



FORECLOSURE PREVENTION & REFINANCE REPORT

FEDERAL PROPERTY MANAGER'S REPORT

FOURTH QUARTER 2019



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4.407 million troubled homeowners helped during conservatorships

39% of loan modifications in 4Q19 reduced borrowers' monthly payments by over 20%

Serious delinquency rate remained unchanged at **0.65%** at the end of 4Q19

REO inventory decreased **3%** in the 4Q19

4Q19 Highlights -- Foreclosure Prevention

The Enterprises' Foreclosure Prevention Actions:

- The Enterprises completed 25,930 foreclosure prevention actions in the fourth quarter, bringing the total to 4,406,966 since the start of conservatorships in September 2008. Of these actions, 3,709,440 have helped troubled homeowners stay in their homes, including 2,390,082 permanent loan modifications.
- Twenty-six percent of modifications in the fourth quarter were modifications with principal forbearance. Modifications with extend-term only accounted for 65 percent of all loan modifications during the quarter.
- There were 1,272 completed short sales and deeds-in-lieu during the quarter, bringing the total to 697,526 since the conservatorships began in September 2008.

The Enterprises' Mortgage Performance:

- The percentage of 60+ days delinquent loans remained unchanged at 0.96 percent at the end of the fourth quarter from third quarter of 2019.
- The Enterprises' serious (90 days or more) delinquency rate remained unchanged at 0.65 percent at the end of the fourth quarter. This compared with 3.47 percent for Federal Housing Administration (FHA) loans, 1.92 percent for Veterans Affairs (VA) loans, and 1.76 percent for all loans (industry average).

The Enterprises' Foreclosures:

- Foreclosure starts increased slightly to 30,010 while third-party and foreclosure sales decreased 12 percent to 8,474 in the fourth quarter.

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

4Q19 Highlights -- Refinance Activities

- Total refinance volume increased in December 2019 as mortgage rates rose in previous months but remained near lows last observed in 2015. Mortgage rates increased in December: the average interest rate on a 30-year fixed rate mortgage rose to 3.72 percent from 3.70 percent in November.
- In the fourth quarter of 2019, 9 refinances were completed through the High LTV Refinance Option, bringing total refinances through the High LTV Refinance Option from the inception of the program to 11.
- The percentage of cash-out refinances increased to 42 percent in December but remained well below the peak observed in late 2018. Mortgage rates have fallen from the highs observed a year ago to lows last observed in 2015, creating more opportunities for non cash-out borrowers to refinance at lower rates and lower their monthly payments.

Foreclosure Prevention Activities

(Number of loans)	3Q19	4Q19
Completed Foreclosure Prevention Actions		
Loan Modifications *	17,540	16,125
Repayment Plans	5,122	6,207
Forbearance Plans	2,134	2,062
Charge-offs-in-lieu	364	264
Home Retention Actions	25,160	24,658
Short Sales	959	913
Deeds-in-lieu	356	359
Home Forfeiture Actions	1,315	1,272
TOTAL	26,475	25,930

* Includes HAMP permanent modifications

Source: FHFA (Fannie Mae and Freddie Mac)

Mortgage Performance (at period end)

(Number of loans)	3Q19	4Q19
30-59 Days Delinquent	338,921	338,333
60-plus-days Delinquent	269,323	269,146
Seriously Delinquent*	183,156	182,788
Foreclosure Starts	29,970	30,010
Third-party & Foreclosure Sales	9,670	8,474
REO Inventory	22,626	21,868

(Percent of total loans serviced)

30-59 Days Delinquent	1.21%	1.21%
60-plus-days Delinquent	0.96%	0.96%
Seriously Delinquent*	0.65%	0.65%

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

Source: FHFA (Fannie Mae and Freddie Mac)

Refinance Activities

(Number of loans)	3Q19	4Q19
Total Refinance	540,578	728,842
Total High LTV Refinance Option	2	9

Source: FHFA (Fannie Mae and Freddie Mac)

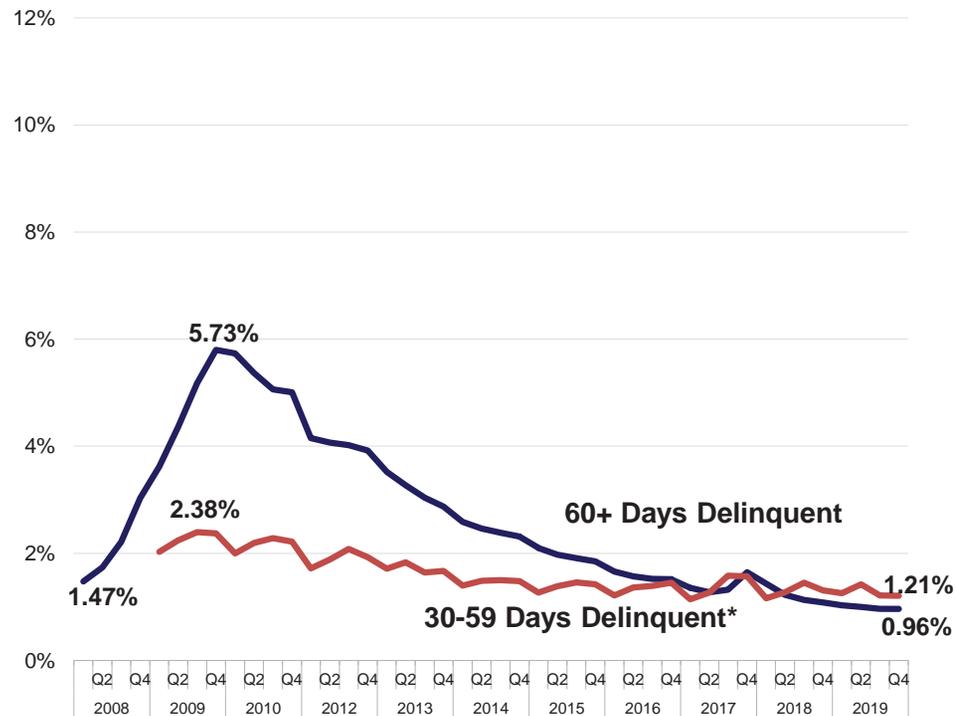


This is the quarterly version of the Foreclosure Prevention and Refinance Report. FHFA produces monthly and quarterly versions of the Foreclosure Prevention and Refinance Report. In addition to the data provided in the monthly reports, the quarterly reports include the following information: benchmarking 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 remained unchanged at 1.21 percent while the 60-plus-day delinquency rate also remained at 0.96 percent at the end of the fourth quarter of 2019. The Enterprises' serious delinquency rate remained unchanged at 0.65 percent at the end of the quarter. This compared with 3.47 percent for Federal Housing Administration (FHA) loans, 1.92 percent for Veterans Affairs (VA) loans, and 1.76 percent for all loans (industry average).

Enterprises' Delinquency Rates

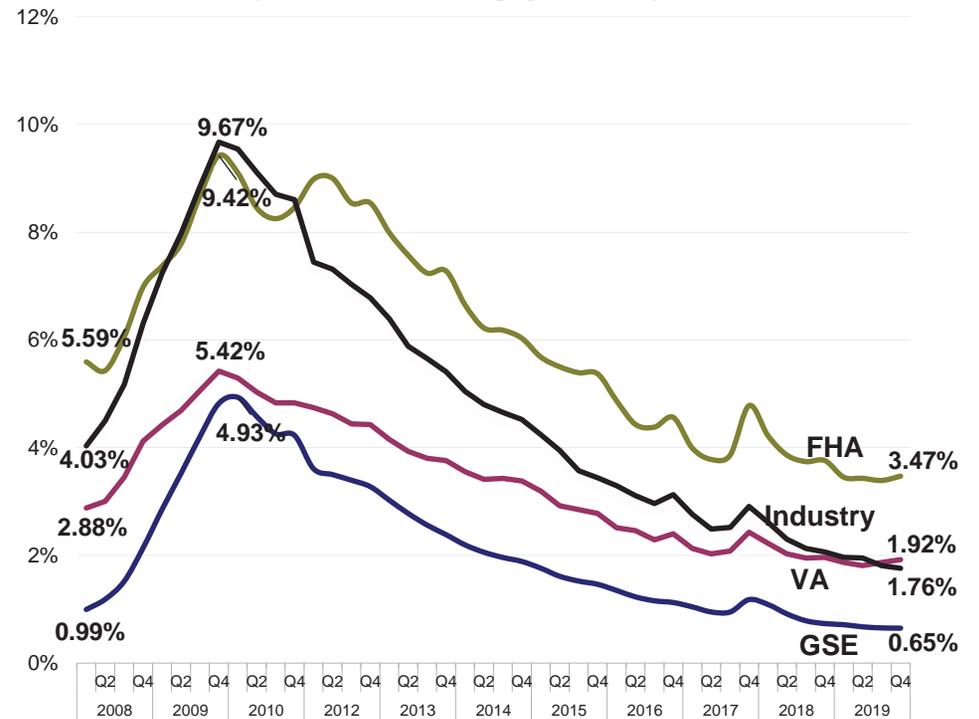


Source: FHFA (Fannie Mae and Freddie Mac)

*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 123,130 foreclosure prevention actions in 2019, bringing the total to 4,406,966 since the start of conservatorships in September 2008. Of these actions, 2,390,082 have been permanent loan modifications, and 1,319,358 actions have been other forms of assistance that allowed troubled homeowners to stay in their homes. In addition, 697,526 of the actions have been short sales and deeds-in-lieu which resulted in borrowers leaving their homes without going through the foreclosure process.

	2016	2017	2018	2019	Conservatorship to Date ¹
Home Retention Actions					
Repayment Plans	32,357	30,506	32,016	25,106	961,965
Forbearance Plans	7,228	29,897	37,658	14,895	269,381
Charge-offs-in-lieu	1,047	1,400	1,414	1,493	17,834
HomeSaver Advance (<i>Fannie</i>)	-	-	-	-	70,178
Loan Modifications ²	<u>123,495</u>	<u>128,625</u>	<u>163,175</u>	<u>75,961</u>	<u>2,390,082</u>
Total	164,127	190,428	234,263	117,455	3,709,440
Nonforeclosure - Home Forfeiture Actions					
Short Sales	17,760	11,684	6,408	4,053	600,987
Deeds-in-lieu	<u>8,024</u>	<u>4,786</u>	<u>2,907</u>	<u>1,622</u>	<u>96,539</u>
Total	25,784	16,470	9,315	5,675	697,526
Total Foreclosure Prevention Actions	189,911	206,898	243,578	123,130	4,406,966

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

² Includes HAMP permanent modifications.

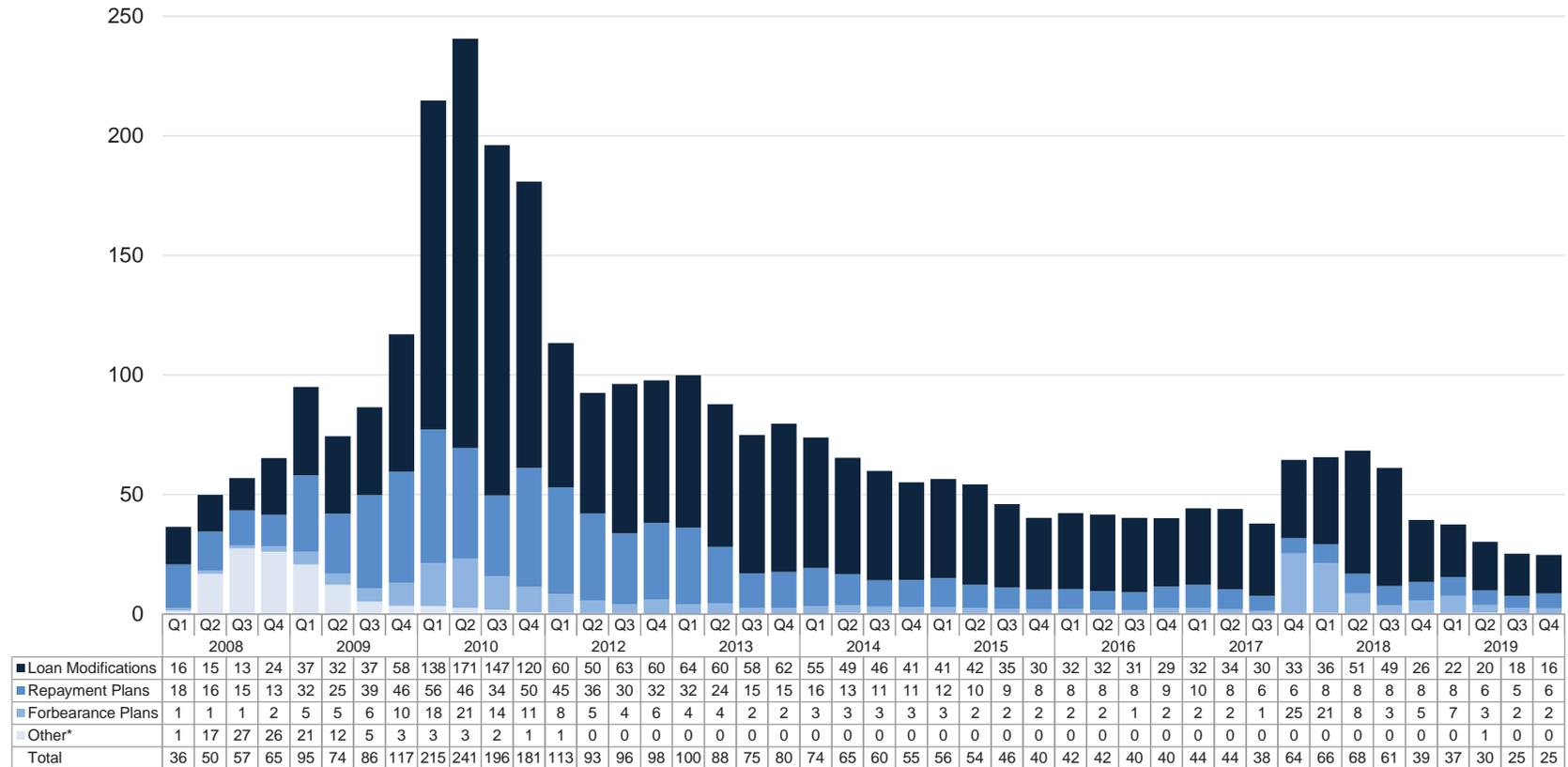
Source: FHFA (Fannie Mae and Freddie Mac)



Foreclosure Prevention Activity: Home Retention Actions

The Enterprises completed 24,658 home retention actions in the fourth quarter, compared with 25,160 in the third quarter. These actions, which included 16,125 permanent loan modifications, 6,207 repayment plans, 2,062 forbearance plans and 264 charge-offs-in-lieu, helped delinquent borrowers stay in their homes during the quarter.

Home Retention Actions
(Number of loans in thousands)



*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.

