

REFINANCE REPORT

January 2016



January 2016 Highlights

- Total refinance volume fell slightly in January 2016 as mortgage rates hovered just below four percent over the previous five months. Mortgage rates decreased in January: the average interest rate on a 30-year fixed rate mortgage fell to 3.87 percent from 3.96 percent in December.
- Additional January highlights include the following:
 - Borrowers completed 6,239 refinances through HARP, bringing total refinances from the inception of the program to 3,386,793.
 - HARP volume represented 5 percent of total refinance volume.
 - Borrowers with loan-to-value ratios greater than 105 percent accounted for 21 percent of the volume of HARP loans.
 - Seven percent of the loans refinanced through HARP had a loan-to-value ratio greater than 125 percent.
 - Twenty three percent of HARP refinances for underwater borrowers were for shorter-term 15- and 20-year mortgages, which build equity faster than traditional 30-year mortgages.
 - HARP refinances represented 11 or more percent of total refinances in Florida and Georgia, more than double the 5 percent of total refinances nationwide over the same period.
- Borrowers who refinanced through HARP had a lower delinquency rate compared to borrowers eligible for HARP who did not refinance through the program.



Overview and Eligibility of the Home Affordable Refinance Program (HARP)

HARP Overview

HARP was established in 2009 to assist homeowners unable to access a refinance due to a decline in their home value. The inception date of the program was April 1, 2009.

The program is designed to provide these borrowers with an opportunity to refinance by permitting the transfer of existing mortgage insurance to their newly refinanced loan, or by allowing those without mortgage insurance on their previous loan to refinance without obtaining new coverage.

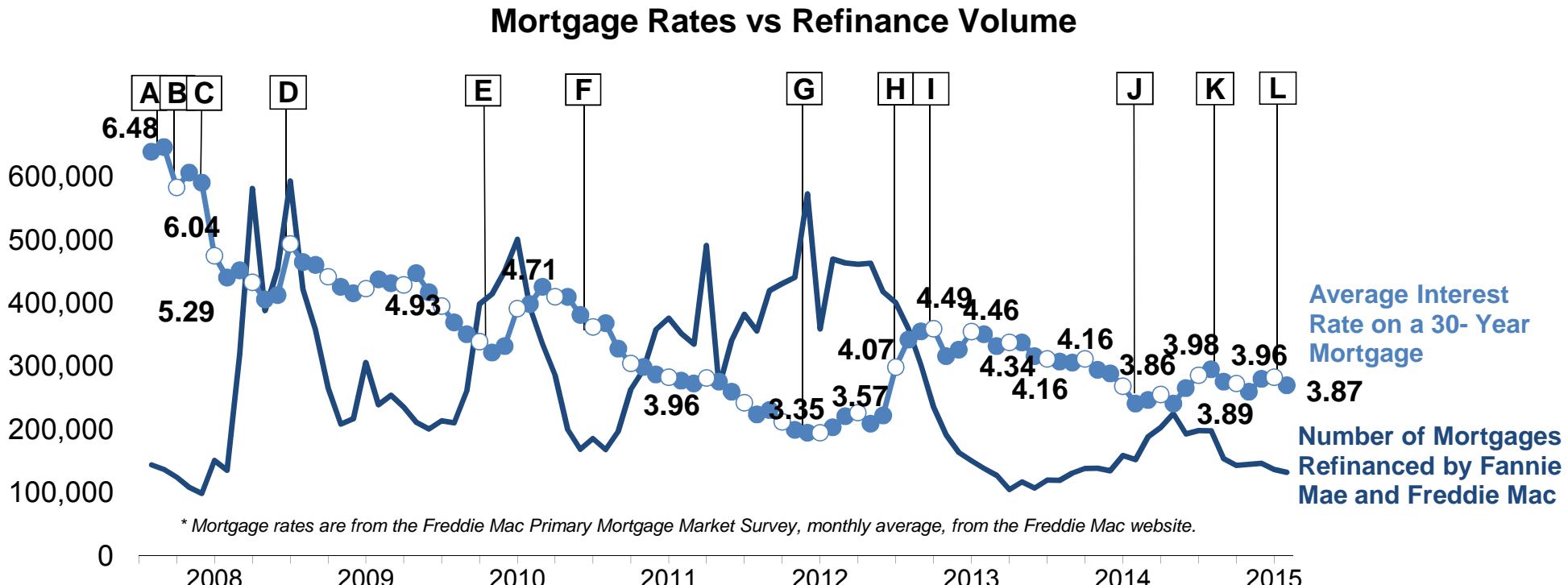
HARP enhancements took effect in 2012 to increase access to the program for responsible borrowers. The program was scheduled to expire on December 31, 2013, and was extended to expire on December 31, 2015. On May 8, 2015, HARP was extended again to expire December 31, 2016.

HARP Eligibility

Below are the basic HARP eligibility criteria:

- Loan must be owned or guaranteed by Fannie Mae or Freddie Mac.
- Loan must have been originated on or before May 31, 2009.
- Current loan-to-value ratio -- LTV -- (outstanding mortgage balance/home value) must be greater than 80 percent. There is no LTV ceiling.
- Borrower must be current on their mortgage payments at the time of the refinance.
- Payment history – borrower is allowed one late payment in the past 12 months, as long as it did not occur in the 6 months prior to the refinance.

