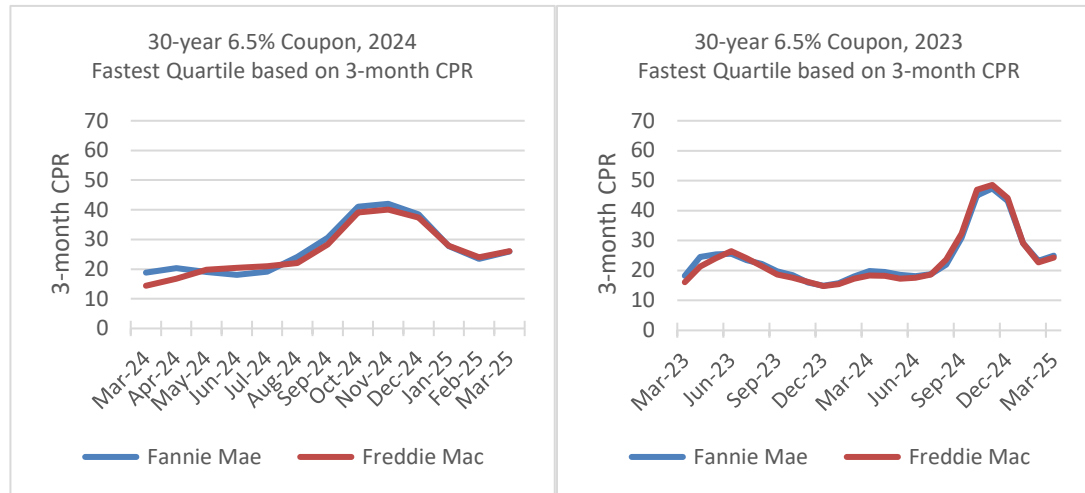
30-year 6.5% Coupon, 2024
Fastest Quartile based on 3-month CPR

30-year 6.5% Coupon, 2023
Fastest Quartile based on 3-month CPR

* The 2019, 2020, 2021, and 2022 cohorts are omitted because each has a combined UPB below the $10 billion threshold.

Source: RiskSpan calculations from data available publicly as of April 2025. Calculations exclude new issuance with no three-month CPR information.

Chart 3m: Three-month CPR on 30-year Fastest Paying Quartiles, 7.00 Percent Coupon TBA-eligible MBS by Loan-Origination Year
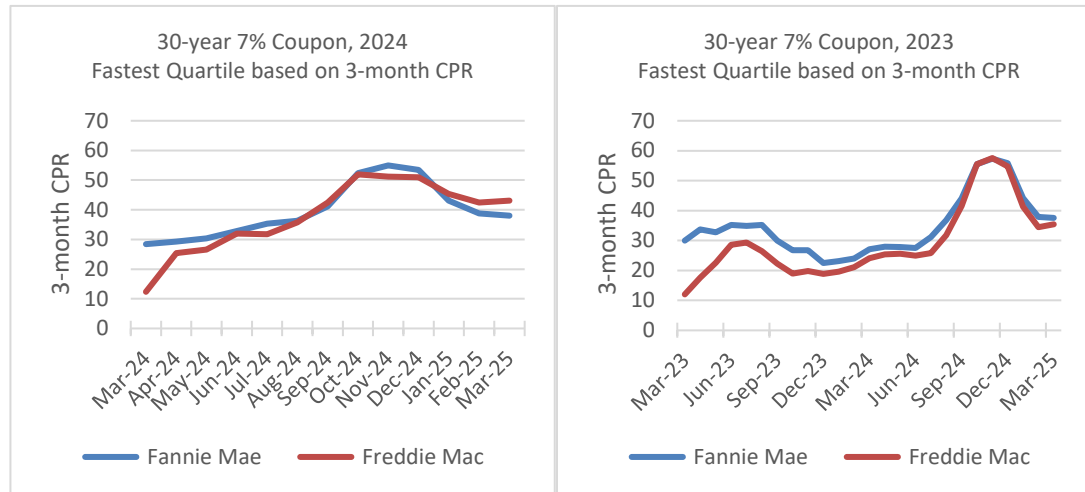
* The 2019, 2020, 2021, and 2022 cohorts are omitted because each has a combined UPB below the $10 billion threshold.