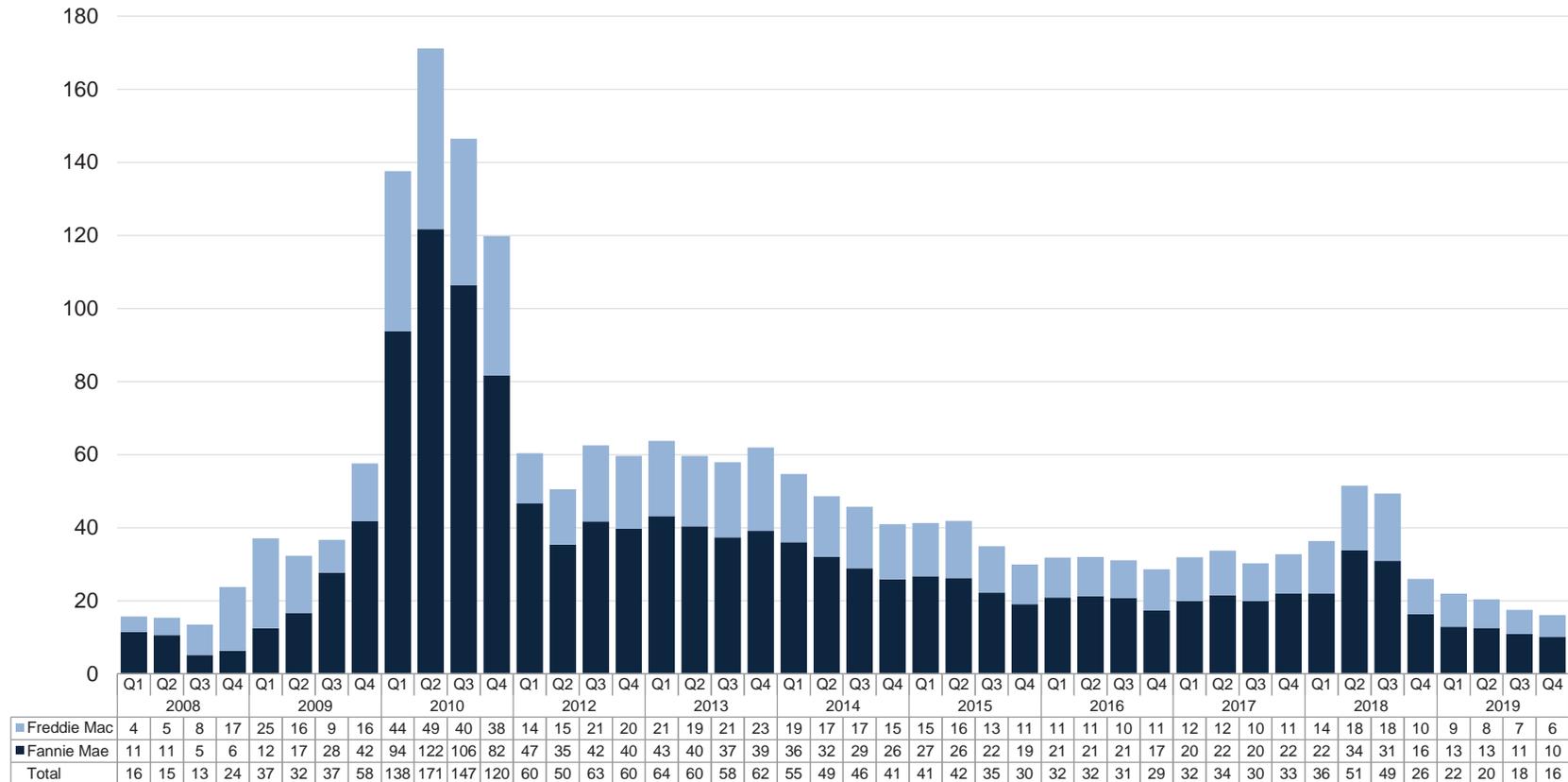
Source: FHFA (Fannie Mae and Freddie Mac)



Enterprises' Loan Modifications

The Enterprises completed 16,125 loan modifications in the fourth quarter, a decrease of 8 percent compared with the third quarter of 2019. Fannie Mae's permanent loan modifications decreased 7 percent to 10,138 and Freddie Mac's declined 9 percent to 5,987 during the quarter.

Loan Modifications by Enterprise
(Number of loans in thousands)



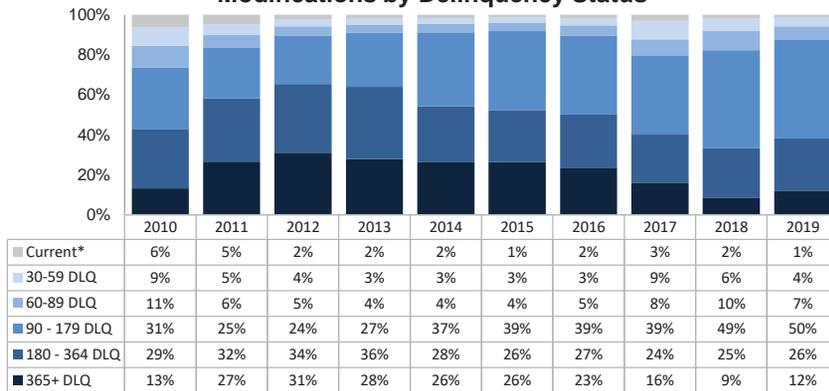
Source: FHFA (Fannie Mae and Freddie Mac)



Enterprises' Loan Modifications

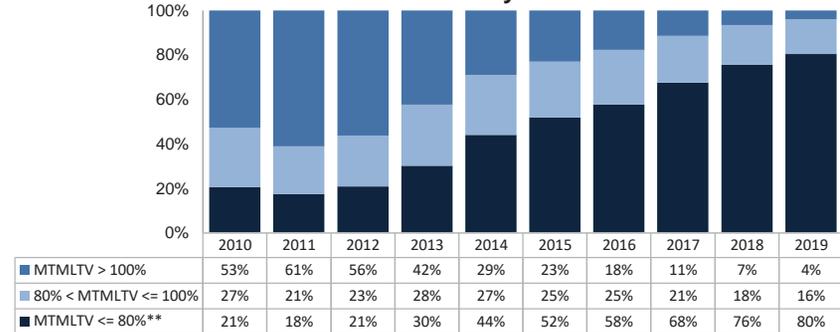
There were 75,961 permanent loan modifications in 2019. Approximately 88 percent of these loans were 90+ days delinquent at the time of modification, 80 percent had mark-to-market LTV <= 80%, and 47 percent were originated prior to 2009.

Modifications by Delinquency Status



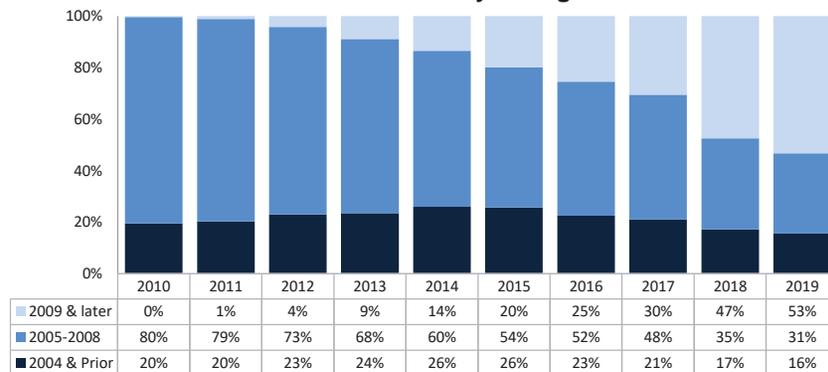
Source: FHFA (Fannie Mae and Freddie Mac)

Modifications by MTMLTV



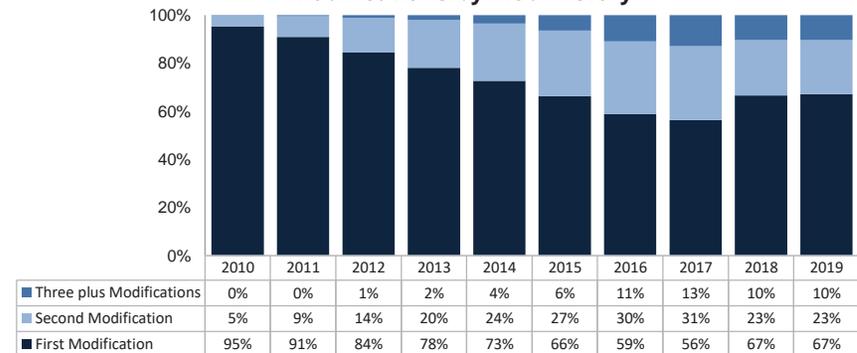
Source: FHFA (Fannie Mae and Freddie Mac)

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.

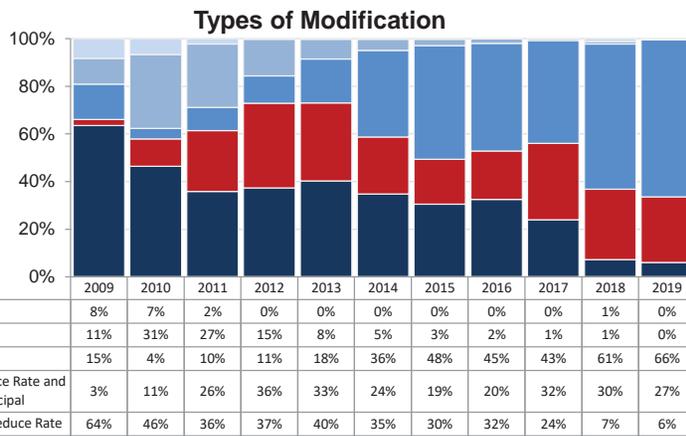
***Data have been revised.

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.

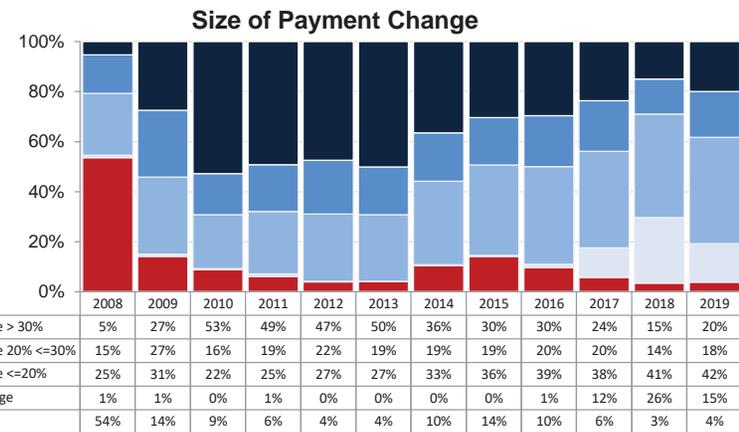


Enterprises' Loan Modifications

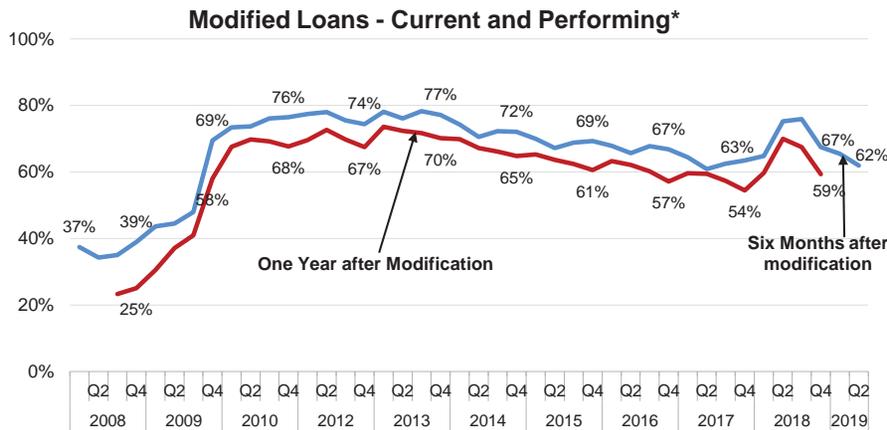
The share of the Enterprises' modifications with extend-term only was 66 percent in 2019. Increases in house prices over the past couple of years have generally increased home equity even for delinquent homeowners, influencing the type of loan modification. Interest rate reductions are generally offered to borrowers with modest or no home equity. This has contributed to lower concessions on loan modifications, which is reflected in the size of payment change. Approximately 62 percent of loans modified in the second quarter of 2019 were current and performing, six months after modification.



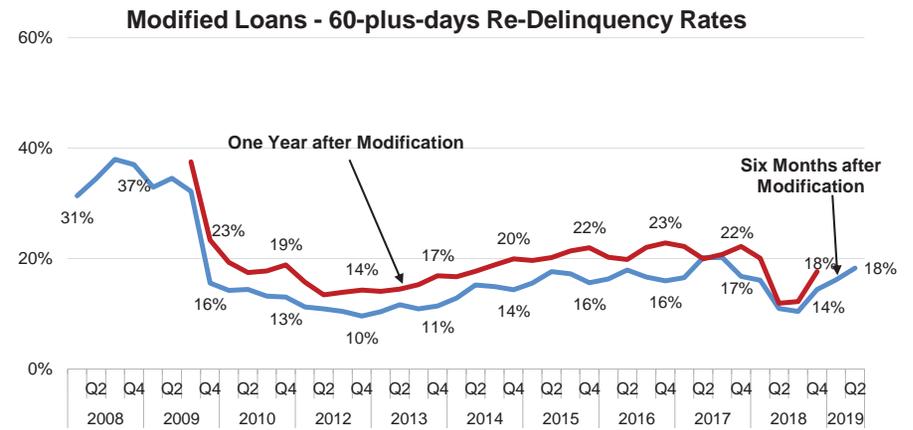
Source: FHFA (Fannie Mae and Freddie Mac)



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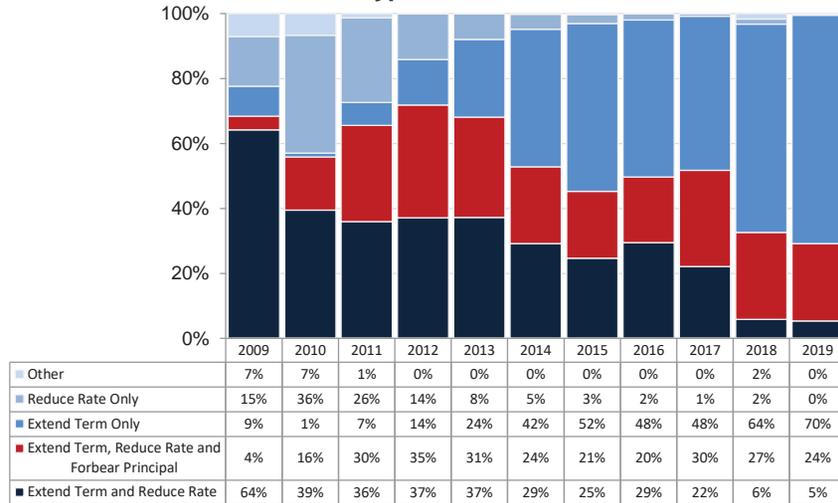
* The reported percentage at the end of each period represents the number of current loans remaining at the end of the period, divided by the total number of loan modifications, including loans that have since paid off. In 2016, the Enterprises began its Reperforming Loan (PRL) sale program. Over time,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



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

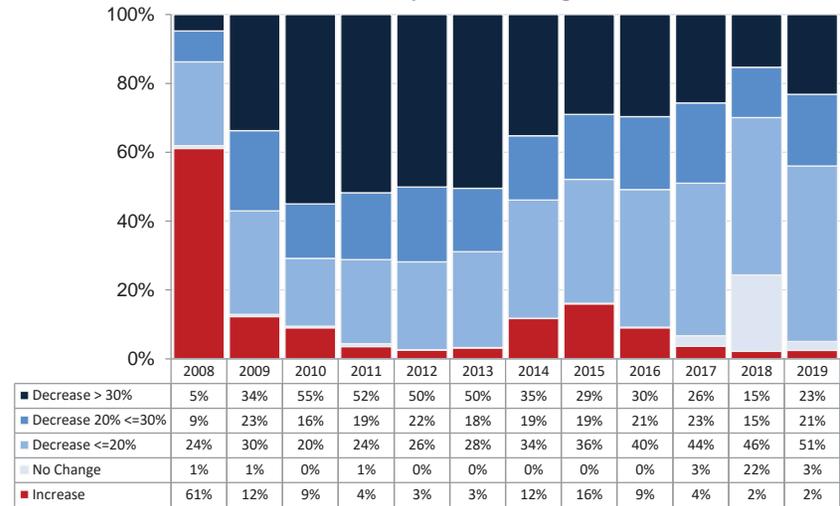
Fannie Mae's Loan Modifications

Types of Modification



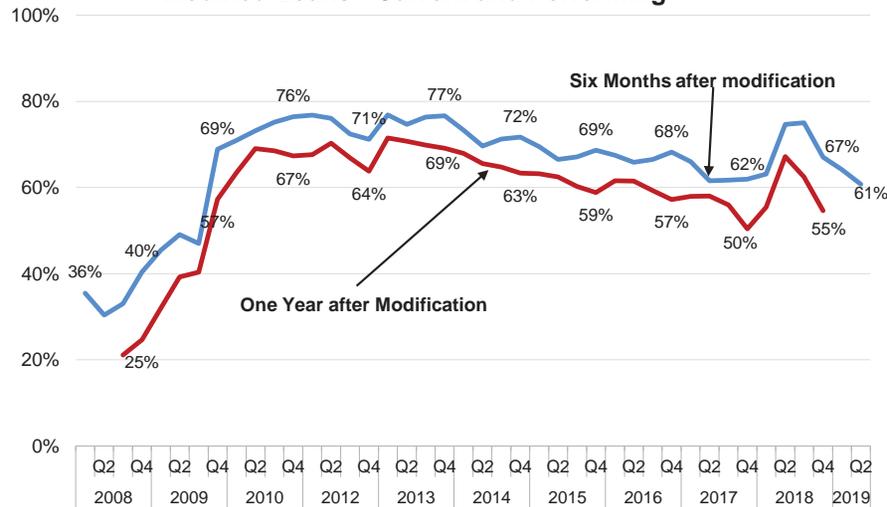
Source: FHFA (Fannie Mae and Freddie Mac)