Total refinance volume fell slightly in January 2016 as mortgage rates hovered just below four percent over the previous five months. Mortgage rates decreased in January: the average interest rate on a 30-year fixed rate mortgage fell to 3.87 percent from 3.96 percent in December.



Source: FHFA (Fannie Mae and Freddie Mac)

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

- F - Treasury rates fell amid ongoing concerns of a growing debt crisis in Europe.
- G - 30-year mortgage rates reached new historic lows in November 2012.
- H - Mortgage rates rose after Federal Reserve Chairman Bernanke stated in late May that the central bank was considering slowing its \$85 billion per month bond buying program known as quantitative easing.
- I - Highest rate for a 30-year mortgage since July 2011.
- J - 30-year mortgage rates reached a monthly average of 3.67 percent in January, the lowest level seen since mid 2013.

- K - 30-year mortgage rates reached a monthly average of 4.05 percent in July 2015, the highest level observed since September 2014, amid expectations of a rate hike by the Federal Reserve.
- L - The Federal Reserve raised the target federal funds rate from a range of 0%-0.25% to a range of 0.25%-0.5% on 12/16/15 in response to a strengthening economy.



In January 2016, 6,239 refinances were completed through HARP, bringing total refinances through HARP from the inception¹ of the program to 3,386,793.

Refinances Through January 2016

	January 2016	2015	2014	Inception to Date
Total Refinances				
Fannie Mae	77,436	1,187,887	936,754	13,923,086
Freddie Mac	54,833	897,049	600,033	8,703,156
Total	132,269	2,084,936	1,536,787	22,626,242
Total HARP				
Fannie Mae	3,806	65,560	130,241	2,002,593
Freddie Mac	2,433	44,549	82,247	1,384,200
Total	6,239	110,109	212,488	3,386,793
HARP LTV >80% -105%				
Fannie Mae	3,056	50,960	96,189	1,423,513
Freddie Mac	1,850	33,224	57,882	952,627
Total	4,906	84,184	154,071	2,376,140
HARP LTV >105% -125%				
Fannie Mae	506	9,596	20,894	324,095
Freddie Mac	376	7,559	15,571	257,594
Total	882	17,155	36,465	581,689
HARP LTV >125%				
Fannie Mae	244	5,004	13,158	254,985
Freddie Mac	207	3,766	8,794	173,979
Total	451	8,770	21,952	428,964
All Other Streamlined Refis				
Fannie Mae	7,998	132,567	171,617	2,368,102
Freddie Mac	4,786	85,677	96,410	1,384,169
Total	12,784	218,244	268,027	3,752,271

¹ Inception - April 1, 2009

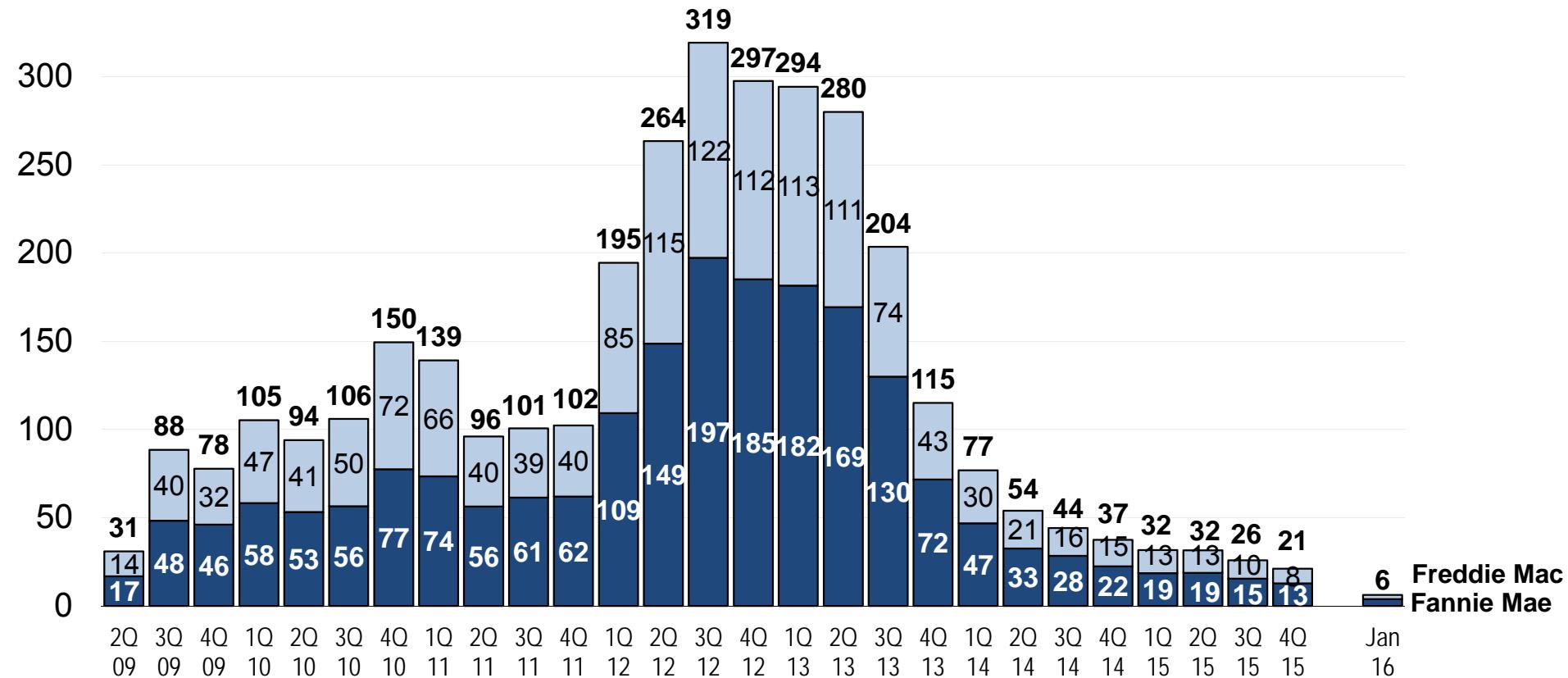
Source: FHFA (Fannie Mae and Freddie Mac)