Source: RiskSpan calculations from data available publicly as of April 2025. Calculations exclude new issuance with no three-month CPR information.
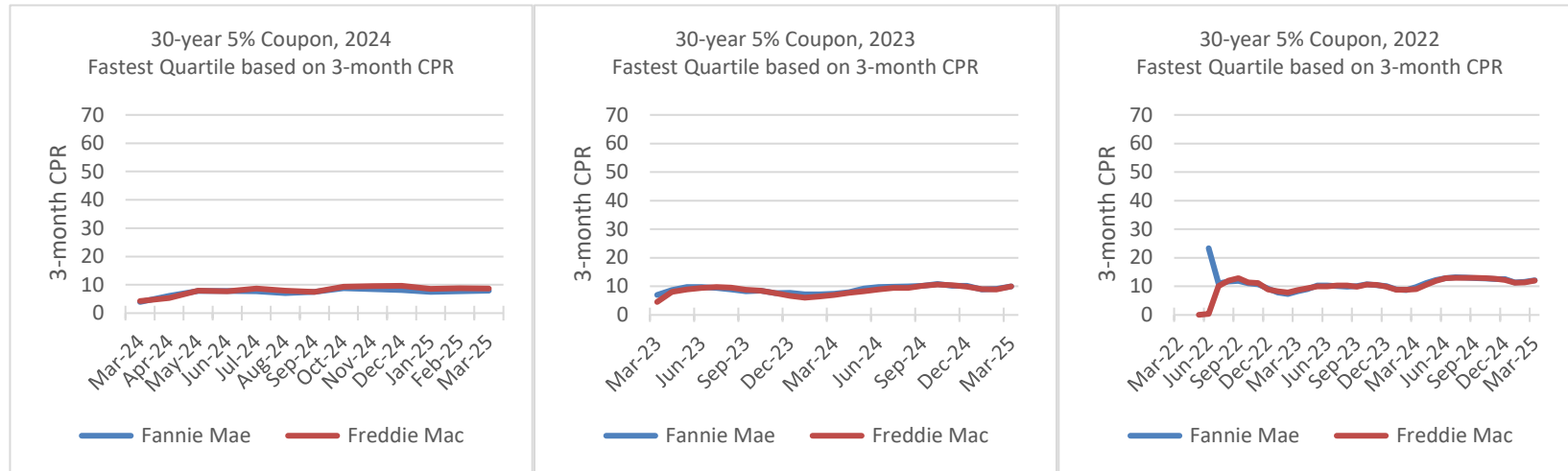
Chart 4: Comparison of Weighted Average Loan Rate to Coupon Spread on New 30-year MBS Issuance

Source: RiskSpan calculations from data available publicly as of April 2025. Gaps in data may occur in some months due to a lack of MBS issuance. Latest month's WAC-Coupon Spread value is labeled, where available.

Chart 4: Comparison of Weighted Average Loan Rate to Coupon Spread on New 30-year MBS Issuance

Source: RiskSpan calculations from data available publicly as of April 2025. Gaps in data may occur in some months due to a lack of MBS issuance. Latest month's WAC-Coupon Spread value is labeled, where available.

Chart 4: Comparison of Weighted Average Loan Rate to Coupon Spread on New 30-year MBS Issuance

Source: RiskSpan calculations from data available publicly as of April 2025. Gaps in data may occur in some months due to a lack of MBS issuance. Latest month's WAC-Coupon Spread value is labeled, where available.

Data Tables

FHFA uses Table 1, the Annual Vintage Report, to compare, at the cohort level, the Enterprises' three-month prepayment rates with cohort attributes, such as the weighted-average loan rate (WAC), the weighted-average loan maturity (WAM), the weighted-average loan age (WALA), and the unpaid principal balance (UPB). These comparisons provide context to understand better any significant differences in CPRs across the Enterprises.

Table 2, the Quartile Report, is used to compare the range of prepayment rates across all of the TBA-eligible MBS that have the same coupon issued by a given Enterprise. To do so, all of an Enterprise's TBA-eligible MBS pools outstanding in the month, excluding specified pools as defined in the glossary, and bearing the stated coupon are ranked by their three-month CPRs from fastest to slowest. The pools are then grouped into quartiles based on UPB. The Report presents the WALA, WAC, average loan size (ALS), and credit score (FICO) for each quartile. Quartile 1 in this table corresponds to the fastest paying quartile. Table 2 presents this information as of the end of the quarter.