Size of Payment Change



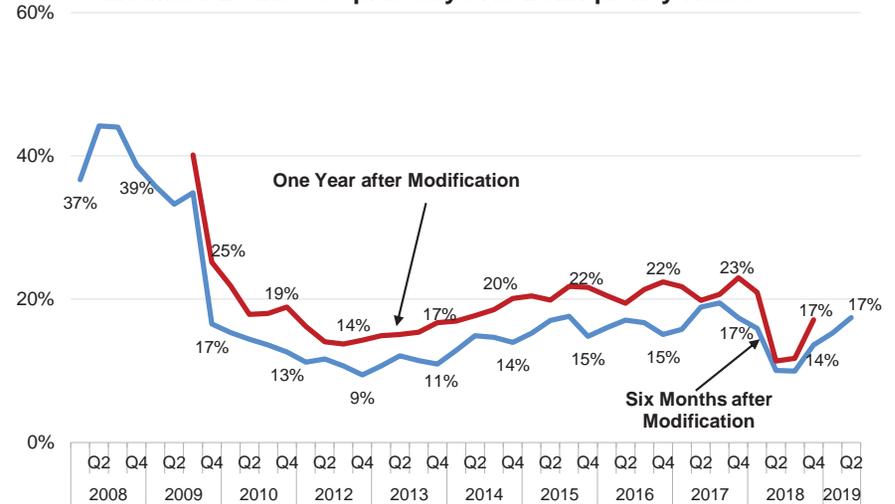
Source: FHFA (Fannie Mae and Freddie Mac)

Modified Loans - Current and Performing*



Source: FHFA (Fannie Mae and Freddie Mac)

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

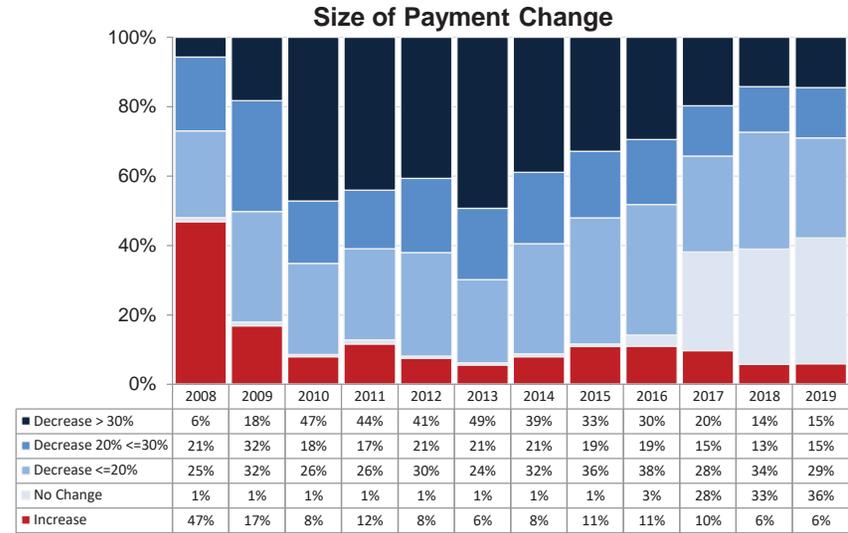
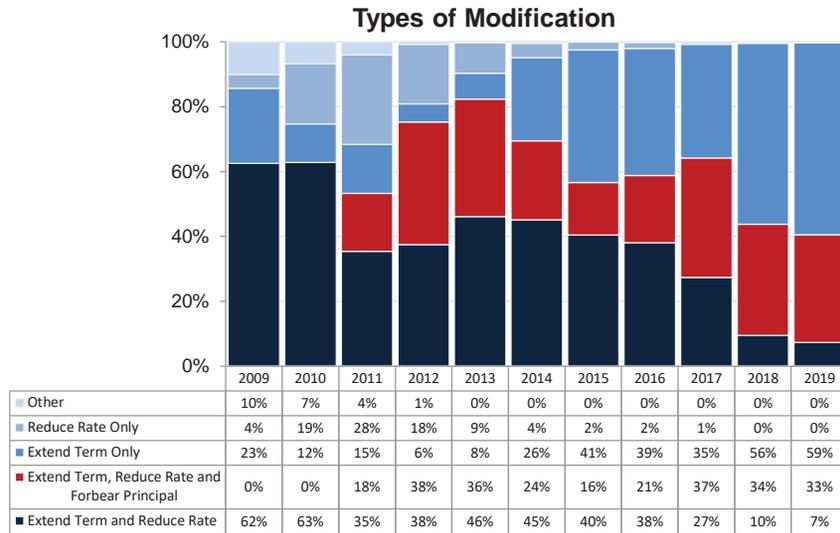


Source: FHFA (Fannie Mae and Freddie Mac)

* 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.

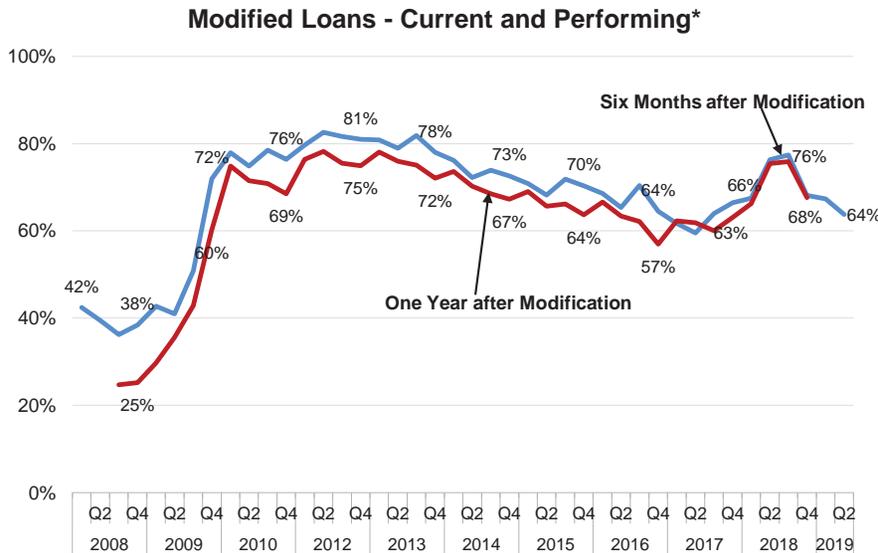


Freddie Mac's Loan Modifications

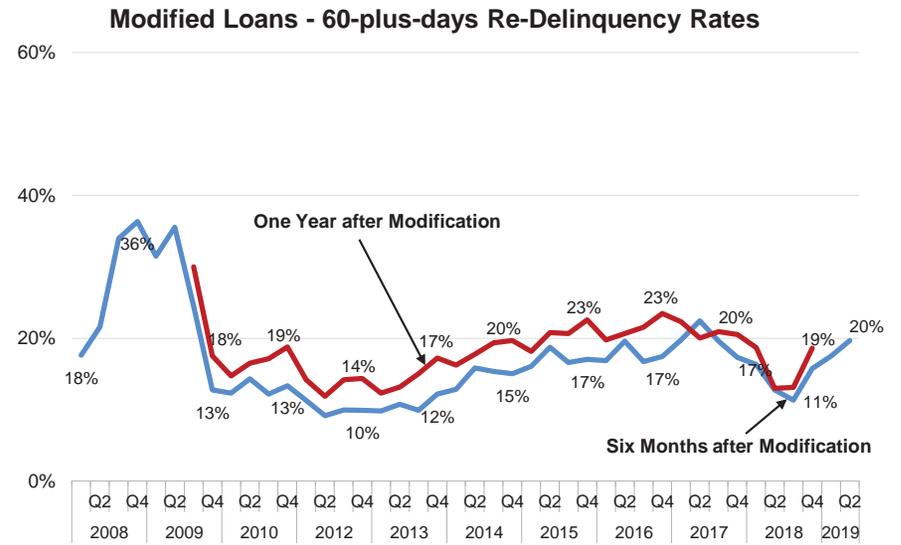


Source: FHFA (Fannie Mae and Freddie Mac)

Source: FHFA (Fannie Mae and Freddie Mac)



Source: FHFA (Fannie Mae and Freddie Mac)



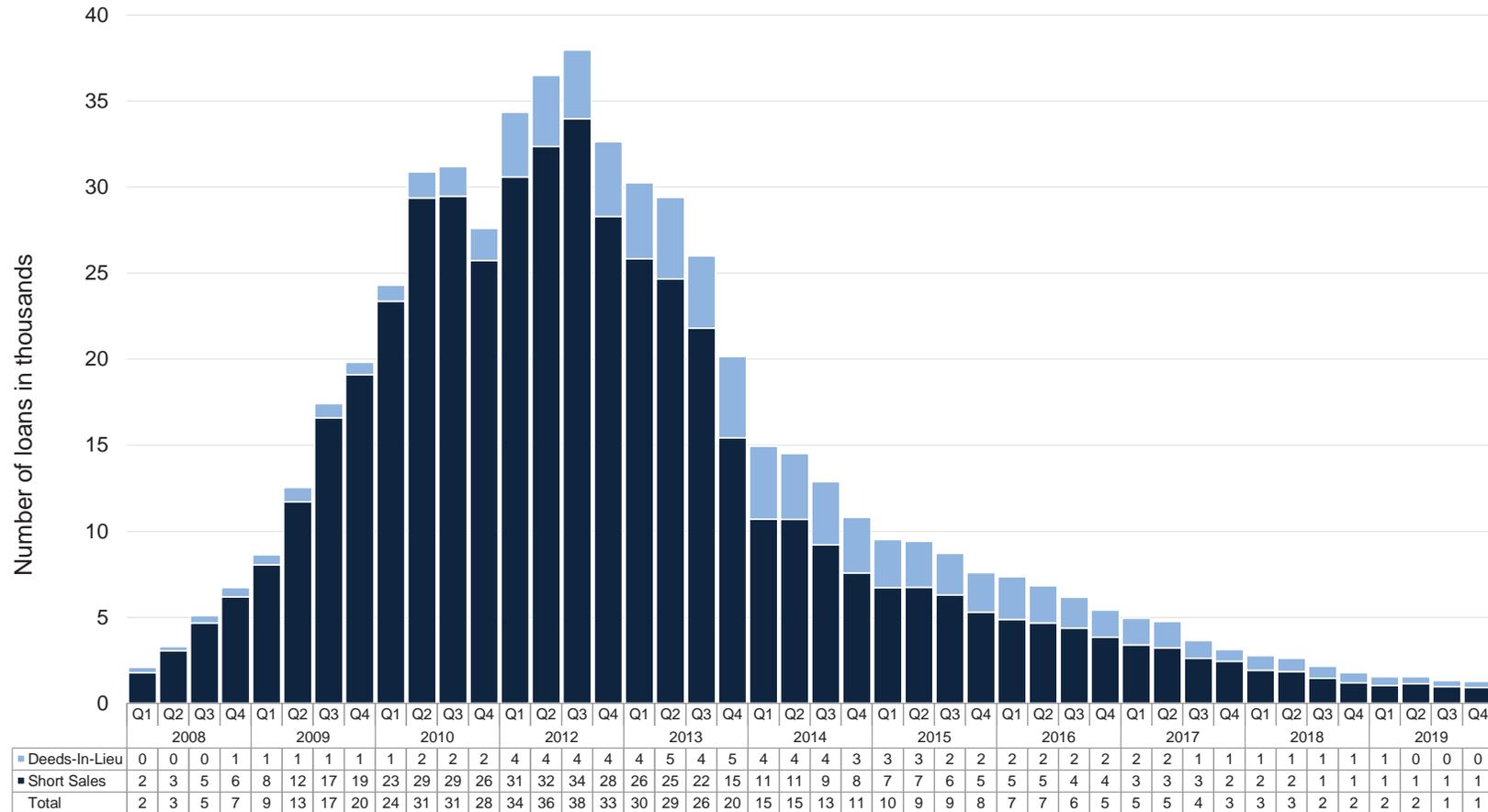
Source: FHFA (Fannie Mae and Freddie Mac)

* The 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, 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.



Foreclosure Prevention Activity: Home Forfeiture Actions

There were 1,272 completed short sales and deeds-in-lieu in the fourth quarter, bringing the total to 697,526 since the start of conservatorships. The number of completed short sales and deeds-in-lieu decreased 3 percent in the fourth quarter compared with the third quarter of 2019. 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.

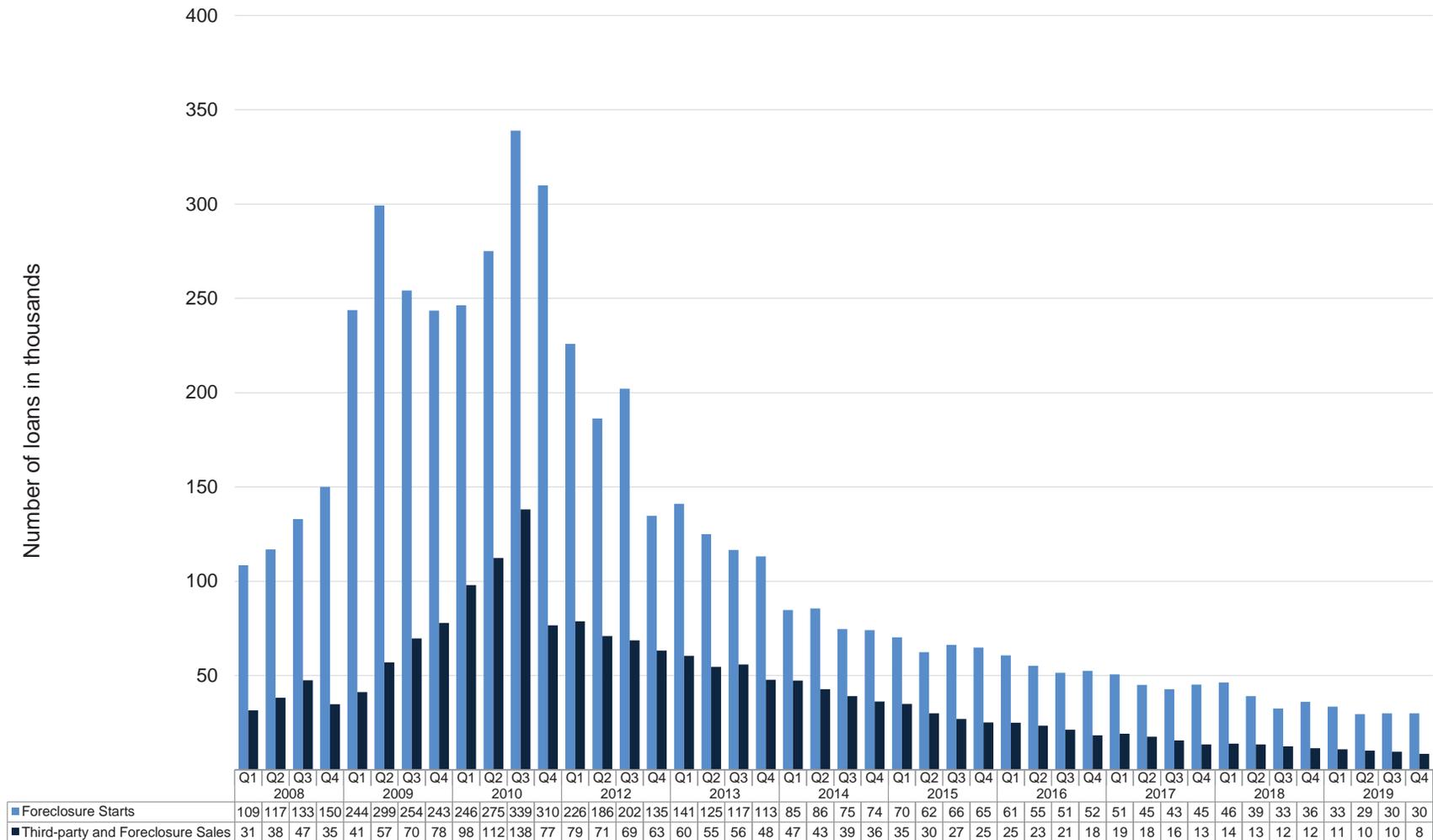


Source: FHFA (Fannie Mae and Freddie Mac)



Foreclosures

There were 8,474 completed third-party and foreclosure sales in the fourth quarter, down 12 percent compared with the third quarter of 2019. The number of foreclosure starts increased slightly from 29,970 in the third quarter to 30,010 in the fourth quarter.