In January 2016, 6,239 loans were refinanced through HARP, representing 5 percent of total refinance volume during the month.

HARP Refinance, Quarterly Volume

(Number of loans in thousands)



Percent
of Total
Refinances

2% 8% 11% 14% 15% 12% 11% 14% 17% 16% 10% 17% 27% 26% 22% 21% 22% 23% 23% 21% 16% 11% 9% 6% 5% 5% 5%

5%

Source: FHFA (Fannie Mae and Freddie Mac)



From inception¹ through January 2016, 2,835,774 loans refinanced through HARP were for primary residences, 107,810 were for second homes and 443,209 were for investment properties.

HARP Loans by Property Type Inception through January 2016

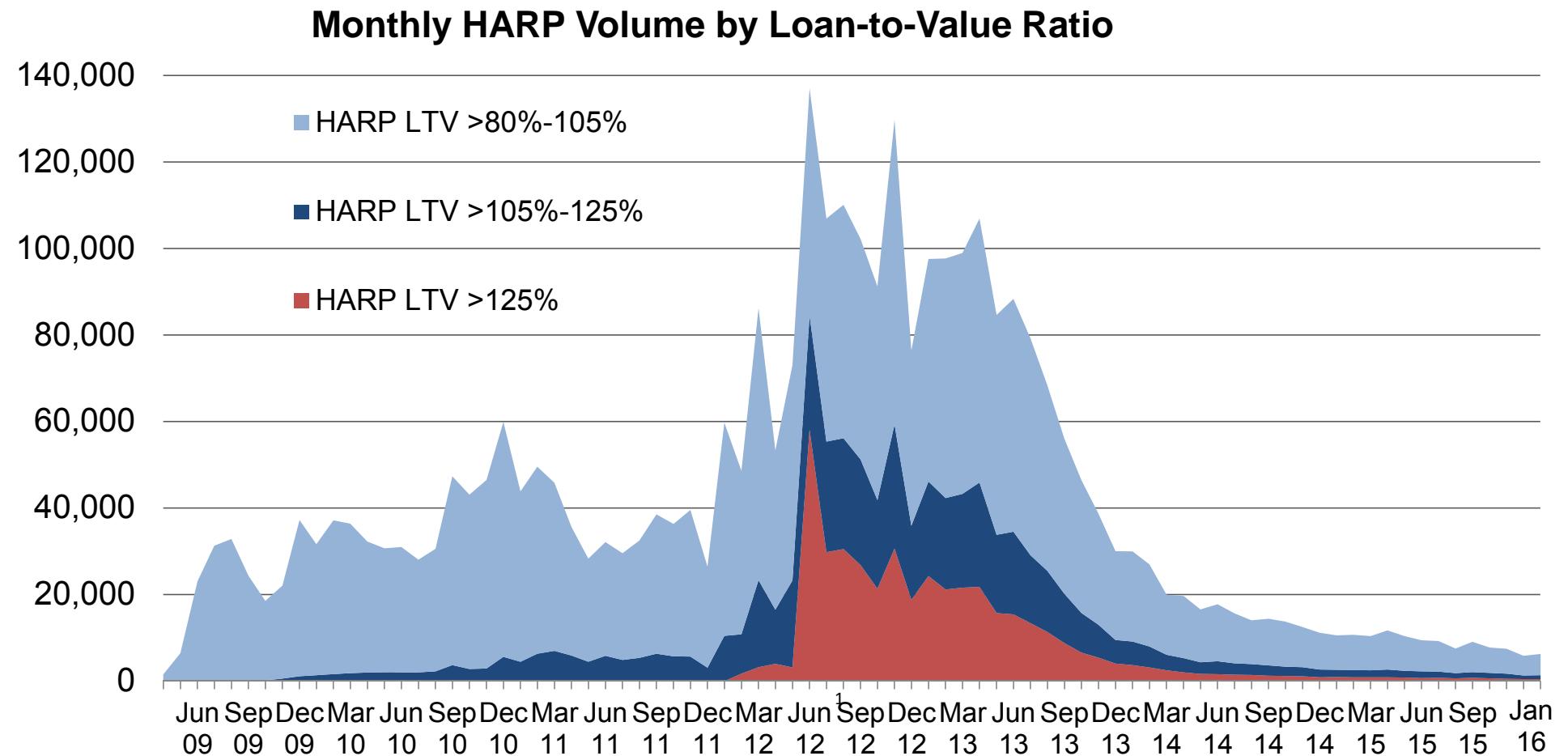
	Total	Primary Residence	Second Home	Investment Property
Total HARP				
Fannie Mae	2,002,593	1,654,065	60,663	287,865
Freddie Mac	1,384,200	1,181,709	47,147	155,344
Total	<u>3,386,793</u>	<u>2,835,774</u>	<u>107,810</u>	<u>443,209</u>
HARP LTV >80% -105%				
Fannie Mae	1,423,513	1,200,097	44,068	179,348
Freddie Mac	952,627	831,303	30,735	90,589
Total	<u>2,376,140</u>	<u>2,031,400</u>	<u>74,803</u>	<u>269,937</u>
HARP LTV >105% -125%				
Fannie Mae	324,095	261,015	8,676	54,404
Freddie Mac	257,594	214,411	8,887	34,296
Total	<u>581,689</u>	<u>475,426</u>	<u>17,563</u>	<u>88,700</u>
HARP LTV >125%				
Fannie Mae	254,985	192,953	7,919	54,113
Freddie Mac	173,979	135,995	7,525	30,459
Total	<u>428,964</u>	<u>328,948</u>	<u>15,444</u>	<u>84,572</u>