Table 3, the Total Industry Issuance Report, provides a comparison, at the coupon cohort level, of the Enterprises' previous three months of issuance, with various key loan attributes that would affect the expectations of prepayments and delinquencies. FHFA uses this report to identify any differences in loan attributes that may cause a divergence in prepayment rates. The attributes that generally create faster prepayments, such as high credit score and low loan-to-value (LTV) ratio, also generally lower defaults. Analyzing new issuance data allows FHFA and the Enterprises to make timely adjustments to business practices to reduce potential misalignments in future prepayment rates.

Table 1: 30-year, Fastest Quartile of TBA-eligible MBS Vintage Report

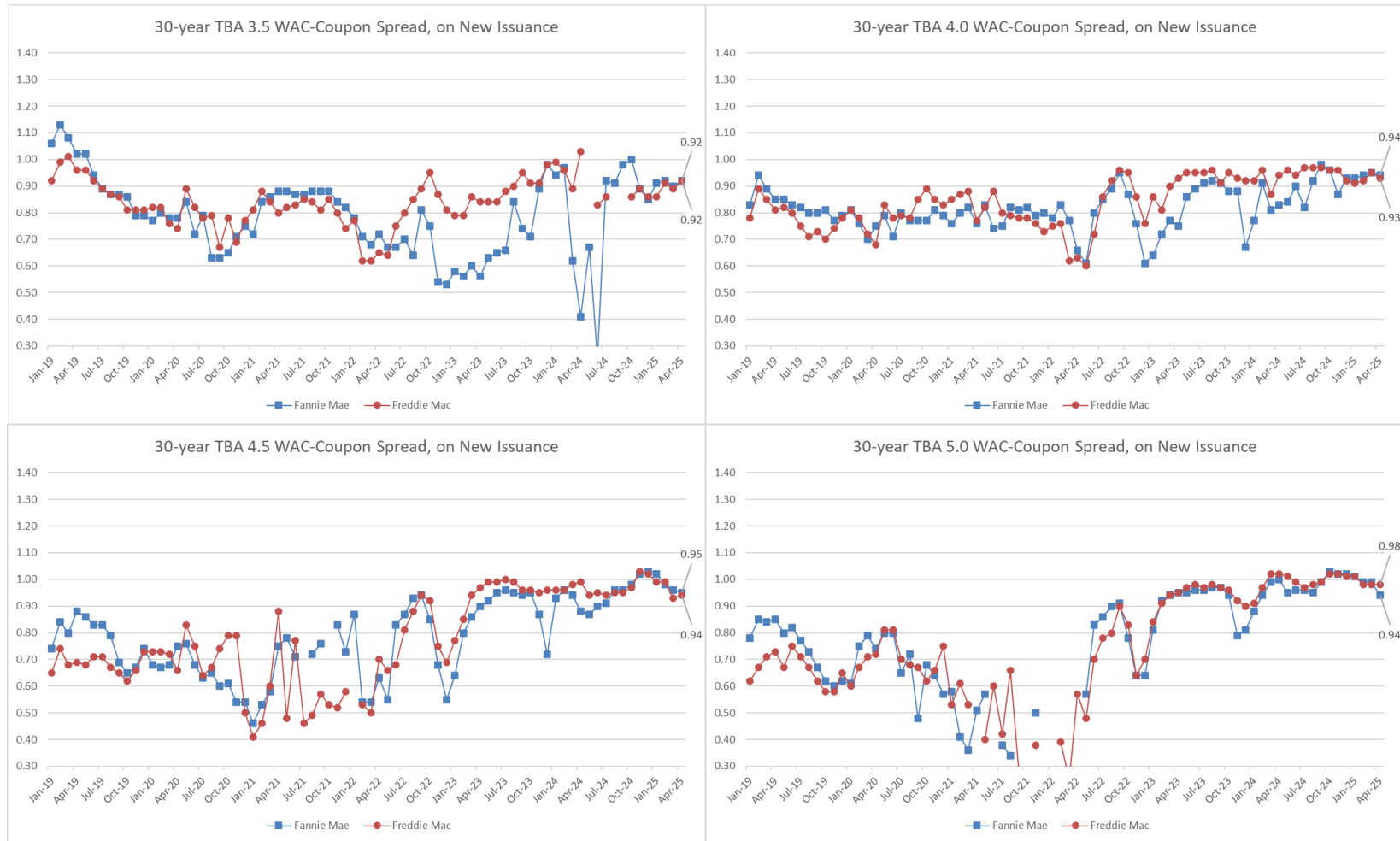| Coupon	Year	Weighted Average Coupon (percent)		Weighted Average Maturity (months)		Weighted Average Loan Age (months)		Unpaid Principal Balance ($ billions)		Three Month Conditional Prepayment Rates (percent)					
										March		February		January	
		FNM	FRE	FNM	FRE	FNM	FRE	FNM	FRE	FNM	FRE	FNM	FRE	FNM	FRE
1.5	2020	2.53	2.54	297	299	54	53	8.1	10.2	3.50	3.30	3.40	3.10	3.60	3.20
	2021	2.47	2.52	305	305	48	48	8.9	14.7	3.60	3.40	3.80	3.50	3.90	3.40
2	2020	2.93	2.91	294	297	55	53	50.3	42.7	4.60	4.40	4.40	4.20	4.60	4.40
	2021	2.83	2.87	305	305	47	47	88.1	84.3	4.30	4.30	4.30	4.20	4.40	4.30