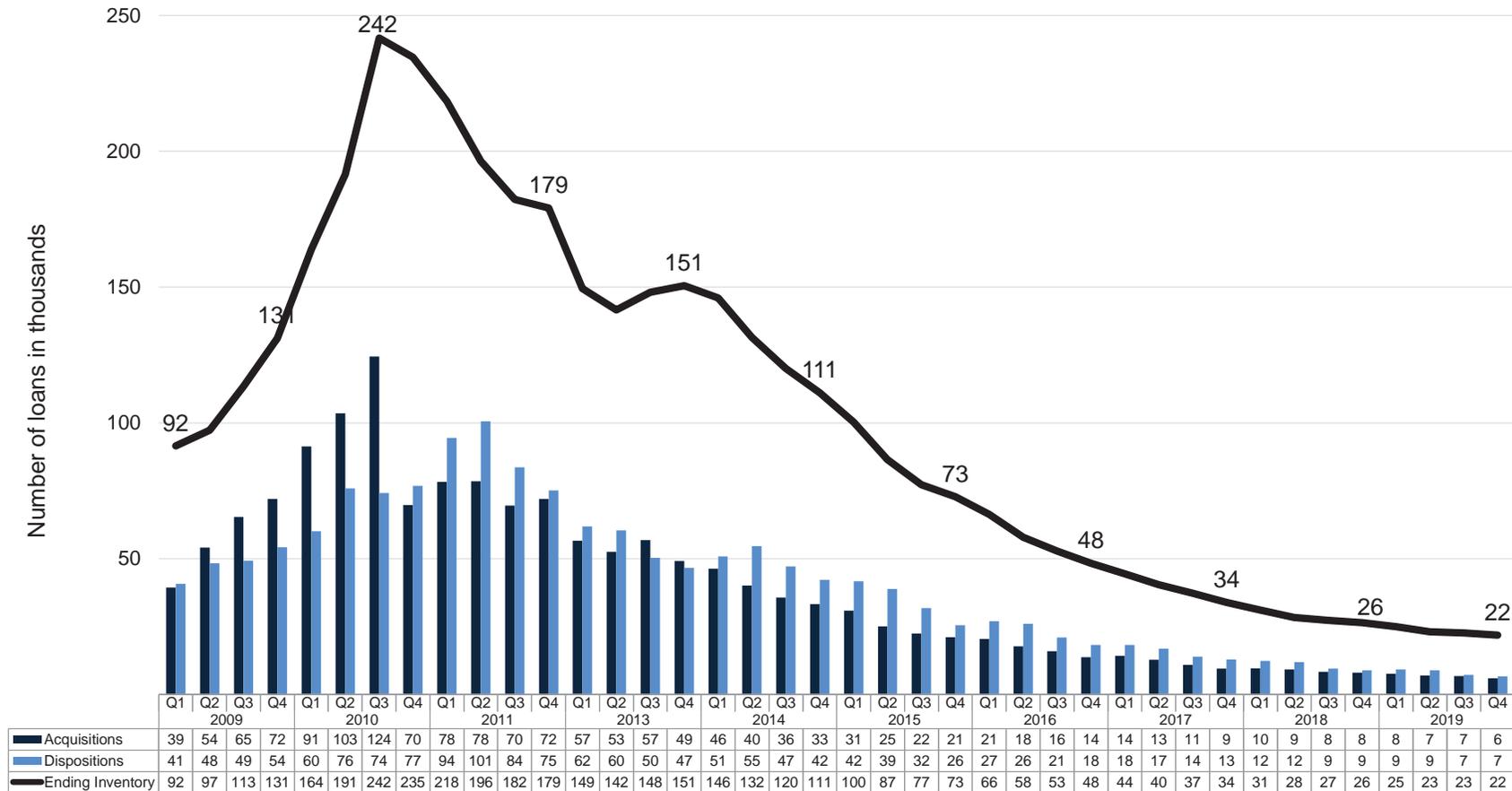


Source: FHFA (Fannie Mae and Freddie Mac)



Real Estate Owned (REO) Activity & Inventory

The Enterprises' REO inventory declined 3 percent in the fourth quarter to 21,868, as property dispositions continued to outpace REO acquisitions. The total number of property acquisitions declined 12 percent to 5,982 and dispositions decreased 7 percent to 6,741 during the quarter.



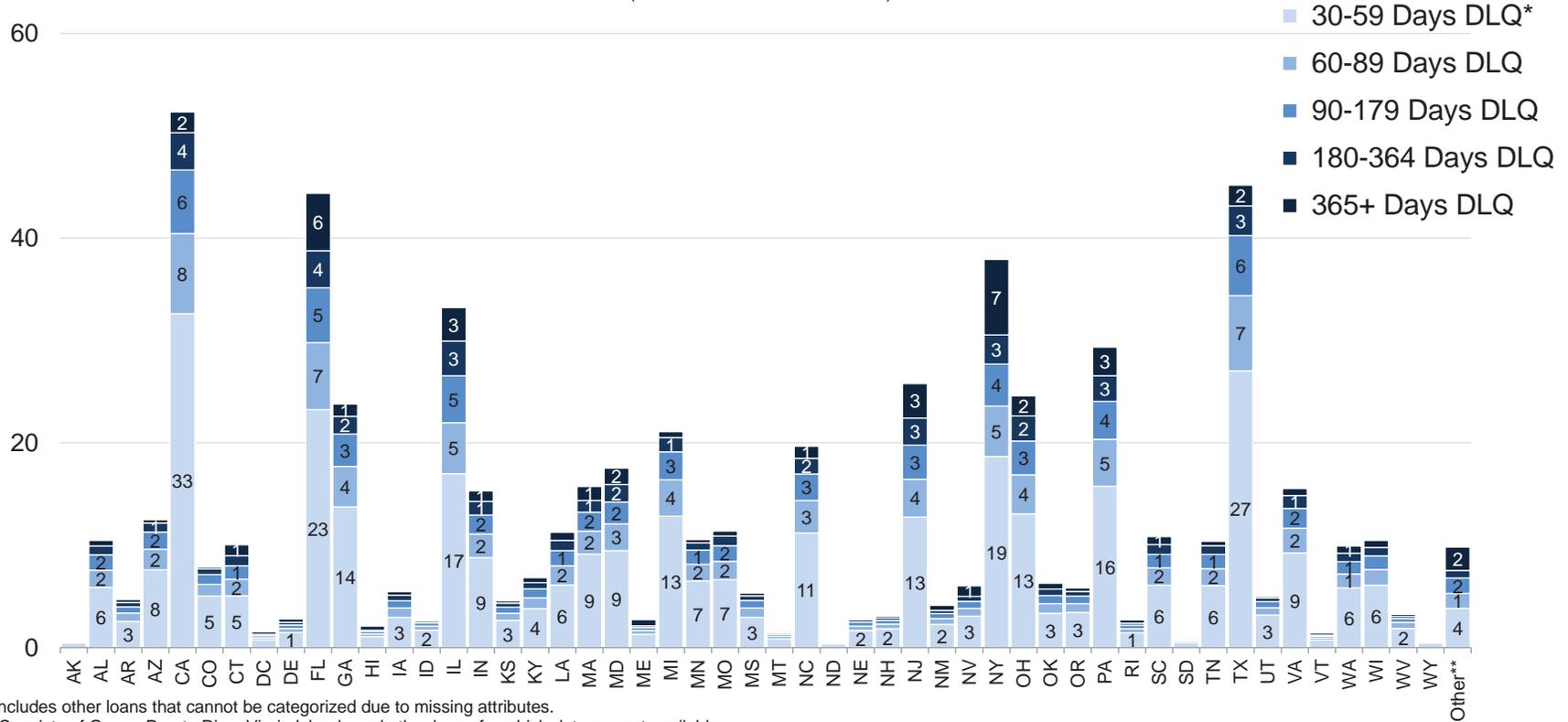
Source: FHFA (Fannie Mae and Freddie Mac)



Delinquent Loans by State

The number of the Enterprises' deeply delinquent loans (365+ days) continued to decline in the fourth quarter of 2019. Approximately 8 percent of the Enterprises' troubled borrowers were deeply delinquent at the end of the quarter. New York continued to have the highest number of deeply delinquent loans, followed by Florida and New Jersey. As of December 31, 2019, approximately 19 percent of the troubled borrowers in New York have missed one year or more of monthly payments, compared with 13 percent in Florida and New Jersey.

Delinquent Loans by State - As of December 31, 2019
(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.

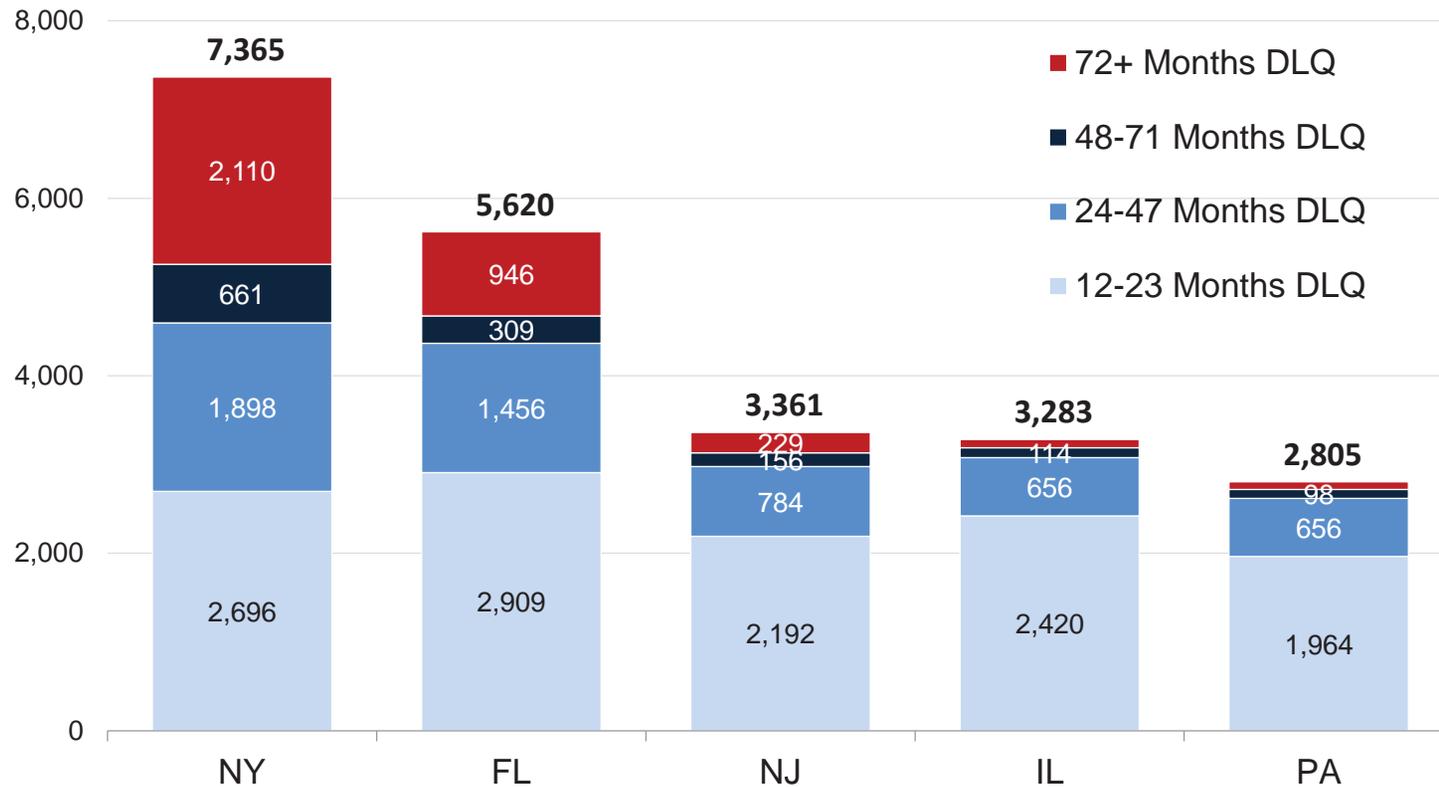
Source: FHFA (Fannie Mae and Freddie Mac)



Deeply Delinquent Loans in Selected States

Deeply delinquent loans (365+ days) are highly concentrated in states that require a judicial review of foreclosure activity that results in longer foreclosure timelines. As of December 31, 2019, approximately 44 percent of the Enterprises' deeply delinquent loans were in five judicial states: New York, Florida, New Jersey, Illinois and Pennsylvania. In New York, approximately 29 percent of these loans have been delinquent for over six years.

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



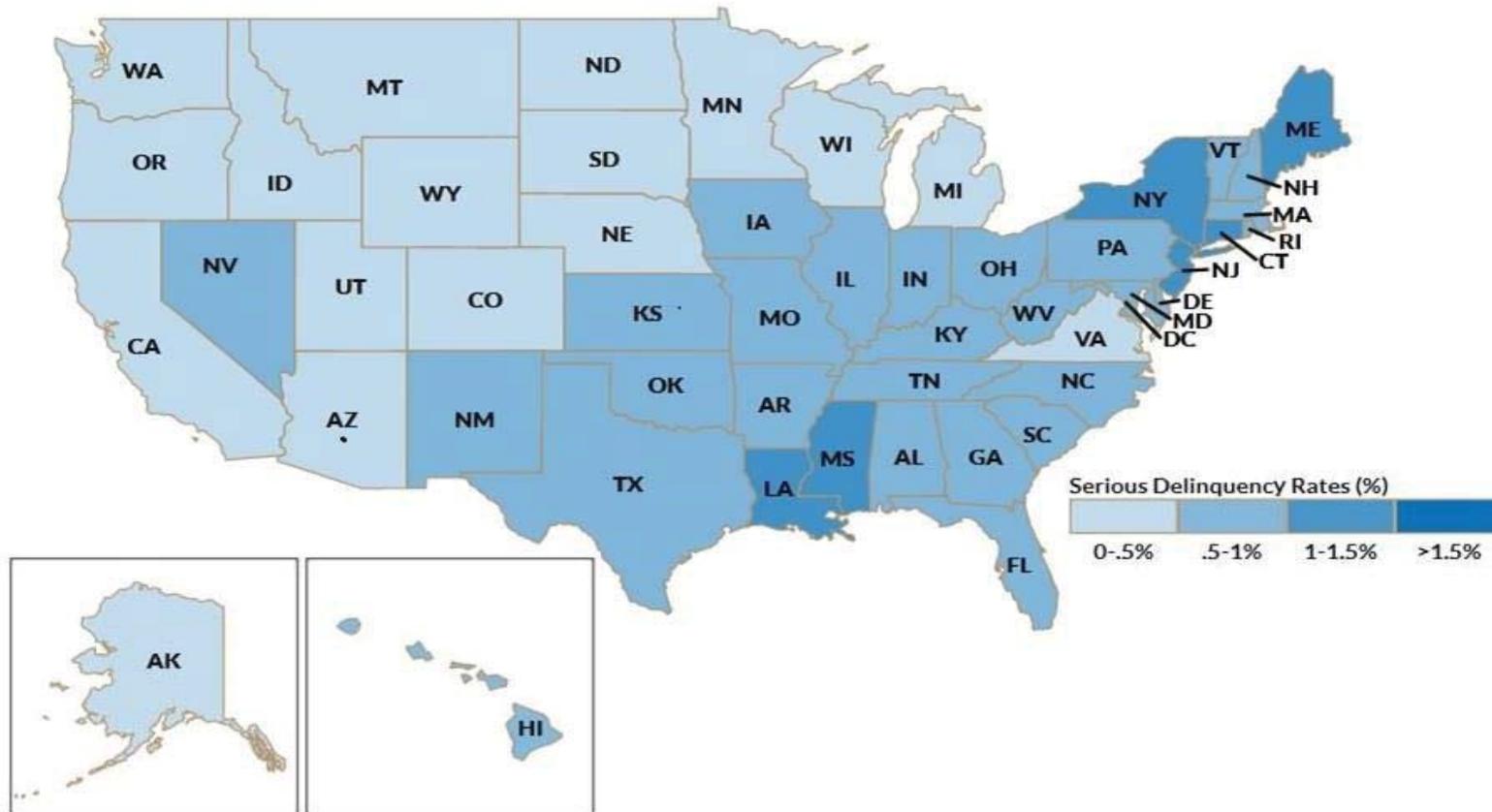
Source: FHFA (Fannie Mae and Freddie Mac)



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.