Source: FHFA (Fannie Mae and Freddie Mac)

¹Inception - April 1, 2009



In January 2016, 7 percent of the loans refinanced through HARP had a loan-to-value ratio greater than 125 percent.



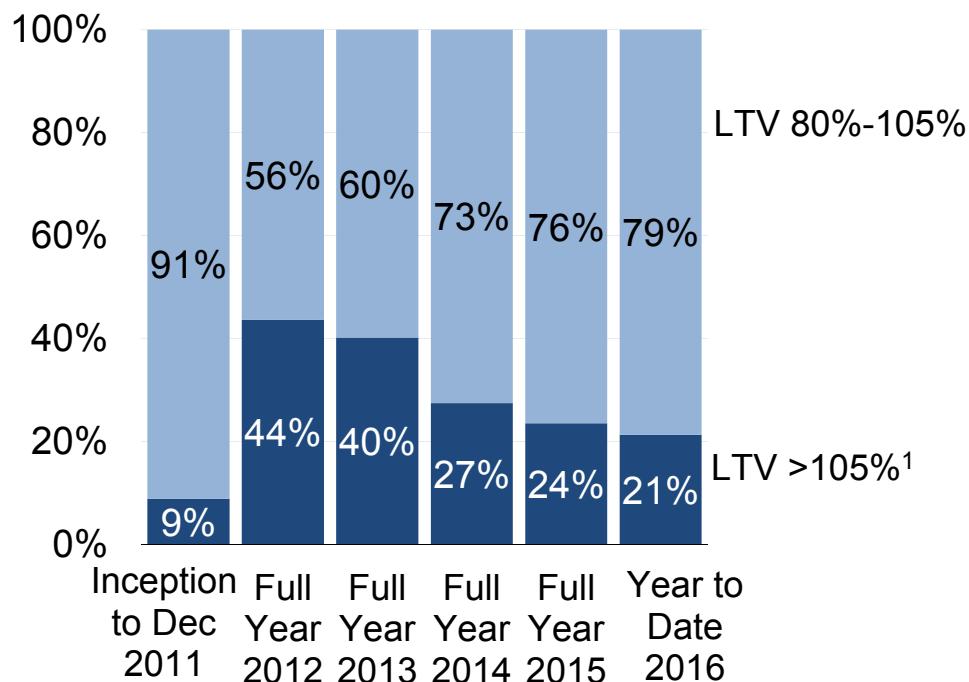
¹ The number of completed HARP refinances reported for deeply underwater borrowers increased sharply in June 2012 as further enhancements to HARP went into effect. Starting June 1, 2012, lenders became able to deliver loans with loan-to-value ratios greater than 125 percent refinanced through HARP to the Enterprises to be securitized.

Source: FHFA (Fannie Mae and Freddie Mac)



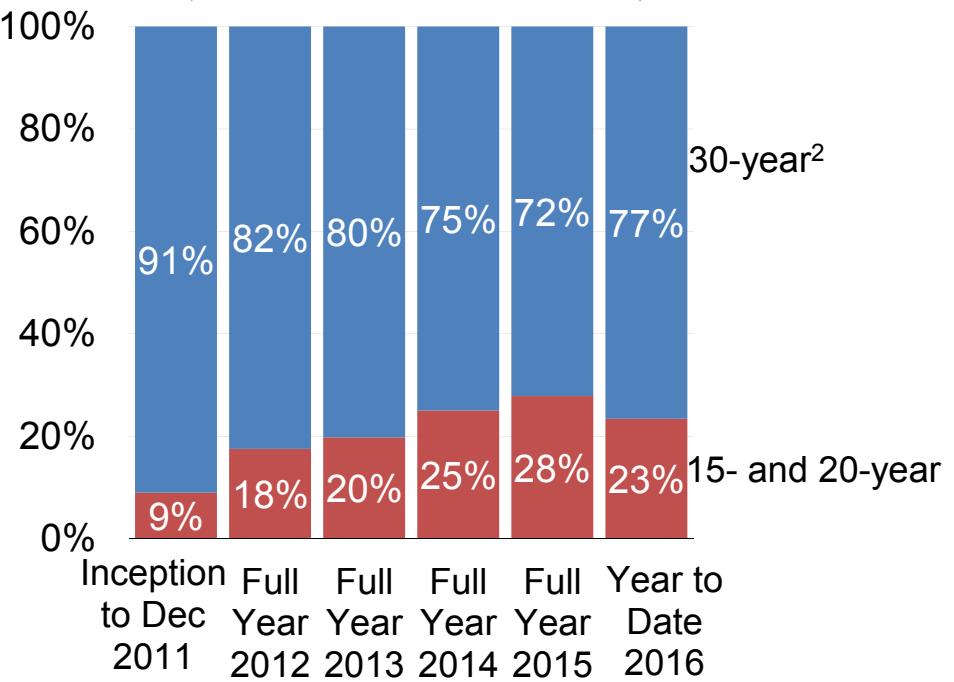
In January 2016, borrowers with loan-to-value ratios greater than 105 percent accounted for 21 percent of the volume of HARP loans. The proportion of HARP refinances for underwater borrowers (LTV greater than 105 percent) refinancing to shorter term mortgages accounted for 23 percent. Shorter term 15- and 20-year mortgages build equity faster than traditional 30-year mortgages.