	2022	2.96	2.97	316	317	38	38	9.1	9.7	4.60	4.30	4.30	4.40	4.80	4.30
2.5	2019	3.50	3.47	283	284	66	65	3.3	2.8	5.10	5.60	5.40	5.40	5.40	5.60
	2020	3.39	3.38	293	294	56	56	32	21.4	5.90	6.00	5.70	5.90	6.10	6.20
	2021	3.25	3.27	309	311	44	43	43.8	40.4	6.30	6.10	6.20	6.00	6.40	6.10
	2022	3.31	3.31	317	317	38	38	14.9	13.7	6.00	6.00	5.90	5.80	6.20	6.00
3	2019	3.93	3.92	282	283	68	67	6.5	6.1	7.90	6.80	7.70	7.00	8.00	7.20
	2020	3.87	3.85	291	291	60	60	7	4	8.40	8.90	8.40	9.00	8.50	9.60
	2021	3.78	3.72	311	313	43	42	2.6	2.3	12.10	12.60	11.50	12.50	11.30	12.10
	2022	3.72	3.73	318	318	37	37	11.5	10.2	7.40	7.10	7.30	6.90	7.60	6.90
3.5	2019	4.44	4.39	281	282	69	68	2.7	2.1	10.60	10.40	10.40	10.60	10.20	11.00
	2020	4.36	4.35	291	292	60	59	0.7	0.4	13.90	15.50	12.90	14.20	12.80	13.40
	2022	4.20	4.19	320	319	35	35	10.3	8.4	8.00	8.30	7.60	7.50	7.70	7.70
4	2019	4.90	4.85	279	279	71	70	1.2	0.8	13.10	13.80	13.10	14.30	12.10	14.60
	2022	4.76	4.79	320	321	34	33	11.4	10.8	9.00	8.70	8.30	8.50	8.20	8.40
4.5	2022	5.35	5.33	321	321	32	32	11.4	10.6	9.50	10.10	9.20	9.00	9.40	9.10
	2023	5.42	5.48	328	330	24	22	2.5	2	8.30	8.10	8.10	7.60	8.00	7.40
	2024	5.49	5.51	349	348	7	7	3	2.1	5.20	5.30	5.10	5.80	4.80	5.70
5	2022	5.82	5.79	322	321	31	32	7.3	7	12.10	12.00	11.60	11.30	11.40	11.20
	2023	5.94	5.95	327	327	24	25	9.5	8.3	10.00	10.00	9.10	8.90	8.90	9.00
	2024	6.01	6.02	347	347	7	7	9.3	9.7	7.90	8.70	7.70	8.80	7.50	8.60