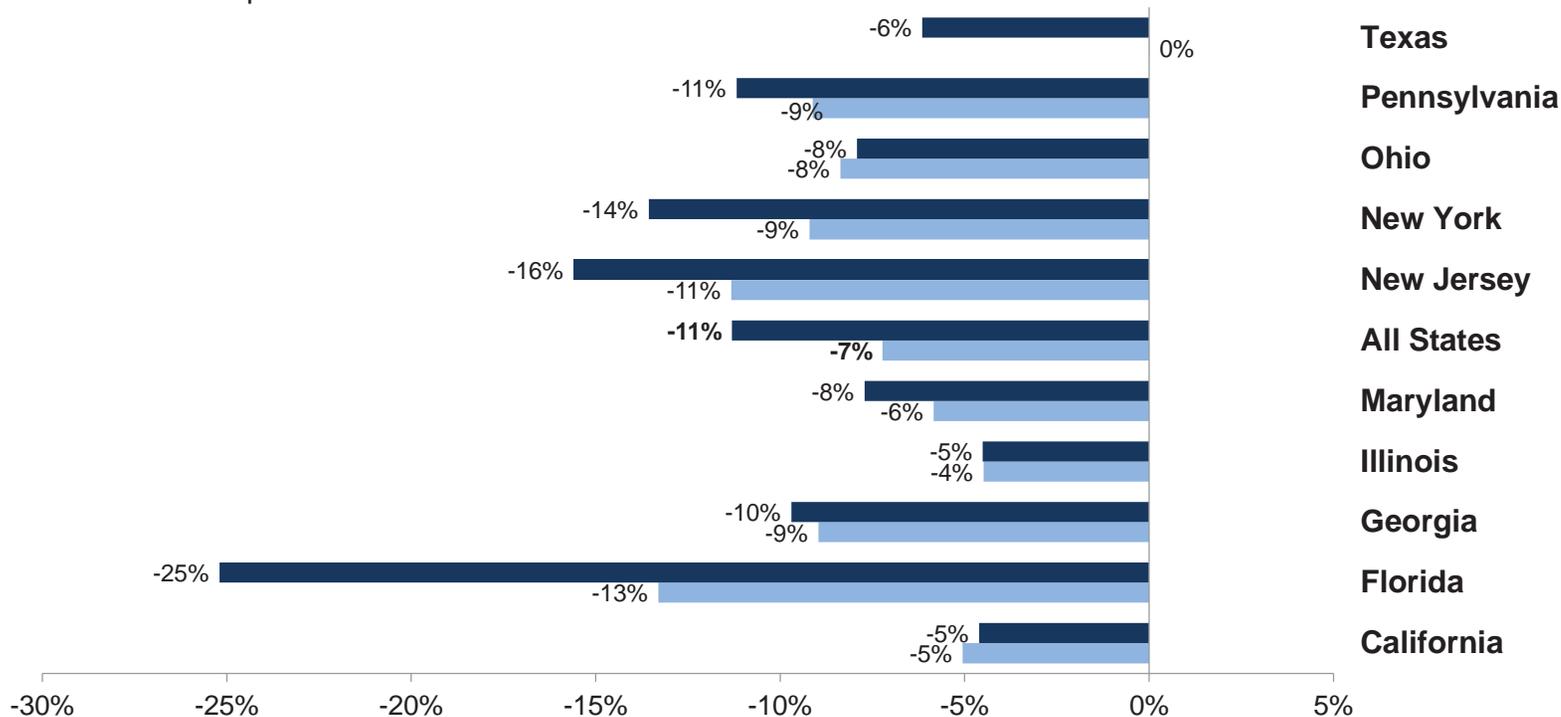
Source: FHFA (Fannie Mae and Freddie Mac)

Change in the Number of Delinquent Loans in Key States*

The total number of the Enterprises' delinquent loans fell 7 percent in 2019 as seriously delinquent loans (loans that have missed three or more payments or are in foreclosure) continued to decrease. The Enterprises' serious delinquency rate dropped from 0.73 percent at the end of 2018 to 0.65 percent at the end of 2019. In Florida, the total number of the Enterprises' delinquent loans declined 13 percent as seriously delinquent loans decreased 25 percent during the year.

Change from December 31, 2018

- Serious Delinquent Loans
- Total Delinquent Loans



*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)	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19
Total Loans Serviced	27,842	27,803	27,708	27,692	27,768	27,872	27,821	27,827	27,874	27,862	27,811	27,809	27,861	27,902	27,888	27,966	27,987
Original Credit Score >= 660	25,016	25,012	24,962	24,987	25,111	25,246	25,237	25,287	25,374	25,393	25,380	25,420	25,512	25,576	25,613	25,740	25,826
Original Credit Score < 660	2,826	2,791	2,746	2,704	2,657	2,626	2,584	2,540	2,500	2,469	2,431	2,389	2,348	2,325	2,274	2,226	2,161
Total Delinquent Loans	912	799	813	807	823	695	706	809	897	722	696	717	667	636	675	608	607
Original Credit Score >= 660	539	475	479	478	487	414	421	488	554	443	425	440	411	395	429	385	389
Original Credit Score < 660	372	324	333	329	336	281	286	321	343	280	271	277	256	241	246	223	219
30 - 59 Days Delinquent	396	337	378	385	402	318	352	441	438	323	355	403	364	349	396	339	338
Original Credit Score >= 660	230	196	219	228	239	189	211	271	273	197	218	252	230	221	258	220	223
Original Credit Score < 660	167	141	159	157	163	129	141	169	165	126	136	151	135	129	138	119	116
60 - 89 Days Delinquent	115	94	101	107	113	90	94	108	135	98	92	99	101	92	95	91	91
Original Credit Score >= 660	64	53	56	59	63	52	53	61	81	58	53	57	58	55	57	55	55
Original Credit Score < 660	51	41	45	48	50	39	41	47	54	40	39	42	42	38	38	36	36
60-plus-days Delinquent	515	462	435	422	421	378	354	368	459	399	341	314	302	287	279	269	269
Original Credit Score >= 660	310	279	260	250	248	226	210	217	281	245	206	188	181	174	171	165	166
Original Credit Score < 660	206	183	175	172	173	152	145	152	178	154	135	126	121	113	108	104	103

Percent of Total Loans Serviced

Total Delinquent Loans	3.27%	2.87%	2.93%	2.91%	2.96%	2.49%	2.54%	2.91%	3.22%	2.59%	2.50%	2.58%	2.39%	2.28%	2.42%	2.17%	2.17%
Original Credit Score >= 660	2.16%	1.90%	1.92%	1.91%	1.94%	1.64%	1.67%	1.93%	2.18%	1.74%	1.67%	1.73%	1.61%	1.54%	1.68%	1.50%	1.51%
Original Credit Score < 660	13.18%	11.61%	12.14%	12.16%	12.64%	10.70%	11.07%	12.64%	13.74%	11.32%	11.14%	11.61%	10.88%	10.38%	10.82%	10.02%	10.12%
30 - 59 Days Delinquent	1.42%	1.21%	1.36%	1.39%	1.45%	1.14%	1.27%	1.58%	1.57%	1.16%	1.28%	1.45%	1.31%	1.25%	1.42%	1.21%	1.21%
Original Credit Score >= 660	0.92%	0.78%	0.88%	0.91%	0.95%	0.75%	0.84%	1.07%	1.08%	0.78%	0.86%	0.99%	0.90%	0.86%	1.01%	0.85%	0.86%
Original Credit Score < 660	5.90%	5.06%	5.78%	5.81%	6.15%	4.91%	5.47%	6.67%	6.62%	5.10%	5.61%	6.33%	5.74%	5.53%	6.05%	5.35%	5.35%
60 - 89 Days Delinquent	0.41%	0.34%	0.36%	0.39%	0.41%	0.32%	0.34%	0.39%	0.48%	0.35%	0.33%	0.36%	0.36%	0.33%	0.34%	0.33%	0.33%
Original Credit Score >= 660	0.25%	0.21%	0.22%	0.24%	0.25%	0.20%	0.21%	0.24%	0.32%	0.23%	0.21%	0.22%	0.23%	0.21%	0.22%	0.21%	0.21%
Original Credit Score < 660	1.82%	1.47%	1.64%	1.76%	1.88%	1.47%	1.59%	1.86%	2.18%	1.64%	1.60%	1.78%	1.81%	1.62%	1.66%	1.63%	1.66%
60-plus-days Delinquent	1.85%	1.66%	1.57%	1.52%	1.52%	1.35%	1.27%	1.32%	1.65%	1.43%	1.23%	1.13%	1.08%	1.03%	1.00%	0.96%	0.96%
Original Credit Score >= 660	1.24%	1.12%	1.04%	1.00%	0.99%	0.89%	0.83%	0.86%	1.11%	0.97%	0.81%	0.74%	0.71%	0.68%	0.67%	0.64%	0.64%
Original Credit Score < 660	7.29%	6.55%	6.36%	6.35%	6.49%	5.79%	5.60%	5.97%	7.12%	6.22%	5.54%	5.28%	5.15%	4.85%	4.77%	4.68%	4.77%
Serious Delinquency Rate	1.46%	1.35%	1.23%	1.16%	1.12%	1.04%	0.95%	0.95%	1.18%	1.09%	0.91%	0.79%	0.73%	0.71%	0.67%	0.65%	0.65%
In Bankruptcy	0.27%	0.25%	0.24%	0.23%	0.22%	0.22%	0.19%	0.19%	0.18%	0.17%	0.15%	0.15%	0.14%	0.14%	0.14%	0.13%	0.12%



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

(# of loans in thousands)	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19
Total Loans Serviced	17,291	17,254	17,179	17,143	17,181	17,225	17,199	17,197	17,181	17,189	17,121	17,102	17,094	17,078	17,021	17,048	16,999
Original Credit Score >= 660	15,500	15,484	15,437	15,427	15,496	15,558	15,557	15,584	15,591	15,616	15,570	15,578	15,595	15,592	15,570	15,629	15,627
Original Credit Score < 660	1,791	1,770	1,742	1,716	1,686	1,667	1,641	1,613	1,590	1,574	1,552	1,525	1,499	1,486	1,452	1,420	1,372
Total Delinquent Loans	596	524	536	531	540	459	464	525	583	472	457	466	433	414	429	392	388
Original Credit Score >= 660	352	311	315	313	318	272	275	315	358	287	276	283	264	254	266	244	243
Original Credit Score < 660	244	213	221	218	222	187	189	211	225	185	180	183	169	160	163	148	144
30 - 59 Days Delinquent	255	216	245	250	261	207	228	282	282	208	230	261	236	226	249	217	214
Original Credit Score >= 660	147	125	141	147	154	122	136	172	175	126	140	162	147	141	158	138	138
Original Credit Score < 660	108	91	104	103	106	85	92	110	108	82	90	99	89	85	91	79	76
60 - 89 Days Delinquent	72	58	63	67	71	57	60	69	87	63	59	64	65	60	60	59	60
Original Credit Score >= 660	39	33	35	37	39	32	33	38	52	37	34	36	37	35	35	35	35
Original Credit Score < 660	32	25	28	30	32	25	26	30	35	26	25	28	28	25	25	24	24
60-plus-days Delinquent	341	307	290	281	279	252	235	243	301	264	227	205	197	187	180	175	173
Original Credit Score >= 660	205	186	173	166	164	150	139	142	183	161	136	121	117	112	108	106	105
Original Credit Score < 660	136	122	117	115	115	102	97	101	118	103	91	84	80	75	72	70	68

Percent of Total Loans Serviced

Total Delinquent Loans	3.45%	3.04%	3.12%	3.10%	3.14%	2.66%	2.70%	3.05%	3.39%	2.75%	2.67%	2.72%	2.53%	2.42%	2.52%	2.30%	2.28%
Original Credit Score >= 660	2.27%	2.01%	2.04%	2.03%	2.05%	1.75%	1.76%	2.02%	2.29%	1.84%	1.77%	1.82%	1.69%	1.63%	1.71%	1.56%	1.56%
Original Credit Score < 660	13.64%	12.04%	12.69%	12.72%	13.16%	11.21%	11.51%	13.05%	14.17%	11.74%	11.62%	11.98%	11.29%	10.76%	11.24%	10.44%	10.53%
30 - 59 Days Delinquent	1.47%	1.25%	1.43%	1.46%	1.52%	1.20%	1.33%	1.64%	1.64%	1.21%	1.34%	1.52%	1.38%	1.32%	1.46%	1.27%	1.26%
Original Credit Score >= 660	0.95%	0.81%	0.92%	0.95%	0.99%	0.78%	0.87%	1.11%	1.12%	0.81%	0.90%	1.04%	0.94%	0.91%	1.01%	0.89%	0.88%
Original Credit Score < 660	6.02%	5.17%	5.97%	6.02%	6.32%	5.09%	5.61%	6.79%	6.76%	5.21%	5.77%	6.50%	5.94%	5.71%	6.27%	5.55%	5.57%
60 - 89 Days Delinquent	0.41%	0.34%	0.37%	0.39%	0.41%	0.33%	0.35%	0.40%	0.51%	0.37%	0.35%	0.37%	0.38%	0.35%	0.35%	0.35%	0.35%
Original Credit Score >= 660	0.25%	0.21%	0.23%	0.24%	0.25%	0.21%	0.21%	0.25%	0.33%	0.24%	0.22%	0.23%	0.24%	0.23%	0.23%	0.22%	0.23%
Original Credit Score < 660	1.80%	1.43%	1.61%	1.76%	1.89%	1.48%	1.61%	1.89%	2.21%	1.67%	1.64%	1.82%	1.87%	1.69%	1.73%	1.71%	1.77%
60-plus-days Delinquent	1.97%	1.78%	1.69%	1.64%	1.63%	1.46%	1.37%	1.41%	1.75%	1.53%	1.32%	1.20%	1.15%	1.10%	1.06%	1.03%	1.02%
Original Credit Score >= 660	1.32%	1.20%	1.12%	1.07%	1.06%	0.96%	0.89%	0.91%	1.17%	1.03%	0.87%	0.78%	0.75%	0.72%	0.70%	0.68%	0.67%
Original Credit Score < 660	7.62%	6.87%	6.72%	6.70%	6.85%	6.12%	5.91%	6.26%	7.41%	6.53%	5.85%	5.48%	5.35%	5.06%	4.97%	4.90%	4.96%
Serious Delinquency Rate	1.55%	1.44%	1.32%	1.24%	1.20%	1.12%	1.01%	1.01%	1.24%	1.16%	0.97%	0.82%	0.76%	0.74%	0.70%	0.68%	0.66%
In Bankruptcy	0.28%	0.26%	0.25%	0.24%	0.23%	0.24%	0.20%	0.20%	0.19%	0.18%	0.16%	0.15%	0.15%	0.14%	0.14%	0.14%	0.12%



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

(# of loans in thousands)	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19
Total Loans Serviced	10,551	10,549	10,529	10,549	10,587	10,647	10,622	10,630	10,693	10,672	10,689	10,707	10,767	10,824	10,867	10,918	10,988
Original Credit Score >= 660	9,516	9,528	9,525	9,560	9,615	9,688	9,680	9,703	9,782	9,777	9,810	9,843	9,917	9,985	10,044	10,112	10,199
Original Credit Score < 660	1,035	1,021	1,004	989	972	959	942	926	910	895	879	864	849	839	823	806	789
Total Delinquent Loans	316	275	277	276	283	237	243	284	314	250	239	251	233	223	246	216	220
Original Credit Score >= 660	187	164	164	165	169	143	146	173	196	155	148	157	147	141	163	141	146
Original Credit Score < 660	128	111	112	111	114	94	97	110	118	95	91	95	86	81	83	75	74
30 - 59 Days Delinquent	141	121	132	135	142	111	124	158	156	115	125	143	128	123	147	122	124
Original Credit Score >= 660	83	71	78	81	85	67	75	99	98	71	78	91	83	80	100	82	85
Original Credit Score < 660	59	50	55	54	57	44	49	60	58	44	47	52	46	44	47	40	39
60 - 89 Days Delinquent	43	36	38	40	42	33	34	39	48	35	33	35	35	32	35	32	32
Original Credit Score >= 660	24	21	21	22	24	19	19	22	29	21	19	20	21	19	22	20	20
Original Credit Score < 660	19	16	17	18	18	14	15	17	19	14	13	15	14	13	13	12	12
60-plus-days Delinquent	174	154	144	141	141	126	119	125	158	135	114	109	105	99	99	94	96
Original Credit Score >= 660	105	93	87	84	84	76	71	75	98	84	70	66	64	62	63	59	61
Original Credit Score < 660	69	61	58	57	57	50	48	51	60	51	44	43	41	38	36	35	35