Percentage of HARP Refinances by Loan-to-Value Ratio



¹ Includes HARP LTV >105%-125% and HARP LTV >125%.
Source: FHFA (Fannie Mae and Freddie Mac)

Mortgage Term of HARP Refinances of Underwater Borrowers (LTV Greater than 105%)



² Includes 25-year and 40-year mortgages.
Source: FHFA (Fannie Mae and Freddie Mac)



Borrowers who refinanced through HARP had a lower delinquency rate compared to borrowers eligible for HARP who did not refinance through the program.

Ever 90 Days Delinquency Rate¹: Fannie Mae and Freddie Mac

Refinance or Eligibility Month	Category	>80-105%	>105-125%	>125%	Total
June 2009	Loans Refinanced through HARP ²	7.4%			7.4%
	Loans Eligible for HARP ³	13.8%			13.8%
June 2010	Loans Refinanced through HARP	8.4%	16.9%		8.9%
	Loans Eligible for HARP	9.7%	17.9%		11.2%
June 2011	Loans Refinanced through HARP	5.1%	9.5%		5.9%
	Loans Eligible for HARP	6.3%	10.7%		7.3%
June 2012	Loans Refinanced through HARP	1.9%	3.1%	5.6%	3.7%
	Loans Eligible for HARP	4.4%	6.8%	10.3%	6.1%
June 2013	Loans Refinanced through HARP	1.3%	2.2%	3.3%	1.8%
	Loans Eligible for HARP	3.8%	6.0%	8.3%	4.8%
June 2014	Loans Refinanced through HARP	1.2%	1.9%	2.2%	1.4%
	Loans Eligible for HARP	2.3%	3.7%	4.8%	2.8%

Source: FHFA (Fannie Mae and Freddie Mac)

Notes

1. This measures the cumulative percentage of loans that have become 90 or more days delinquent in any of the months after June 2009, 2010, 2011, 2012, 2013 or 2014 (the refinance or eligibility date) through September 2015 for loans refinanced through HARP or eligible for HARP.

2. This measures the ever 90+ day delinquency percentage for loans refinanced through HARP during the month of June 2009, 2010, 2011, 2012, 2013 or 2014.