Source: RiskSpan calculations from data available publicly as of April 2025. Calculations exclude new issuance with no three-month CPR information, and exclude specified pools (see appendix for definition). The balances displayed on the table are beginning-of-quarter balances for the population included in the fastest quartile for each cohort.

Table 1: 30-year, Fastest Quartile of TBA-eligible MBS Vintage Report

| Coupon | Year | Weighted Average Coupon (percent) | | Weighted Average Maturity (months) | | Weighted Average Loan Age (months) | | Unpaid Principal Balance ($ billions) | | Three Month Conditional Prepayment Rates (percent) | | | | | |
| | | | | | | | | | | March | | February | | January | |
		FNM	FRE	FNM	FRE	FNM	FRE	FNM	FRE	FNM	FRE	FNM	FRE	FNM	FRE
5.5	2022	6.34	6.25	322	322	30	30	4.1	3.4	13.80	13.40	13.30	12.90	13.60	14.00
	2023	6.45	6.45	328	327	24	24	11.9	12.2	12.00	11.70	11.80	11.10	12.80	11.80
	2024	6.52	6.51	346	347	8	7	15.4	17	10.30	11.10	9.80	10.40	10.50	11.30
6	2022	6.89	6.74	322	323	28	29	1.8	1.6	18.20	15.50	17.50	15.20	20.20	17.40
	2023	6.93	6.93	330	331	21	20	9.7	10	15.60	15.20	14.50	14.50	17.90	17.40
	2024	6.98	6.96	345	347	9	7	15.7	16.5	15.40	15.80	14.10	14.50	16.50	16.90
6.5	2023	7.44	7.44	335	335	17	17	7.1	6.5	24.90	24.30	23.20	22.70	29.10	29.10
	2024	7.46	7.44	340	342	13	11	6.4	7.2	26.00	26.10	23.50	24.00	27.80	27.90
7	2023	7.91	7.91	336	336	16	16	2	2.1	37.50	35.40	37.90	34.40	44.20	41.30
	2024	7.94	7.92	343	343	10	9	1	1	38.00	43.10	38.80	42.40	43.10	45.40

Source: RiskSpan calculations from data available publicly as of April 2025. Calculations exclude new issuance with no three-month CPR information, and exclude specified pools (see appendix for definition). The balances displayed on the table are beginning-of-quarter balances for the population included in the fastest quartile for each cohort.

Table 2: 30-year TBA-eligible, less Specified Pools, Cohort Quartile Report for Qualifying Cohorts*

30-year, 1.5	Quartile 1		Quartile 2		Quartile 3		Quartile 4	
Fannie Mae	3.6		2.8		2.5		1.8	
Freddie Mac	3.4		2.8		2.6		2.1	
Difference	0.2		0.0		-0.1		-0.3	
Attributes	FNM	FRE	FNM	FRE	FNM	FRE	FNM	FRE
WALA	53	50	50	50	50	52	50	51
WAC	2.52	2.53	2.50	2.53	2.50	2.54	2.49	2.53
ALS	357	370	387	369	379	371	361	370
FICO	775	772	775	772	775	773	774	773

30-year, 2.5	Quartile 1		Quartile 2		Quartile 3		Quartile 4	
Fannie Mae	6.2		4.4		4.0		2.7	
Freddie Mac	6.1		4.4		4.0		2.5	
Difference	0.1		0.0		0.0		0.2	
Attributes	FNM	FRE	FNM	FRE	FNM	FRE	FNM	FRE
WALA	46	44	43	45	54	50	51	51
WAC	3.30	3.30	3.32	3.28	3.33	3.35	3.33	3.32
ALS	322	337	358	354	341	347	320	317
FICO	747	747	748	743	759	756	754	755

30-year, 2.0	Quartile 1		Quartile 2		Quartile 3		Quartile 4	
Fannie Mae	4.4		3.2		3.1		2.3	
Freddie Mac	4.3		3.2		3.1		2.4	
Difference	0.1		0.0		0.0		-0.1	
Attributes	FNM	FRE	FNM	FRE	FNM	FRE	FNM	FRE
WALA	50	50	50	46	48	47	47	50
WAC	2.87	2.89	2.88	2.89	2.88	2.90	2.89	2.91
ALS	325	334	360	373	366	374	355	354
FICO	766	764	767	763	766	765	767	767

30-year, 3.0	Quartile 1		Quartile 2		Quartile 3		Quartile 4	
Fannie Mae	8.3		5.1		4.4		2.2	
Freddie Mac	8.3		4.7		4.3		2.1	
Difference	0.0		0.4		0.1		0.1	
Attributes	FNM	FRE	FNM	FRE	FNM	FRE	FNM	FRE
WALA	49	51	50	53	51	45	51	48
WAC	3.81	3.80	3.85	3.84	3.82	3.83	3.79	3.80
ALS	308	305	349	352	352	369	310	314
FICO	732	736	749	750	753	751	746	744

* FHFA omits the average prepayment speeds of pools with age less than 3 months and coupon cohorts with a combined UPB less than $10 billion.
* Qualifying Cohorts are defined as cohorts of TBA-eligible pools, excluding Specified Pools, issued during the most recent six origination years, including the current origination year if pools with age at least 3 months are available.
* The weighted-average statistics that are published in this table use beginning-of-quarter balances and end-of-quarter WAC, WALA, and FICO. ALS statistics represent a simple average of all loans in the cohorts.