Percent of Total Loans Serviced

Total Delinquent Loans	2.99%	2.61%	2.63%	2.62%	2.67%	2.22%	2.29%	2.67%	2.94%	2.35%	2.24%	2.35%	2.17%	2.06%	2.26%	1.98%	2.00%
Original Credit Score >= 660	1.97%	1.72%	1.73%	1.73%	1.76%	1.47%	1.51%	1.78%	2.00%	1.59%	1.51%	1.59%	1.48%	1.41%	1.62%	1.39%	1.43%
Original Credit Score < 660	12.39%	10.86%	11.19%	11.21%	11.73%	9.81%	10.29%	11.92%	12.98%	10.59%	10.31%	10.96%	10.17%	9.70%	10.07%	9.29%	9.41%
30 - 59 Days Delinquent	1.34%	1.15%	1.26%	1.28%	1.34%	1.04%	1.17%	1.49%	1.46%	1.08%	1.17%	1.33%	1.19%	1.14%	1.35%	1.12%	1.13%
Original Credit Score >= 660	0.87%	0.75%	0.81%	0.84%	0.88%	0.69%	0.77%	1.02%	1.00%	0.73%	0.80%	0.92%	0.83%	0.80%	1.00%	0.81%	0.83%
Original Credit Score < 660	5.68%	4.88%	5.45%	5.46%	5.85%	4.61%	5.23%	6.46%	6.36%	4.91%	5.31%	6.04%	5.38%	5.22%	5.67%	5.00%	4.97%
60 - 89 Days Delinquent	0.41%	0.34%	0.36%	0.38%	0.39%	0.31%	0.32%	0.37%	0.45%	0.33%	0.31%	0.33%	0.33%	0.30%	0.32%	0.29%	0.29%
Original Credit Score >= 660	0.25%	0.22%	0.22%	0.23%	0.25%	0.20%	0.20%	0.23%	0.30%	0.21%	0.20%	0.21%	0.21%	0.20%	0.22%	0.20%	0.20%
Original Credit Score < 660	1.86%	1.55%	1.68%	1.78%	1.86%	1.47%	1.56%	1.82%	2.11%	1.58%	1.53%	1.70%	1.68%	1.50%	1.55%	1.50%	1.48%
60-plus-days Delinquent	1.65%	1.46%	1.37%	1.34%	1.33%	1.18%	1.12%	1.18%	1.48%	1.27%	1.07%	1.01%	0.98%	0.92%	0.91%	0.86%	0.87%
Original Credit Score >= 660	1.10%	0.98%	0.91%	0.88%	0.88%	0.78%	0.73%	0.77%	1.00%	0.86%	0.72%	0.67%	0.65%	0.62%	0.62%	0.59%	0.60%
Original Credit Score < 660	6.71%	5.98%	5.74%	5.75%	5.87%	5.20%	5.06%	5.46%	6.62%	5.68%	5.00%	4.92%	4.79%	4.49%	4.40%	4.29%	4.44%
Serious Delinquency Rate	1.32%	1.20%	1.08%	1.02%	1.00%	0.92%	0.85%	0.86%	1.08%	0.97%	0.82%	0.73%	0.69%	0.67%	0.63%	0.61%	0.63%
In Bankruptcy	0.27%	0.25%	0.23%	0.21%	0.20%	0.18%	0.18%	0.18%	0.17%	0.15%	0.14%	0.14%	0.13%	0.13%	0.13%	0.12%	0.12%



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

	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	2019	
Starts																			
Repayment Plans	18,260	17,090	18,499	20,616	20,106	18,481	13,538	18,957	21,015	18,718	14,943	16,694	15,961	13,034	13,498	14,515	14,191	55,238	
Forbearance Plans	5,941	5,904	6,234	7,467	6,352	5,192	4,419	34,606	108,489	20,487	10,815	7,798	14,530	12,867	7,089	7,250	6,975	34,181	
Completed																			
Repayment Plans ²	8,310	8,194	7,839	7,515	8,809	9,666	8,410	6,020	6,410	7,944	8,279	8,017	7,776	7,812	5,965	5,122	6,207	25,106	
Forbearance Plans ²	1,654	1,958	1,562	1,407	2,301	2,206	1,544	1,212	24,935	20,892	8,206	3,322	5,238	7,371	3,328	2,134	2,062	14,895	
Charge-offs-in-lieu	290	285	236	208	318	369	367	295	369	415	388	313	298	317	548	364	264	1,493	
Loan Modifications	29,917	31,809	31,964	31,093	28,629	31,927	33,682	30,280	32,736	36,364	51,460	49,382	25,969	21,926	20,370	17,540	16,125	75,961	
Home Retention Actions	40,171	42,246	41,601	40,223	40,057	44,168	44,003	37,807	64,450	65,615	68,333	61,034	39,281	37,426	30,211	25,160	24,658	117,455	
Short Sales	5,303	4,875	4,679	4,373	3,833	3,398	3,228	2,619	2,439	1,914	1,855	1,451	1,188	1,042	1,139	959	913	4,053	
Deeds-in-lieu	2,295	2,490	2,158	1,794	1,582	1,538	1,529	1,039	680	849	757	708	593	500	407	356	359	1,622	
Nonforeclosure - Home Forfeiture Actions	7,598	7,365	6,837	6,167	5,415	4,936	4,757	3,658	3,119	2,763	2,612	2,159	1,781	1,542	1,546	1,315	1,272	5,675	
Total Foreclosure Prevention Actions	47,769	49,611	48,438	46,390	45,472	49,104	48,760	41,465	67,569	68,378	70,945	63,193	41,062	38,968	31,757	26,475	25,930	123,130	

Percent of Total Foreclosure Prevention Actions

Repayment Plans	17%	17%	16%	16%	19%	20%	17%	15%	9%	12%	12%	13%	19%	20%	19%	19%	24%	20%
Forbearance Plans	3%	4%	3%	3%	5%	4%	3%	3%	37%	31%	12%	5%	13%	19%	10%	8%	8%	12%
Charge-offs-in-lieu	1%	1%	0%	0%	1%	1%	1%	1%	1%	1%	1%	0%	1%	1%	2%	1%	1%	1%
HomeSaver Advance (Fannie)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Loan Modifications	63%	64%	66%	67%	63%	65%	69%	73%	48%	53%	73%	78%	63%	56%	64%	66%	62%	62%
Home Retention Actions	84%	85%	86%	87%	88%	90%	90%	91%	95%	96%	96%	97%	96%	96%	95%	95%	95%	95%
Short Sales	11%	10%	10%	9%	8%	7%	7%	6%	4%	3%	3%	2%	3%	3%	4%	4%	4%	3%
Deeds-in-lieu	5%	5%	4%	4%	3%	3%	3%	3%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Nonforeclosure - Home Forfeiture Actions	16%	15%	14%	13%	12%	10%	10%	9%	5%	4%	4%	3%	4%	4%	5%	5%	5%	5%

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

² Includes loans that were 30+ days delinquent at initiation of the plan. In addition, the completed forbearance plans data have been revised to exclude HAMP.



3(i) Enterprises Combined - Loan Modifications

	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	2019
Loan Modifications (# of loans)	29,917	31,809	31,964	31,093	28,629	31,927	33,682	30,280	32,736	36,364	51,460	49,382	25,969	21,926	20,370	17,540	16,125	75,961

Delinquency Status at Modification (% of loan mods)

Current ¹	1%	1%	1%	1%	4%	5%	3%	2%	3%	4%	2%	1%	1%	2%	1%	1%	1%	1%
30 - 59 days delinquent	3%	3%	3%	3%	6%	6%	9%	12%	11%	10%	6%	4%	5%	6%	4%	4%	4%	4%
60 - 89 days delinquent	4%	5%	5%	5%	6%	7%	8%	9%	9%	11%	12%	7%	7%	7%	7%	6%	6%	7%
90-179 days delinquent	39%	41%	41%	37%	37%	41%	42%	38%	36%	40%	56%	49%	45%	47%	52%	49%	50%	50%
180 - 364 days delinquent	26%	26%	27%	29%	26%	24%	24%	25%	24%	21%	17%	33%	31%	25%	24%	28%	28%	26%
365+ days delinquent	26%	24%	23%	24%	22%	18%	14%	15%	17%	14%	7%	6%	10%	13%	12%	12%	11%	12%
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	53%	54%	57%	59%	61%	63%	68%	71%	68%	70%	76%	77%	79%	79%	81%	81%	81%	80%
80% < MTMLTV <= 100%	25%	26%	25%	24%	24%	23%	21%	19%	21%	20%	18%	17%	16%	16%	15%	15%	16%	16%
MTMLTV > 100%	22%	20%	18%	17%	15%	14%	11%	10%	11%	10%	6%	6%	5%	5%	4%	4%	3%	4%
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	25%	23%	23%	23%	21%	22%	21%	21%	21%	19%	16%	17%	18%	16%	16%	15%	15%	16%
2005-2008	53%	53%	52%	52%	51%	50%	48%	47%	49%	44%	32%	33%	35%	33%	33%	30%	28%	31%
2009 & later	22%	24%	25%	25%	28%	29%	31%	32%	30%	37%	53%	50%	47%	51%	51%	55%	57%	53%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Modification History (% of loan mods)³

First time modification	64%	62%	60%	57%	57%	56%	57%	58%	54%	57%	70%	70%	65%	66%	66%	68%	69%	67%
Second time modification	28%	29%	30%	31%	31%	32%	30%	30%	31%	29%	21%	21%	24%	24%	23%	22%	21%	23%
Three plus time modification	8%	10%	11%	12%	12%	12%	12%	12%	15%	14%	9%	9%	11%	11%	11%	10%	9%	10%
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	94%	94%	94%	94%	94%	95%	94%	94%	94%	95%	94%	93%	94%	94%	94%	94%	95%	94%
Second home	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Investment	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	5%	4%	4%	4%	4%	4%	4%
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 Data have been revised.



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

	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	2019
Loan Modifications (# of loans)	29,917	31,809	31,964	31,093	28,629	31,927	33,682	30,280	32,736	36,364	51,460	49,382	25,969	21,926	20,370	17,540	16,125	75,961

Principal and Interest Change (%)

Increase	13%	10%	10%	9%	9%	6%	6%	6%	5%	4%	3%	3%	5%	5%	4%	3%	3%	4%
No Change	1%	0%	0%	0%	4%	11%	12%	12%	12%	15%	35%	31%	16%	14%	11%	19%	20%	15%
Decrease <=20%	38%	40%	39%	38%	39%	33%	36%	41%	44%	43%	38%	42%	44%	44%	44%	41%	39%	42%
Decrease 20% <=30%	19%	20%	21%	21%	20%	20%	20%	21%	20%	19%	12%	11%	17%	18%	19%	18%	19%	18%
Decrease > 30%	30%	29%	29%	31%	29%	29%	26%	20%	19%	19%	13%	12%	18%	20%	21%	19%	20%	20%

Types of Modification (%)

Extend Term Only	48%	48%	47%	44%	40%	40%	43%	47%	42%	44%	65%	68%	65%	65%	67%	66%	65%	66%
Reduce Rate Only	2%	2%	2%	2%	1%	1%	1%	0%	0%	0%	2%	1%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	30%	31%	32%	34%	33%	33%	28%	20%	15%	11%	6%	6%	6%	5%	5%	6%	8%	6%
Reduce Rate, Extend Term and Forbear Principal ¹	19%	19%	19%	19%	25%	26%	28%	33%	42%	44%	25%	24%	28%	29%	27%	28%	26%	27%
Other	1%	0%	0%	0%	0%	0%	0%	0%	0%	1%	2%	1%	1%	0%	0%	0%	0%	0%

60+ Days Re-Delinquency (%)

3 Months after Modification	10%	10%	11%	12%	11%	10%	12%	15%	13%	10%	7%	8%	10%	11%	12%	13%		
6 Months after Modification	16%	16%	18%	17%	16%	17%	20%	20%	17%	16%	11%	10%	14%	16%	18%			
9 Months after Modification	19%	21%	19%	19%	20%	22%	21%	20%	21%	19%	12%	12%	17%	19%				
12 Months after Modification	22%	20%	20%	22%	23%	22%	20%	21%	22%	20%	12%	12%	18%					

¹ May include principal forgiveness.



3(ii) Fannie Mae - Loan Modifications

	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	2019
Loan Modifications (# of loans)	19,099	20,899	21,278	20,802	17,325	19,928	21,539	19,927	22,067	21,934	33,795	30,909	16,360	12,934	12,598	10,954	10,138	46,624

Delinquency Status at Modification (% of loan mods)

Current ¹	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	0%	1%	1%	1%	1%	1%	1%
30 - 59 days delinquent	3%	3%	3%	3%	3%	4%	8%	11%	11%	9%	5%	3%	2%	3%	2%	2%	2%	2%
60 - 89 days delinquent	5%	6%	6%	5%	6%	7%	8%	10%	9%	12%	12%	7%	7%	7%	7%	6%	5%	6%
90-179 days delinquent	39%	41%	40%	36%	38%	44%	44%	39%	38%	44%	60%	49%	49%	53%	55%	53%	55%	54%
180 - 364 days delinquent	25%	25%	27%	29%	28%	25%	24%	24%	24%	21%	16%	35%	32%	25%	23%	27%	27%	25%
365+ days delinquent	27%	24%	24%	26%	24%	19%	14%	14%	17%	13%	6%	5%	9%	12%	11%	11%	10%	11%
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	53%	54%	57%	59%	61%	61%	68%	71%	66%	68%	76%	77%	78%	78%	80%	81%	81%	80%
80% < MTMLTV <= 100%	25%	26%	25%	24%	23%	24%	21%	19%	22%	21%	18%	18%	17%	18%	16%	15%	16%	16%
MTMLTV > 100%	22%	21%	18%	17%	16%	15%	11%	10%	12%	11%	6%	6%	5%	5%	4%	3%	3%	4%
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	25%	24%	23%	23%	23%	22%	21%	21%	20%	19%	15%	16%	17%	16%	16%	15%	15%	15%
2005-2008	53%	53%	51%	52%	50%	50%	48%	48%	50%	46%	31%	34%	35%	32%	33%	31%	29%	31%
2009 & later	22%	24%	25%	25%	27%	29%	31%	31%	30%	36%	54%	50%	48%	52%	51%	54%	56%	53%
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	61%	60%	58%	54%	55%	52%	54%	56%	52%	55%	71%	70%	65%	66%	67%	67%	68%	67%
Second time modification	29%	30%	31%	33%	32%	34%	32%	31%	32%	30%	20%	22%	24%	24%	22%	22%	22%	23%
Three plus time modification	9%	11%	11%	13%	13%	13%	14%	13%	16%	15%	9%	9%	11%	11%	11%	11%	10%	11%
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	94%	94%	94%	94%	94%	95%	94%	94%	94%	94%	93%	93%	93%	94%	94%	94%	95%	94%
Second home	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	3%	2%	2%	2%	2%	1%	2%
Investment	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	5%	5%	4%	4%	4%	4%	4%
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.)

	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	2019
Loan Modifications (# of loans)	19,099	20,899	21,278	20,802	17,325	19,928	21,539	19,927	22,067	21,934	33,795	30,909	16,360	12,934	12,598	10,954	10,138	46,624

Principal and Interest Change (%)

Increase	13%	10%	10%	9%	7%	5%	4%	3%	3%	3%	2%	2%	3%	3%	3%	2%	2%	2%
No Change	0%	0%	0%	0%	0%	1%	3%	4%	4%	5%	34%	26%	11%	5%	3%	1%	0%	3%
Decrease <=20%	38%	42%	40%	39%	38%	37%	41%	48%	51%	51%	39%	47%	50%	50%	51%	52%	50%	51%
Decrease 20% <=30%	20%	20%	21%	21%	22%	24%	23%	24%	23%	21%	12%	12%	17%	20%	20%	21%	23%	21%
Decrease > 30%	29%	28%	29%	30%	31%	33%	29%	21%	19%	20%	13%	13%	18%	22%	23%	23%	25%	23%

Types of Modification (%)

Extend Term Only	52%	51%	50%	46%	46%	46%	48%	51%	45%	47%	66%	70%	70%	72%	70%	69%	70%	70%
Reduce Rate Only	2%	2%	2%	2%	2%	1%	1%	0%	0%	0%	2%	2%	1%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	25%	26%	28%	31%	33%	35%	27%	16%	11%	10%	5%	4%	4%	4%	4%	6%	8%	5%
Reduce Rate, Extend Term and Forbear Principal ¹	21%	20%	20%	22%	19%	18%	24%	32%	43%	42%	23%	22%	24%	24%	25%	25%	22%	24%
Other	1%	0%	0%	0%	0%	0%	0%	0%	0%	1%	3%	2%	1%	0%	0%	0%	0%	0%

60+ Days Re-Delinquency (%)

3 Months after Modification	9%	9%	10%	11%	10%	9%	10%	14%	12%	9%	6%	7%	9%	9%	11%	11%
6 Months after Modification	15%	16%	17%	17%	15%	16%	19%	20%	17%	16%	10%	10%	14%	15%	17%	
9 Months after Modification	19%	20%	19%	19%	19%	21%	21%	20%	21%	20%	12%	11%	17%	18%		
12 Months after Modification	22%	20%	19%	21%	22%	22%	20%	21%	23%	21%	11%	12%	17%			

¹ May include principal forgiveness.