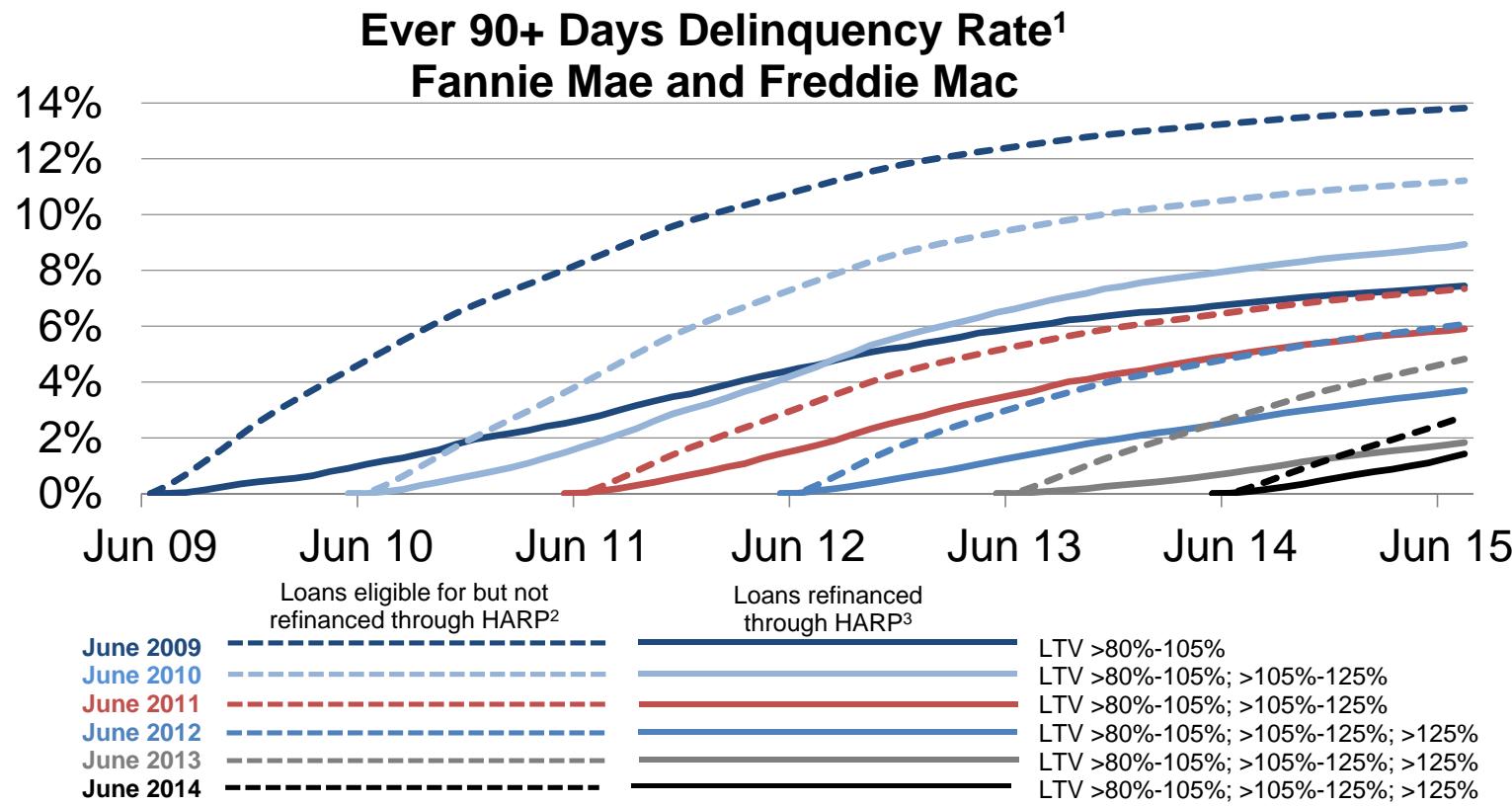
3. This measures the ever 90+ day delinquency percentage for loans that were eligible for refinancing through HARP but were not refinanced through the program as of the end of the reporting month of June 2009, 2010, 2011, 2012, 2013 or 2014. LTVs as of the eligibility date for loans are estimated using internal Fannie Mae and Freddie Mac house price indices at a zip code level. This measure may be understated because some loans may have later been paid off or refinanced through HARP.

Fannie Mae defines a HARP eligible loan as being current on payments for the last 6 months with at most a single missed payment in the last 12 months for both HARP 1 and HARP 2 eligibility; Freddie Mac defines a HARP eligible loan as being current on payments for the last 12 months for HARP 1 (2009-2011) eligibility, or current on payments for the last 6 months with at most a single missed payment in the last 12 months for HARP 2 (2012 onward) eligibility.

Other eligibility rules specific to Fannie Mae and Freddie Mac may also apply.



Borrowers who refinanced through HARP had a lower delinquency rate compared to borrowers eligible for HARP who did not refinance through the program.



Notes

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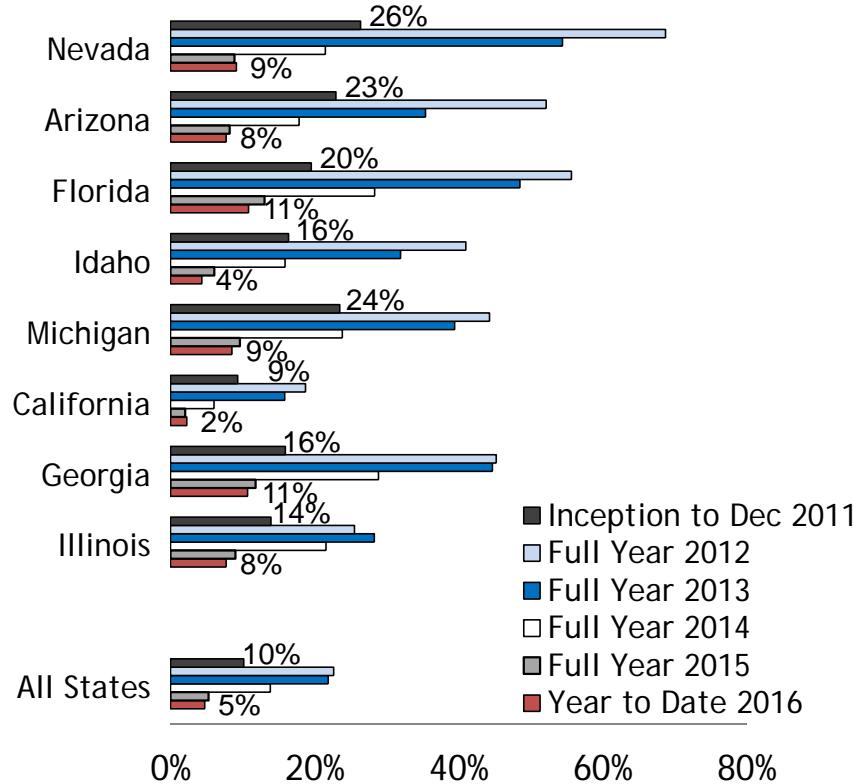
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HARP continued to account for a substantial portion of total refinance volume in certain states. In January 2016, HARP refinances represented 11 percent or more of total refinances in Florida and Georgia, more than double the 5 percent of total refinances nationwide over the same period.