Table 2: 30-year TBA-eligible, less Specified Pools, Cohort Quartile Report for Qualifying Cohorts*

30-year, 3.5	Quartile 1		Quartile 2		Quartile 3		Quartile 4	
Fannie Mae	9.2		5.5		5.1		2.4	
Freddie Mac	9.5		5.2		4.5		2.2	
Difference	-0.3		0.3		0.6		0.2	
Attributes	FNM	FRE	FNM	FRE	FNM	FRE	FNM	FRE
WALA	52	52	40	42	38	35	41	40
WAC	4.31	4.28	4.26	4.25	4.20	4.31	4.27	4.29
ALS	316	305	384	364	381	397	331	329
FICO	734	737	741	739	751	755	746	743

30-year, 4.5	Quartile 1		Quartile 2		Quartile 3		Quartile 4	
Fannie Mae	9.3		6.1		4.9		1.6	
Freddie Mac	9.8		5.8		5.0		1.6	
Difference	-0.5		0.3		-0.1		0.0	
Attributes	FNM	FRE	FNM	FRE	FNM	FRE	FNM	FRE
WALA	34	33	31	32	26	28	19	19
WAC	5.36	5.36	5.41	5.37	5.35	5.42	5.43	5.43
ALS	359	356	401	414	396	410	352	355
FICO	748	747	755	757	758	758	758	759

30-year, 4.0	Quartile 1		Quartile 2		Quartile 3		Quartile 4	
Fannie Mae	9.6		5.8		5.3		2.4	
Freddie Mac	9.3		5.3		4.9		2.1	
Difference	0.3		0.5		0.4		0.3	
Attributes	FNM	FRE	FNM	FRE	FNM	FRE	FNM	FRE
WALA	44	39	35	33	31	32	28	33
WAC	4.79	4.80	4.86	4.87	4.88	4.90	4.83	4.88
ALS	343	336	414	407	406	413	340	349
FICO	733	740	754	755	758	759	752	752

30-year, 5.0	Quartile 1		Quartile 2		Quartile 3		Quartile 4	
Fannie Mae	10.5		5.9		4.6		1.4	
Freddie Mac	10.3		5.8		4.9		1.8	
Difference	0.2		0.1		-0.3		-0.4	
Attributes	FNM	FRE	FNM	FRE	FNM	FRE	FNM	FRE
WALA	27	24	24	21	13	16	15	15
WAC	5.86	5.90	5.93	5.90	5.98	6.00	5.95	5.95
ALS	349	374	421	425	422	458	338	338
FICO	749	753	760	760	766	767	758	758

* FHFA omits the average prepayment speeds of pools with age less than 3 months and coupon cohorts with a combined UPB less than $10 billion.
* Qualifying Cohorts are defined as cohorts of TBA-eligible pools, excluding Specified Pools, issued during the most recent six origination years, including the current origination year if pools with age at least 3 months are available.
* The weighted-average statistics that are published in this table use beginning-of-quarter balances and end-of-quarter WAC, WALA, and FICO. ALS statistics represent a simple average of all loans in the cohorts.

Table 2: 30-year TBA-eligible, less Specified Pools, Cohort Quartile Report for Qualifying Cohorts*

30-year, 5.5	Quartile 1		Quartile 2		Quartile 3		Quartile 4	
Fannie Mae	11.5		7.0		6.0		1.7	
Freddie Mac	11.6		6.9		6.0		1.8	
Difference	-0.1		0.1		0.0		-0.1	
Attributes	**FNM**	**FRE**	**FNM**	**FRE**	**FNM**	**FRE**	**FNM**	**FRE**
WALA	23	19	16	11	11	18	14	14
WAC	6.39	6.44	6.49	6.48	6.51	6.49	6.48	6.47
ALS	364	384	453	450	432	449	313	315
FICO	753	759	764	765	768	764	759	757

30-year, 6.5	Quartile 1		Quartile 2		Quartile 3		Quartile 4	
Fannie Mae	25.4		18.9		14.4		5.1	
Freddie Mac	25.5		19.5		14.4		4.3	
Difference	-0.1		-0.6		0.0		0.8	
Attributes	**FNM**	**FRE**	**FNM**	**FRE**	**FNM**	**FRE**	**FNM**	**FRE**
WALA	15	13	16	14	19	18	14	14
WAC	7.45	7.44	7.42	7.43	7.34	7.35	7.40	7.40
ALS	424	422	424	431	389	392	287	283
FICO	755	755	753	752	747	746	747	742