3(iii) Freddie Mac - Loan Modifications

	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	2019
Loan Modifications (# of loans)	10,818	10,910	10,686	10,291	11,304	11,999	12,143	10,353	10,669	14,430	17,665	18,473	9,609	8,992	7,772	6,586	5,987	29,337

Delinquency Status at Modification (% of loan mods)

Current	2%	2%	2%	2%	8%	10%	5%	4%	6%	8%	4%	2%	2%	4%	1%	1%	1%	2%
30 - 59 days delinquent	2%	2%	2%	3%	9%	9%	11%	12%	10%	12%	8%	6%	9%	10%	6%	8%	9%	8%
60 - 89 days delinquent	3%	4%	4%	4%	6%	8%	8%	8%	10%	10%	12%	7%	7%	8%	6%	6%	7%	7%
90-179 days delinquent	39%	41%	43%	41%	35%	35%	38%	35%	34%	34%	49%	48%	40%	39%	48%	42%	41%	42%
180 - 364 days delinquent	26%	26%	27%	30%	23%	21%	24%	25%	24%	21%	17%	28%	30%	26%	27%	29%	29%	27%
365+ days delinquent	26%	24%	22%	20%	18%	17%	14%	16%	17%	15%	10%	8%	11%	13%	13%	14%	13%	13%
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%	54%	55%	57%	60%	60%	66%	69%	71%	73%	73%	77%	77%	81%	82%	82%	80%	81%	81%
80% < MTMLTV <= 100%	24%	26%	25%	23%	25%	22%	20%	19%	18%	18%	17%	17%	14%	14%	14%	16%	15%	15%
MTMLTV > 100%	22%	19%	19%	17%	15%	12%	10%	9%	8%	9%	6%	6%	5%	4%	4%	4%	4%	4%
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	24%	23%	22%	23%	18%	21%	21%	21%	23%	19%	17%	18%	19%	17%	16%	16%	14%	16%
2005-2008	53%	53%	53%	51%	53%	50%	48%	45%	46%	42%	33%	32%	34%	34%	32%	29%	27%	31%
2009 & later	23%	24%	25%	27%	29%	28%	31%	33%	31%	38%	50%	49%	46%	49%	51%	55%	59%	53%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Modification History (% of loan mods)¹

First time modification	68%	66%	62%	61%	61%	62%	62%	62%	60%	61%	69%	71%	65%	66%	66%	69%	72%	68%
Second time modification	25%	27%	29%	29%	28%	28%	28%	27%	28%	26%	21%	21%	24%	23%	24%	21%	20%	22%
Three plus time modification	7%	8%	9%	10%	10%	10%	10%	11%	12%	12%	10%	9%	11%	11%	11%	10%	9%	10%
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	94%	95%	95%	95%	94%	94%	95%	94%	94%	95%	94%	94%	94%	94%	95%	94%	95%	95%
Second home	2%	2%	1%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Investment	4%	3%	3%	3%	4%	4%	4%	4%	4%	3%	4%	4%	4%	4%	3%	4%	3%	4%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

¹ Data have been revised.



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

	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	2019
Loan Modifications (# of loans)	10,818	10,910	10,686	10,291	11,304	11,999	12,143	10,353	10,669	14,430	17,665	18,473	9,609	8,992	7,772	6,586	5,987	29,337

Principal and Interest Change (%)

Increase	12%	12%	11%	10%	11%	8%	9%	11%	10%	7%	5%	5%	7%	8%	7%	5%	4%	6%
No Change	1%	1%	1%	1%	10%	29%	28%	27%	29%	29%	35%	39%	26%	26%	26%	48%	52%	36%
Decrease <=20%	37%	37%	38%	37%	39%	26%	28%	29%	28%	32%	35%	34%	35%	34%	33%	23%	21%	29%
Decrease 20% <=30%	19%	19%	20%	20%	15%	14%	15%	15%	15%	16%	12%	11%	16%	16%	17%	12%	12%	15%
Decrease > 30%	31%	31%	31%	32%	25%	22%	20%	18%	18%	17%	14%	12%	17%	16%	17%	12%	12%	15%

Types of Modification (%)

Extend Term Only	43%	42%	42%	42%	31%	31%	35%	39%	37%	39%	62%	63%	57%	57%	63%	59%	59%	59%
Reduce Rate Only	2%	2%	2%	2%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	39%	39%	39%	41%	33%	30%	29%	27%	23%	14%	9%	8%	8%	7%	7%	8%	8%	7%
Reduce Rate, Extend Term and Forbear Principal ¹	17%	16%	16%	15%	35%	38%	35%	34%	40%	47%	29%	29%	35%	36%	30%	33%	33%	33%
Other	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%

60+ Days Re-Delinquency (%)

3 Months after Modification	13%	12%	14%	14%	13%	13%	15%	18%	14%	11%	9%	9%	11%	13%	15%	16%		
6 Months after Modification	17%	17%	20%	17%	17%	20%	22%	20%	17%	16%	13%	11%	16%	17%	20%			
9 Months after Modification	20%	21%	19%	20%	21%	25%	21%	20%	20%	19%	14%	12%	18%	19%				
12 Months after Modification	23%	20%	21%	22%	23%	22%	20%	21%	20%	19%	13%	13%	19%					

¹ May include principal forgiveness.



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

	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	2019
Short Sales	5,303	4,875	4,679	4,373	3,833	3,398	3,228	2,619	2,439	1,914	1,855	1,451	1,188	1,042	1,139	959	913	4,053
Deeds-in-lieu	2,295	2,490	2,158	1,794	1,582	1,538	1,529	1,039	680	849	757	708	593	500	407	356	359	1,622
Nonforeclosure - Home Forfeiture Actions ¹	7,598	7,365	6,837	6,167	5,415	4,936	4,757	3,658	3,119	2,763	2,612	2,159	1,781	1,542	1,546	1,315	1,272	5,675
Third-party Sales	6,391	6,622	7,558	7,009	6,155	6,262	6,095	5,692	4,945	5,185	5,022	4,741	4,087	3,698	3,592	3,220	2,774	13,284
Foreclosure Sales	18,705	18,332	15,790	14,284	12,192	12,933	11,447	9,942	8,503	8,751	8,442	7,723	7,423	7,126	6,618	6,450	5,700	25,894
Third-party & Foreclosure Sales	25,096	24,954	23,348	21,293	18,347	19,195	17,542	15,634	13,448	13,936	13,464	12,464	11,510	10,824	10,210	9,670	8,474	39,178
Foreclosure Starts	64,852	60,706	55,100	51,376	52,393	50,529	44,989	42,737	45,203	46,365	39,002	32,557	36,002	33,475	29,480	29,970	30,010	122,935

Top Five Reasons for Delinquency (at period end)

Curtailment of Income	22%	22%	21%	22%	23%	24%	25%	25%	22%	23%	24%	23%	24%	24%	27%	26%	22%
Excessive obligations	14%	14%	17%	17%	18%	17%	19%	19%	17%	19%	21%	22%	22%	21%	22%	23%	22%
Unemployment	7%	7%	7%	7%	7%	7%	7%	7%	5%	6%	6%	6%	6%	5%	6%	7%	7%
Illness of principal mortgagor or family member	6%	6%	7%	7%	7%	7%	7%	7%	6%	6%	6%	7%	7%	7%	8%	8%	8%
Marital Difficulties	4%	4%	4%	3%	3%	3%	3%	3%	2%	2%	3%	3%	3%	2%	3%	3%	3%

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



5(i) Enterprises Combined - Real Estate Owned (# of loans)¹

	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	2019
Acquisitions	21,100	20,510	17,729	15,971	13,744	14,302	12,821	10,861	9,488	9,596	9,205	8,349	8,104	7,678	7,051	6,771	5,982	27,482
Dispositions	(25,531)	(27,019)	(26,075)	(21,019)	(18,260)	(18,223)	(16,893)	(13,951)	(12,920)	(12,338)	(11,937)	(9,494)	(8,882)	(9,189)	(8,903)	(7,270)	(6,741)	(32,103)
Inventory (at period end)	72,783	66,277	57,934	52,891	48,380	44,460	40,392	37,306	33,877	31,137	28,406	27,262	26,485	24,974	23,124	22,626	21,868	

Acquisitions by State

Arizona	377	386	359	347	321	270	245	204	181	153	130	117	96	91	70	82	70	313
California	695	663	518	641	580	399	365	322	313	286	222	275	241	261	203	199	163	826
Florida	2,929	2,802	2,226	1,912	1,344	1,533	1,320	971	461	1,021	944	777	666	729	825	719	510	2,783
Nevada	300	232	161	143	147	90	62	19	27	29	49	85	92	66	59	53	28	206
Subtotal	4,301	4,083	3,264	3,043	2,392	2,292	1,992	1,516	982	1,489	1,345	1,254	1,095	1,147	1,157	1,053	771	4,128
Selected Midwest States ²	3,961	3,923	3,273	3,107	2,614	2,811	2,299	2,201	1,982	2,001	1,820	1,686	1,778	1,494	1,496	1,421	1,336	5,747
All other States	12,838	12,504	11,192	9,821	8,738	9,199	8,530	7,144	6,524	6,106	6,040	5,409	5,231	5,037	4,398	4,297	3,875	17,607
Total Acquisitions	21,100	20,510	17,729	15,971	13,744	14,302	12,821	10,861	9,488	9,596	9,205	8,349	8,104	7,678	7,051	6,771	5,982	27,482

Inventory by State

Arizona	858	800	776	743	715	626	563	499	445	370	307	257	253	236	192	172	171	
California	2,474	2,268	1,895	1,825	1,792	1,518	1,247	1,109	1,003	892	745	730	743	771	697	679	604	
Florida	10,456	8,611	6,646	5,476	4,447	3,938	3,427	3,013	2,204	2,276	2,205	2,129	2,000	1,989	1,938	1,898	1,656	
Nevada	820	709	564	502	463	374	286	185	153	145	150	207	251	261	234	221	175	
Subtotal	14,608	12,388	9,881	8,546	7,417	6,456	5,523	4,806	3,805	3,683	3,407	3,323	3,247	3,257	3,061	2,970	2,606	
Selected Midwest States ²	14,465	12,948	11,098	10,222	9,318	8,546	7,569	7,119	6,551	5,915	5,383	5,242	5,234	4,817	4,410	4,357	4,321	
All other States	43,710	40,941	36,955	34,123	31,645	29,458	27,300	25,381	23,521	21,539	19,616	18,697	18,004	16,900	15,653	15,299	14,941	
Total Inventory	72,783	66,277	57,934	52,891	48,380	44,460	40,392	37,306	33,877	31,137	28,406	27,262	26,485	24,974	23,124	22,626	21,868	

¹ May exclude a small volume of Fannie Mae REO properties associated with a specific reverse mortgage transaction.

² Select Midwest states are Illinois, Indiana, Michigan and Ohio.



5(ii) Fannie Mae - Real Estate Owned (# of loans)¹

	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	2019
Acquisitions	16,232	15,879	13,576	11,985	10,353	10,757	9,522	8,008	6,945	6,976	6,461	5,843	5,532	5,522	5,068	4,767	4,216	19,573
Dispositions	(19,887)	(20,793)	(19,797)	(15,934)	(14,102)	(14,198)	(12,571)	(10,329)	(9,530)	(9,137)	(8,610)	(6,872)	(6,391)	(6,647)	(6,075)	(4,800)	(4,560)	(22,082)
Inventory (at period end)	55,779	50,868	44,650	40,706	36,962	33,522	30,477	28,160	25,578	23,419	21,271	20,243	19,385	18,260	17,255	17,223	16,879	

Acquisitions by State

Arizona	310	330	294	274	253	217	188	171	154	121	91	87	70	75	61	69	58	263
California	600	569	429	515	427	318	296	256	246	224	176	219	181	208	173	160	138	679
Florida	2,437	2,338	1,832	1,553	1,079	1,244	1,055	793	379	803	710	570	470	571	634	565	381	2,151
Nevada	248	205	145	114	119	73	57	13	25	23	41	72	76	57	49	44	20	170
Subtotal	3,595	3,442	2,700	2,456	1,878	1,852	1,596	1,233	804	1,171	1,018	948	797	911	917	838	597	3,263
Selected Midwest States ²	2,967	3,013	2,462	2,282	1,964	2,088	1,656	1,540	1,377	1,368	1,156	1,105	1,121	1,000	994	922	887	3,803
All other States	9,670	9,424	8,414	7,247	6,511	6,817	6,270	5,235	4,764	4,437	4,287	3,790	3,614	3,611	3,157	3,007	2,732	12,507
Total Acquisitions	16,232	15,879	13,576	11,985	10,353	10,757	9,522	8,008	6,945	6,976	6,461	5,843	5,532	5,522	5,068	4,767	4,216	19,573

Inventory by State

Arizona	690	660	645	596	548	474	440	413	374	303	245	199	196	187	164	149	152	
California	2,127	1,957	1,622	1,530	1,424	1,198	997	882	800	701	596	563	571	597	564	547	500	
Florida	8,773	7,239	5,520	4,478	3,583	3,134	2,771	2,478	1,812	1,848	1,752	1,671	1,534	1,520	1,527	1,541	1,356	
Nevada	688	599	484	423	374	298	230	150	127	117	119	168	201	209	182	177	141	
Subtotal	12,278	10,455	8,271	7,027	5,929	5,104	4,438	3,923	3,113	2,969	2,712	2,601	2,502	2,513	2,437	2,414	2,149	
Selected Midwest States ²	10,734	9,712	8,460	7,746	7,085	6,416	5,657	5,227	4,751	4,198	3,784	3,640	3,580	3,262	3,036	3,081	3,094	
All other States	32,767	30,701	27,919	25,933	23,948	22,002	20,382	19,010	17,714	16,252	14,775	14,002	13,303	12,485	11,782	11,728	11,636	
Total Inventory	55,779	50,868	44,650	40,706	36,962	33,522	30,477	28,160	25,578	23,419	21,271	20,243	19,385	18,260	17,255	17,223	16,879	

¹ May exclude a small volume of REO properties associated with a specific reverse mortgage transaction.

² Select Midwest states are Illinois, Indiana, Michigan and Ohio.



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

	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19	4Q19	2019
Acquisitions	4,868	4,631	4,153	3,986	3,391	3,545	3,299	2,853	2,543	2,620	2,744	2,506	2,572	2,156	1,983	2,004	1,766	7,909
Dispositions	(5,644)	(6,226)	(6,278)	(5,085)	(4,158)	(4,025)	(4,322)	(3,622)	(3,390)	(3,201)	(3,327)	(2,622)	(2,491)	(2,542)	(2,828)	(2,470)	(2,181)	(10,021)
Inventory (at period end)	17,004	15,409	13,284	12,185	11,418	10,938	9,915	9,146	8,299	7,718	7,135	7,019	7,100	6,714	5,869	5,403	4,989	

Acquisitions by State

Arizona	67	56	65	73	68	53	57	33	27	32	39	30	26	16	9	13	12	50
California	95	94	89	126	153	81	69	66	67	62	46	56	60	53	30	39	25	147
Florida	492	464	394	359	265	289	265	178	82	218	234	207	196	158	191	154	129	632
Nevada	52	27	16	29	28	17	5	6	2	6	8	13	16	9	10	9	8	36
Subtotal	706	641	564	587	514	440	396	283	178	318	327	306	298	236	240	215	174	865
Selected Midwest States ¹	994	910	811	825	650	723	643	661	605	633	664	581	657	494	502	499	449	1,944
All other States	3,168	3,080	2,778	2,574	2,227	2,382	2,260	1,909	1,760	1,669	1,753	1,619	1,617	1,426	1,241	1,290	1,143	5,100
Total Acquisitions	4,868	4,631	4,153	3,986	3,391	3,545	3,299	2,853	2,543	2,620	2,744	2,506	2,572	2,156	1,983	2,004	1,766	7,909

Inventory by State

Arizona	168	140	131	147	167	152	123	86	71	67	62	58	57	49	28	23	19	
California	347	311	273	295	368	320	250	227	203	191	149	167	172	174	133	132	104	
Florida	1,683	1,372	1,126	998	864	804	656	535	392	428	453	458	466	469	411	357	300	
Nevada	132	110	80	79	89	76	56	35	26	28	31	39	50	52	52	44	34	
Subtotal	2,330	1,933	1,610	1,519	1,488	1,352	1,085	883	692	714	695	722	745	744	624	556	457	
Selected Midwest States ¹	3,731	3,236	2,638	2,476	2,233	2,130	1,912	1,892	1,800	1,717	1,599	1,602	1,654	1,555	1,374	1,276	1,227	
All other States	10,943	10,240	9,036	8,190	7,697	7,456	6,918	6,371	5,807	5,287	4,841	4,695	4,701	4,415	3,871	3,571	3,305	
Total Inventory	17,004	15,409	13,284	12,185	11,418	10,938	9,915	9,146	8,299	7,718	7,135	7,019	7,100	6,714	5,869	5,403	4,989	

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



Enterprises Single-Family Book Profile - As of December 31, 2019

The top 5 states for the relevant columns are highlighted.