Underwater borrowers accounted for a large portion of HARP refinances in a number of states. In January 2016, underwater borrowers represented 35 percent or more of HARP volume in Nevada and Florida.

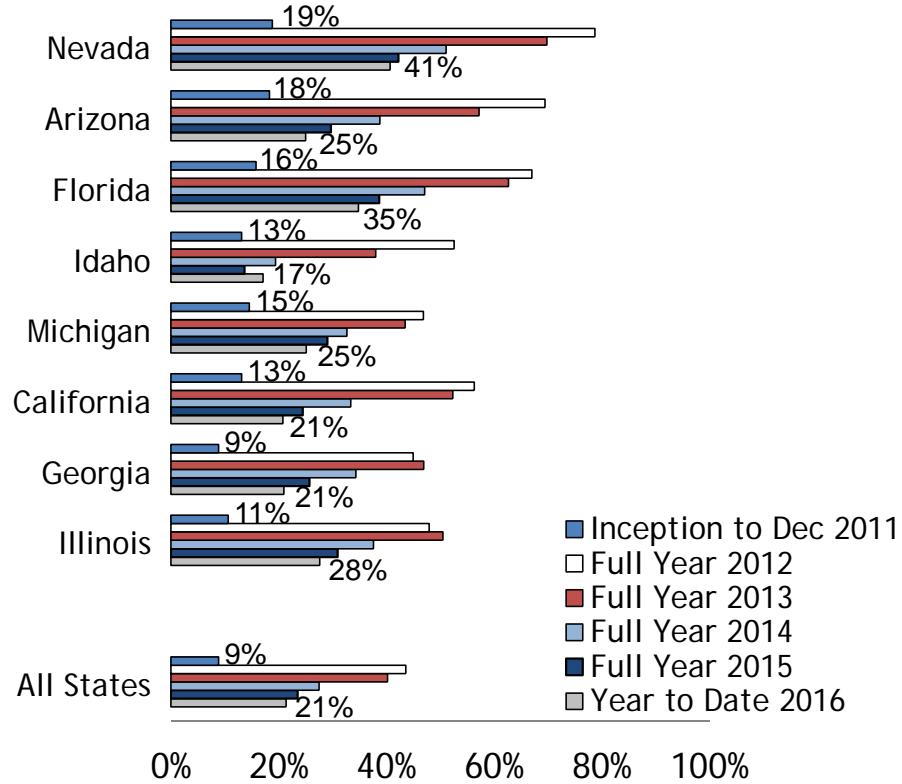
Total HARP as a Percentage of Total Refinances



Source: FHFA (Fannie Mae and Freddie Mac)



HARP LTV >105% as a Percentage of Total HARP



Appendix: Data Tables**Fannie Mae and Freddie Mac - Monthly Refinance Volume (# of loans)**

	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16
Total Refinances													
Fannie Mae	95,860	99,139	125,298	132,087	105,650	106,296	98,961	89,178	86,726	86,069	85,289	77,334	77,436
Freddie Mac	56,550	89,314	78,042	93,182	87,538	92,213	99,119	64,878	56,606	58,949	61,375	59,283	54,833
Total	152,410	188,453	203,340	225,269	193,188	198,509	198,080	154,056	143,332	145,018	146,664	136,617	132,269
Total HARP													
Fannie Mae	6,309	6,174	6,114	6,929	6,212	5,569	5,506	4,540	5,442	4,731	4,488	3,546	3,806
Freddie Mac	4,283	4,499	4,269	4,787	4,207	3,857	3,761	2,957	3,619	3,024	2,958	2,328	2,433
Total	10,592	10,673	10,383	11,716	10,419	9,426	9,267	7,497	9,061	7,755	7,446	5,874	6,239
HARP LTV >80% -105%													
Fannie Mae	4,820	4,774	4,819	5,490	4,902	4,304	4,296	3,472	4,240	3,555	3,544	2,744	3,056
Freddie Mac	3,134	3,345	3,068	3,579	3,156	2,894	2,767	2,209	2,755	2,281	2,215	1,821	1,850
Total	7,954	8,119	7,887	9,069	8,058	7,198	7,063	5,681	6,995	5,836	5,759	4,565	4,906
HARP LTV >105% -125%													
Fannie Mae	951	934	799	955	856	866	783	704	787	759	647	555	506
Freddie Mac	774	753	817	822	711	658	681	479	544	504	497	319	376
Total	1,725	1,687	1,616	1,777	1,567	1,524	1,464	1,183	1,331	1,263	1,144	874	882
HARP LTV >125%													
Fannie Mae	538	466	496	484	454	399	427	364	415	417	297	247	244
Freddie Mac	375	401	384	386	340	305	313	269	320	239	246	188	207
Total	913	867	880	870	794	704	740	633	735	656	543	435	451
All Other Streamlined Refis													
Fannie Mae	11,552	12,602	11,719	14,943	13,811	11,977	10,199	9,128	10,666	9,085	9,806	7,079	7,998
Freddie Mac	7,283	7,575	7,495	9,196	8,604	8,062	7,682	6,563	6,556	6,190	5,930	4,541	4,786
Total	18,835	20,177	19,214	24,139	22,415	20,039	17,881	15,691	17,222	15,275	15,736	11,620	12,784

Notes:

Initially HARP Refinance Loans were defined as Fannie Mae to Fannie Mae and Freddie Mac to Freddie Mac first-lien refinance loans with limited and no cash out that have loan-to-value ratios over 80 percent up to 125 percent.