30-year, 6.0	Quartile 1		Quartile 2		Quartile 3		Quartile 4	
Fannie Mae	15.6		11.1		9.0		2.5	
Freddie Mac	15.7		10.7		8.9		2.2	
Difference	-0.1		0.4		0.1		0.3	
Attributes	**FNM**	**FRE**	**FNM**	**FRE**	**FNM**	**FRE**	**FNM**	**FRE**
WALA	14	11	16	14	15	17	13	13
WAC	6.96	6.95	6.95	6.96	6.93	6.91	6.94	6.93
ALS	417	402	435	457	394	404	301	296
FICO	761	759	760	764	761	758	756	753

30-year, 7.0	Quartile 1		Quartile 2		Quartile 3		Quartile 4	
Fannie Mae	38.0		28.5		22.7		7.1	
Freddie Mac	38.8		31.5		22.8		5.7	
Difference	-0.8		-3.0		-0.1		1.4	
Attributes	**FNM**	**FRE**	**FNM**	**FRE**	**FNM**	**FRE**	**FNM**	**FRE**
WALA	15	12	14	16	16	18	14	12
WAC	7.92	7.91	7.91	7.91	7.83	7.87	7.83	7.81
ALS	386	397	401	421	354	357	279	282
FICO	746	736	742	745	738	736	741	736

* FHFA omits the average prepayment speeds of pools with age less than 3 months and coupon cohorts with a combined UPB less than $10 billion.
* Qualifying Cohorts are defined as cohorts of TBA-eligible pools, excluding Specified Pools, issued during the most recent six origination years, including the current origination year if pools with age at least 3 months are available.
* The weighted-average statistics that are published in this table use beginning-of-quarter balances and end-of-quarter WAC, WALA, and FICO. ALS statistics represent a simple average of all loans in the cohorts.

Table 3: Q1 2025 30-year, TBA-eligible MBS Total Industry Quarterly Issuance Report*

	3.00%	3.50%		4.00%		4.50%		5.00%		5.50%		6.00%		6.50%		7.00%		7.50%		All Loans	
	FRE	FNM	FRE	FNM	FRE	FNM	FRE	FNM	FRE	FNM	FRE	FNM	FRE	FNM	FRE	FNM	FRE	FNM	FRE	FNM	FRE
Loan Count	13	930	450	4,558	1,955	6,293	5,041	19,882	19,283	53,539	60,128	66,165	83,949	24,943	35,081	9,689	9,133	512	330	186,511	215,363
UPB (billions)	0.01	0.38	0.17	1.78	0.74	2.29	1.70	6.97	6.67	18.28	20.56	22.34	29.76	7.68	12.18	3.39	3.26	0.13	0.09	63.22	75.14
% of Production Volume	0.00	0.60	0.20	2.80	1.00	3.60	2.30	11.10	8.90	28.90	27.30	35.30	39.50	12.10	16.20	5.30	4.30	0.20	0.10	100.00	100.00
WA Note Rate (%)	3.87	4.42	4.40	4.94	4.93	5.47	5.47	5.98	5.98	6.50	6.48	6.93	6.91	7.35	7.31	7.65	7.70	8.41	8.31	6.67	6.75
WA Loan Age (mos.)	4	2	1	2	1	2	2	2	2	1	2	1	1	1	1	2	1	3	1	1	1
WA FICO	762	762	766	760	764	764	760	762	762	762	763	757	759	740	742	735	732	735	724	756	757
WA LTV	0.7	0.81	0.8	0.82	0.81	0.77	0.76	0.75	0.75	0.76	0.76	0.78	0.78	0.79	0.8	0.79	0.8	0.78	0.78	0.78	0.78
%FICO<680	10.00	3.00	5.00	3.00	4.00	3.00	5.00	4.00	4.00	4.00	4.00	5.00	5.00	12.00	11.00	13.00	16.00	18.00	25.00	6.00	6.00
%FICO>740	75.00	76.00	80.00	72.00	77.00	77.00	73.00	76.00	75.00	76.00	76.00	71.00	73.00	55.00	56.00	50.00	47.00	53.00	42.00	70.00	70.00
%LTV>80	23.00	45.00	39.00	49.00	45.00	38.00	38.00	35.00	34.00	38.00	39.00	42.00	42.00	40.00	43.00	37.00	35.00	25.00	25.00	40.00	40.00
%FICO<680 & LTV>80	0.00	1.00	2.00	1.00	1.00	1.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	3.00	4.00	2.00	4.00	1.00	2.00	1.00	2.00
%DTI>40	31.00	51.00	55.00	50.00	51.00	48.00	54.00	50.00	52.00	50.00	52.00	50.00	51.00	51.00	54.00	53.00	55.00	45.00	55.00	50.00	52.00
%Purchase	86.00	100.00	100.00	99.00	99.00	85.00	81.00	76.00	72.00	81.00	82.00	83.00	85.00	76.00	81.00	67.00	70.00	61.00	61.00	80.00	82.00
%Rate/Term	14.00	0.00	0.00	1.00	1.00	13.00	15.00	17.00	21.00	11.00	11.00	7.00	7.00	5.00	5.00	8.00	6.00	7.00	5.00	9.00	9.00
%Cash out	0.00	0.00	0.00	0.00	0.00	3.00	4.00	7.00	7.00	8.00	7.00	10.00	8.00	18.00	14.00	24.00	24.00	31.00	35.00	10.00	9.00
%Owner Occupied	100.00	99.00	98.00	96.00	98.00	94.00	94.00	97.00	97.00	98.00	96.00	95.00	95.00	82.00	86.00	84.00	78.00	50.00	51.00	94.00	93.00
%Second Home	0.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	1.00	4.00	3.00	6.00	6.00	18.00	18.00	1.00	2.00
%Investor	0.00	1.00	2.00	3.00	1.00	5.00	5.00	2.00	2.00	2.00	3.00	4.00	4.00	13.00	11.00	11.00	17.00	32.00	31.00	5.00	5.00