HARP Enhancements: On October 24, 2011, FHFA, Fannie Mae and Freddie Mac announced HARP changes to reach more borrowers. Effective December 1, 2011, existing Enterprise borrowers who are current on their mortgage payments can refinance and reduce their monthly mortgage payments at loan-to-value ratios above 80 percent without any maximum loan-to-value limit.

Starting with the November 2012 Refinance Report, the definition of HARP for Fannie Mae has been expanded to include second home and investment property refinances with LTVs greater than 80 percent, which is consistent with the definition of HARP for Freddie Mac since the inception of the program.

All Other Streamlined Refis are streamlined refinances that do not qualify as HARP refinances. Fannie Mae implements streamlined refinances through the Refi Plus product for manual underwriting and DU Refi Plus product for loans underwritten through Desktop Underwriter. The product is available for refinances of existing Fannie Mae loans only. Freddie Mac implements streamlined refinances through the Relief Refinance Mortgage product. Loans may be originated by any Freddie Mac approved servicer.



Appendix: Data Tables**Fannie Mae - Loan Count by LTV and Product (Mortgage Term)**

	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16
Total Refinances													
FRM 30 (incl FRM 25 & 40)	58,210	60,923	76,831	79,207	63,763	62,313	58,098	51,652	50,792	51,997	48,742	45,042	45,645
FRM 20	8,325	8,382	10,768	11,700	10,600	9,341	8,074	6,196	7,122	6,945	6,628	5,559	6,546
FRM 15	26,904	27,448	35,840	39,333	29,792	32,891	31,185	29,506	26,865	25,204	27,968	25,135	23,760
HARP >80-105 LTV													
FRM 30 (incl FRM 25 & 40)	3,015	3,016	2,814	3,209	2,993	2,563	2,529	2,053	2,788	2,225	2,233	1,745	1,994
FRM 20	816	830	1,064	1,252	1,025	832	885	565	637	579	515	350	416
FRM 15	930	883	913	999	859	858	837	795	752	686	751	633	621
HARP >105-125 LTV													
FRM 30 (incl FRM 25 & 40)	678	660	562	693	587	592	551	503	611	547	479	386	380
FRM 20	131	140	120	144	149	128	120	89	74	118	75	56	54
FRM 15	142	134	117	118	120	146	112	112	102	94	93	113	72
HARP > 125 LTV													
FRM 30 (incl FRM 25 & 40)	398	357	349	348	364	285	299	256	317	301	236	188	168
FRM 20	53	49	64	72	52	50	77	38	48	40	25	40	14
FRM 15	87	60	83	64	38	64	51	70	50	76	36	19	62
All Other Streamlined Refis													
FRM 30 (incl FRM 25 & 40)	5,375	5,866	5,150	6,677	6,291	5,513	4,389	4,005	4,836	4,066	4,389	3,343	3,738
FRM 20	1,899	1,956	2,306	3,033	2,951	2,106	1,821	1,161	1,864	1,402	1,393	770	1,041
FRM 15	4,185	4,704	4,206	5,180	4,512	4,268	3,905	3,870	3,869	3,531	3,934	2,918	3,183



Appendix: Data Tables**Freddie Mac - Loan Count by LTV and Product (Mortgage Term)**

	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16
Total Refinances													
FRM 30 (incl FRM 25 & 40)	33,173	59,820	47,607	55,111	52,550	56,247	44,699	38,543	32,361	32,301	36,186	35,589	33,559
FRM 20	4,786	5,427	6,503	8,207	8,122	7,924	10,129	4,946	4,387	4,287	4,753	4,195	4,134
FRM 15	16,149	21,808	21,025	28,057	25,000	26,046	42,458	19,615	17,848	20,478	19,053	18,118	16,065
HARP >80-105 LTV													
FRM 30 (incl FRM 25 & 40)	1,988	2,163	1,895	2,077	1,968	1,818	1,695	1,386	1,728	1,406	1,360	1,187	1,202
FRM 20	494	489	499	653	580	440	453	285	395	349	362	235	260
FRM 15	640	679	667	844	601	631	608	521	614	503	484	394	380
HARP >105-125 LTV													
FRM 30 (incl FRM 25 & 40)	536	555	605	598	485	455	482	341	419	367	379	244	308
FRM 20	95	78	88	59	103	99	84	42	46	49	56	3	15
FRM 15	143	120	124	165	123	104	115	96	79	88	62	72	53
HARP > 125 LTV													
FRM 30 (incl FRM 25 & 40)	276	289	278	270	223	225	198	215	236	163	190	137	165
FRM 20	34	32	40	46	33	14	31	30	30	25	13	12	9
FRM 15	65	80	66	70	84	66	84	24	54	51	43	39	33
All Other Streamlined Refis													
FRM 30 (incl FRM 25 & 40)	3,267	3,549	3,272	3,701	3,863	3,898	3,263	3,100	2,827	2,424	2,340	2,173	2,170
FRM 20	1,072	1,056	1,183	1,609	1,658	1,127	1,218	744	1,007	861	878	525	603
FRM 15	2,927	2,945	3,026	3,867	3,061	3,022	3,175	2,693	2,686	2,857	2,684	1,826	1,988