* Numbers in the table represent end of quarter, not at-securitization, values. UPB = unpaid principal balance; WA = weighted average; WAC = weighted average coupon; WALA = weighted average loan age; LTV = loan-to-value ratio; DTI = debt-to-income ratio.

Source: RiskSpan calculations from data available publicly as of April 2025.

Glossary

Average loan size (ALS) refers to the average dollar amount of the loans as stated on the notes at the time the loans were originated or modified.

Cohort refers to those Enterprise TBA-eligible securities with the same coupon, maturity, and loan-origination year where the combined unpaid principal balance of such securities exceeds $10 billion. The loan-origination year is calculated as the value-weighted average of the origination years of the mortgages collateralizing a security.

Conditional prepayment rate (CPR), also known as the constant prepayment rate, measures prepayments as a percentage of the current outstanding principal balance of the pool of loans backing a mortgage-backed security or cohort of those securities. The CPR is expressed as a compound annual rate.

Debt-to-income (DTI) ratio is the ratio obtained by dividing the total monthly debt expense by the total monthly income of the borrower at the time the loan was originated or modified.

Fastest paying quartile of a cohort means the quartile of a cohort that has the fastest prepayment speeds as measured by the three-month CPR. The quartiles shall be determined by ranking outstanding TBA-eligible securities with the same coupon, maturity, and loan-origination year by the three-month CPR, excluding specified pools, and dividing each cohort into four parts such that the total unpaid principal balance of the pools included in each part is equal.

FICO refers to a credit score produced by FICO and used in the mortgage underwriting process.

Loan-to-value (LTV) ratio is the ratio, expressed as a percentage, obtained by dividing the amount of the loan at origination by the value of the property.

Specified pools for the purpose of this report, are those pools with one or more of the following characteristics at issuance: a maximum loan size of $200,000, a loan-to-value ratio at the time of loan origination of greater than 80 percent, a FICO score

of less than 700, where all loans finance investor-owned properties, or where all loans finance properties in the states of New York or Texas or the Commonwealth of Puerto Rico.

To-be-announced (TBA) market is a forward market for certain mortgage-backed securities, including those issued by the Enterprises.

Uniform Mortgage-Backed Security (UMBS) is the new single, common mortgage-backed security that the Enterprises issue, which replaced their previous offerings of TBA-eligible single class, fixed-rate mortgage-backed securities.

Unpaid principal balance (UPB) is the portion of a loan that the borrower has not yet paid back to the lender.

Weighted average coupon (WAC) refers to the average gross interest rates owed on the mortgages underlying the security weighted by the percentage of the security's unpaid principal balance that each mortgage represents.

Weighted average loan age (WALA) refers to the average number of months since the date of origination of mortgages underlying the security weighted by the percentage of the security's unpaid principal balance that each mortgage represents.

Weighted average maturity (WAM) refers to the average number of months remaining until the final payment is due on mortgages underlying the security weighted by the percentage of the security's unpaid principal balance that each mortgage represents.