State	Total Loan Count	Delinquent Loans (DLQ)										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		
AK	53,134	799	444	127	93	91	44	228	0.4%	5.5%	86	
AL	326,221	10,475	5,894	1,680	1,512	857	532	2,907	0.9%	5.1%	479	
AR	179,153	4,692	2,567	810	594	449	272	1,317	0.7%	5.8%	195	
AZ	769,417	12,488	7,594	2,030	1,685	875	304	2,868	0.4%	2.4%	171	
CA	3,624,909	52,319	32,617	7,849	6,188	3,645	2,020	11,871	0.3%	3.9%	604	
CO	708,722	7,853	5,046	1,131	964	536	176	1,676	0.2%	2.2%	62	
CT	330,374	10,053	5,071	1,604	1,337	986	1,055	3,391	1.0%	10.5%	627	
DC	67,173	1,532	771	205	189	139	228	556	0.8%	14.9%	53	
DE	111,207	2,799	1,492	399	322	265	321	909	0.8%	11.5%	87	
FL	1,801,038	44,391	23,263	6,532	5,353	3,623	5,620	14,639	0.8%	12.7%	1,656	
GA	867,735	23,789	13,759	3,947	3,151	1,754	1,178	6,091	0.7%	5.0%	428	
HI	114,880	2,117	1,078	248	245	138	408	792	0.7%	19.3%	93	
IA	271,578	5,452	2,963	912	718	536	323	1,583	0.6%	5.9%	161	
ID	188,645	2,702	1,706	411	304	180	101	585	0.3%	3.7%	46	
IL	1,271,079	33,221	17,006	4,958	4,588	3,386	3,283	11,289	0.9%	9.9%	1,783	
IN	559,871	15,312	8,796	2,314	1,829	1,341	1,032	4,221	0.8%	6.7%	357	
KS	200,523	4,541	2,667	704	579	396	195	1,179	0.6%	4.3%	255	
KY	287,453	6,835	3,808	1,066	866	596	499	1,964	0.7%	7.3%	209	
LA	292,690	11,259	6,133	1,863	1,484	992	787	3,268	1.1%	7.0%	393	
MA	666,446	15,730	9,145	2,247	1,836	1,135	1,367	4,363	0.7%	8.7%	561	
MD	631,833	17,537	9,478	2,622	2,121	1,733	1,583	5,443	0.9%	9.0%	1,099	
ME	99,856	2,732	1,314	362	284	184	588	1,058	1.1%	21.5%	94	
MI	969,209	21,082	12,833	3,554	2,732	1,411	552	4,702	0.4%	2.6%	1,134	
MN	678,645	10,556	6,524	1,612	1,405	717	298	2,423	0.4%	2.8%	539	
MO	531,228	11,387	6,641	1,788	1,547	918	493	2,961	0.6%	4.3%	426	
MS	133,053	5,320	2,973	901	744	455	247	1,452	1.1%	4.6%	241	
MT	103,961	1,495	866	239	188	121	81	391	0.4%	5.4%	50	
NC	879,472	19,684	11,222	3,161	2,587	1,523	1,191	5,313	0.6%	6.1%	553	
ND	55,003	689	375	108	91	59	56	206	0.4%	8.1%	51	
NE	164,985	2,837	1,683	431	385	229	109	724	0.4%	3.8%	49	
NH	143,313	3,072	1,855	453	372	227	165	765	0.5%	5.4%	105	
NJ	837,516	25,794	12,752	3,716	3,324	2,641	3,361	9,346	1.1%	13.0%	1,526	
NM	162,012	4,135	2,287	572	467	318	491	1,278	0.8%	11.9%	296	
NV	309,063	6,038	3,082	769	664	484	1,039	2,190	0.7%	17.2%	175	
NY	1,198,350	37,925	18,673	4,926	4,101	2,860	7,365	14,352	1.2%	19.4%	1,293	
OH	937,485	24,607	13,053	3,823	3,294	2,475	1,962	7,758	0.8%	8.0%	1,047	
OK	235,296	6,277	3,370	940	797	620	550	1,979	0.8%	8.8%	240	
OR	470,743	5,834	3,454	857	719	450	354	1,523	0.3%	6.1%	247	
PA	986,506	29,352	15,764	4,582	3,697	2,504	2,805	9,051	0.9%	9.6%	1,032	
RI	94,818	2,703	1,464	393	327	207	312	851	0.9%	11.5%	99	
SC	427,118	10,855	6,086	1,723	1,304	971	771	3,056	0.7%	7.1%	294	
SD	65,291	905	511	129	133	73	59	265	0.4%	6.5%	32	
TN	471,359	10,383	6,059	1,667	1,384	859	414	2,662	0.6%	4.0%	207	
TX	1,944,343	45,181	27,055	7,346	5,843	2,915	2,022	10,792	0.6%	4.5%	598	
UT	361,875	4,991	3,176	726	589	343	157	1,091	0.3%	3.1%	34	
VA	828,997	15,549	9,265	2,407	1,949	1,252	676	3,883	0.5%	4.3%	535	
VT	62,435	1,430	734	208	167	111	210	488	0.8%	14.7%	105	
WA	836,396	9,933	5,835	1,367	1,194	820	717	2,738	0.3%	7.2%	238	
WI	624,202	10,476	6,078	1,543	1,342	836	677	2,871	0.5%	6.5%	378	
WV	81,512	3,243	1,887	582	366	221	187	778	1.0%	5.8%	218	
WY	50,121	726	443	123	82	64	14	160	0.3%	1.9%	66	
Other ²	130,778	11,637	5,675	1,439	1,531	731	2,261	4,541	3.5%	19.4%	567	
Total	28,199,022	632,724	354,287	96,106	79,567	51,252	51,512	182,788	0.6%	8.1%	21,874	

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 exclude 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, 2019

State	Total Loan Count	Delinquent Loans (DLQ) ¹										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		
AK	30,458	469	267	74	51	51	26	128	0.4%	5.5%	61	
AL	208,494	6,753	3,782	1,066	993	570	342	1,908	0.9%	5.1%	399	
AR	106,945	2,973	1,613	524	384	283	169	838	0.8%	5.7%	145	
AZ	473,457	7,840	4,679	1,289	1,110	576	186	1,874	0.4%	2.4%	152	
CA	2,280,138	31,855	19,772	4,808	3,844	2,294	1,137	7,287	0.3%	3.6%	500	
CO	441,298	4,856	3,072	709	616	357	102	1,075	0.2%	2.1%	48	
CT	198,653	6,242	3,091	1,003	856	610	682	2,157	1.1%	10.9%	491	
DC	41,094	961	477	138	125	88	133	346	0.8%	13.8%	41	
DE	68,476	1,732	930	256	204	144	198	547	0.8%	11.4%	65	
FL	1,095,529	27,852	14,527	4,149	3,366	2,324	3,486	9,209	0.8%	12.5%	1,356	
GA	509,233	14,046	7,922	2,336	1,961	1,112	715	3,792	0.7%	5.1%	327	
HI	74,612	1,390	720	163	159	88	260	508	0.7%	18.7%	59	
IA	175,076	3,526	1,915	595	488	339	189	1,022	0.6%	5.4%	124	
ID	119,320	1,658	1,069	249	181	111	48	340	0.3%	2.9%	40	
IL	712,083	19,178	9,787	2,872	2,705	1,969	1,845	6,542	0.9%	9.6%	1,287	
IN	290,939	8,450	4,670	1,342	1,057	759	622	2,452	0.8%	7.4%	256	
KS	104,386	2,612	1,513	407	356	236	100	701	0.7%	3.8%	176	
KY	140,834	3,652	2,007	582	465	334	264	1,064	0.8%	7.2%	136	
LA	189,588	7,497	4,070	1,254	975	684	514	2,178	1.1%	6.9%	308	
MA	394,824	9,690	5,545	1,394	1,177	731	843	2,775	0.7%	8.7%	457	
MD	377,062	10,250	5,446	1,606	1,275	1,060	863	3,202	0.8%	8.4%	829	
ME	51,356	1,628	727	206	175	125	395	697	1.4%	24.3%	66	
MI	549,553	12,418	7,518	2,160	1,589	835	316	2,745	0.5%	2.5%	841	
MN	391,268	5,998	3,682	924	834	395	163	1,393	0.4%	2.7%	400	
MO	303,562	6,666	3,909	1,025	924	539	269	1,735	0.6%	4.0%	331	
MS	94,053	3,760	2,075	657	528	335	165	1,034	1.1%	4.4%	204	
MT	65,191	927	528	146	127	82	44	254	0.4%	4.7%	35	
NC	504,594	11,657	6,655	1,886	1,547	872	697	3,121	0.6%	6.0%	400	
ND	30,179	390	203	69	54	38	26	118	0.4%	6.7%	33	
NE	113,766	1,939	1,117	307	281	162	72	516	0.5%	3.7%	44	
NH	80,504	1,769	1,026	279	227	135	102	464	0.6%	5.8%	84	
NJ	514,116	16,144	7,963	2,350	2,068	1,709	2,054	5,848	1.1%	12.7%	1,274	
NM	104,769	2,696	1,464	382	326	219	305	852	0.8%	11.3%	233	
NV	194,899	3,852	1,961	514	403	315	659	1,379	0.7%	17.1%	141	
NY	724,941	22,700	11,118	2,993	2,435	1,754	4,400	8,611	1.2%	19.4%	1,019	
OH	509,150	15,004	7,858	2,378	2,054	1,550	1,164	4,794	0.9%	7.8%	710	
OK	146,954	4,000	2,133	581	525	382	379	1,295	0.9%	9.5%	189	
OR	279,002	3,443	2,011	516	457	269	190	916	0.3%	5.5%	193	
PA	603,736	18,216	9,806	2,820	2,324	1,599	1,667	5,627	0.9%	9.2%	787	
RI	56,356	1,689	911	255	202	133	188	528	0.9%	11.1%	85	
SC	256,255	6,506	3,585	1,015	819	620	467	1,913	0.7%	7.2%	227	
SD	47,146	599	330	92	92	49	36	177	0.4%	6.0%	25	
TN	281,538	6,421	3,704	1,039	879	535	264	1,681	0.6%	4.1%	166	
TX	1,212,390	28,819	17,293	4,691	3,804	1,843	1,188	6,842	0.6%	4.1%	481	
UT	214,618	2,888	1,784	420	373	219	92	684	0.3%	3.2%	29	
VA	497,959	9,059	5,261	1,472	1,174	748	404	2,330	0.5%	4.5%	436	
VT	29,397	797	392	117	95	67	126	288	1.0%	15.8%	73	
WA	520,179	6,136	3,617	821	737	559	402	1,700	0.3%	6.6%	192	
WI	394,777	6,628	3,933	938	867	527	363	1,769	0.4%	5.5%	275	
WV	44,942	1,901	1,075	364	223	121	118	466	1.0%	6.2%	155	
WY	34,338	491	302	77	59	44	9	112	0.3%	1.8%	49	
Other ²	91,767	5,990	2,312	903	718	492	1,565	2,792	3.0%	26.1%	445	
Total	16,975,754	384,613	213,127	59,213	49,268	31,992	31,013	112,626	0.7%	8.1%	16,879	

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 exclude a small volume of REO properties associated with a specific reverse mortgage transaction.



Freddie Mac Single-Family Book Profile - As of December 31, 2019

State	Total Loan Count	Delinquent Loans (DLQ)									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	
AK	22,676	330	177	53	42	40	18	100	0.4%	5.5%	25
AL	117,727	3,722	2,112	614	519	287	190	999	0.8%	5.1%	80
AR	72,208	1,719	954	286	210	166	103	479	0.7%	6.0%	50
AZ	295,960	4,648	2,915	741	575	299	118	994	0.3%	2.5%	19
CA	1,344,771	20,464	12,845	3,041	2,344	1,351	883	4,584	0.3%	4.3%	104
CO	267,424	2,997	1,974	422	348	179	74	601	0.2%	2.5%	14
CT	131,721	3,811	1,980	601	481	376	373	1,234	0.9%	9.8%	136
DC	26,079	571	294	67	64	51	95	210	0.8%	16.6%	12
DE	42,731	1,067	562	143	118	121	123	362	0.8%	11.5%	22
FL	705,509	16,539	8,736	2,383	1,987	1,299	2,134	5,430	0.8%	12.9%	300
GA	358,502	9,743	5,837	1,611	1,190	642	463	2,299	0.6%	4.8%	101
HI	40,268	727	358	85	86	50	148	284	0.7%	20.4%	34
IA	96,502	1,926	1,048	317	230	197	134	561	0.6%	7.0%	37
ID	69,325	1,044	637	162	123	69	53	245	0.4%	5.1%	6
IL	558,996	14,043	7,219	2,086	1,883	1,417	1,438	4,747	0.8%	10.2%	496
IN	268,932	6,862	4,126	972	772	582	410	1,769	0.7%	6.0%	101
KS	96,137	1,929	1,154	297	223	160	95	478	0.5%	4.9%	79
KY	146,619	3,183	1,801	484	401	262	235	900	0.6%	7.4%	73
LA	103,102	3,762	2,063	609	509	308	273	1,090	1.1%	7.3%	85
MA	271,622	6,040	3,600	853	659	404	524	1,588	0.6%	8.7%	104
MD	254,771	7,287	4,032	1,016	846	673	720	2,241	0.9%	9.9%	270
ME	48,500	1,104	587	156	109	59	193	361	0.7%	17.5%	28
MI	419,656	8,664	5,315	1,394	1,143	576	236	1,957	0.5%	2.7%	293
MN	287,377	4,558	2,842	688	571	322	135	1,030	0.4%	3.0%	139
MO	227,666	4,721	2,732	763	623	379	224	1,226	0.5%	4.7%	95
MS	39,000	1,560	898	244	216	120	82	418	1.1%	5.3%	37
MT	38,770	568	338	93	61	39	37	137	0.4%	6.5%	15
NC	374,878	8,027	4,567	1,275	1,040	651	494	2,192	0.6%	6.2%	153
ND	24,824	299	172	39	37	21	30	88	0.4%	10.0%	18
NE	51,219	898	566	124	104	67	37	208	0.4%	4.1%	5
NH	62,809	1,303	829	174	145	92	63	301	0.5%	4.8%	21
NJ	323,400	9,650	4,789	1,366	1,256	932	1,307	3,498	1.1%	13.5%	252
NM	57,243	1,439	823	190	141	99	186	426	0.7%	12.9%	63
NV	114,164	2,186	1,121	255	261	169	380	811	0.7%	17.4%	34
NY	473,409	15,225	7,555	1,933	1,666	1,106	2,965	5,741	1.2%	19.5%	274
OH	428,335	9,603	5,195	1,445	1,240	925	798	2,964	0.7%	8.3%	337
OK	88,342	2,277	1,237	359	272	238	171	684	0.8%	7.5%	51
OR	191,741	2,391	1,443	341	262	181	164	607	0.3%	6.9%	54
PA	382,770	11,136	5,958	1,762	1,373	905	1,138	3,424	0.9%	10.2%	245
RI	38,462	1,014	553	138	125	74	124	323	0.8%	12.2%	14
SC	170,863	4,349	2,501	708	485	351	304	1,143	0.7%	7.0%	67
SD	18,145	306	181	37	41	24	23	88	0.5%	7.5%	7
TN	189,821	3,962	2,355	628	505	324	150	981	0.5%	3.8%	41
TX	731,953	16,362	9,762	2,655	2,039	1,072	834	3,950	0.5%	5.1%	117
UT	147,257	2,103	1,392	306	216	124	65	407	0.3%	3.1%	5
VA	331,038	6,490	4,004	935	775	504	272	1,553	0.5%	4.2%	99
VT	33,038	633	342	91	72	44	84	200	0.6%	13.3%	32
WA	316,217	3,797	2,218	546	457	261	315	1,038	0.3%	8.3%	46
WI	229,425	3,848	2,145	605	475	309	314	1,102	0.5%	8.2%	103
WV	36,570	1,342	812	218	143	100	69	312	0.9%	5.1%	63
WY	15,783	235	141	46	23	20	5	48	0.3%	2.1%	17
Other ²	39,011	5,647	3,363	536	813	239	696	1,749	4.5%	12.3%	122
Total	11,223,268	248,111	141,160	36,893	30,299	19,260	20,499	70,162	0.6%	8.3%	4,995

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, 2019

State	2018						2019						Conservatorship to Date ¹					
	Repayment Plans	Forbearance Plans	Loan Modifications	Other ²	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Other ²	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Other ²	Short Sales & Deeds-in-lieu	Total
AK	19	11	148	2	19	199	26	64	99	1	5	195	1,397	244	1,669	48	243	3,601
AL	610	111	1,753	11	79	2,564	477	173	1,123	13	48	1,834	20,207	2,714	26,474	1,162	3,067	53,624
AR	262	21	705	10	41	1,039	216	108	507	7	32	870	7,711	1,166	10,347	467	2,014	21,705
AZ	612	108	2,227	11	220	3,178	561	279	1,492	11	73	2,416	19,149	6,521	75,284	1,387	46,743	149,084
CA	2,093	2,097	7,907	49	390	12,536	1,776	1,533	5,680	70	209	9,268	69,460	28,660	291,439	3,158	107,568	500,285
CO	328	54	1,072	2	15	1,471	303	147	843	11	15	1,319	14,536	2,929	28,670	707	7,749	54,591
CT	454	62	2,135	16	314	2,981	342	81	1,354	13	232	2,022	11,996	2,707	35,310	589	6,881	57,483
DC	61	22	284	4	19	390	61	135	225	7	9	437	2,115	552	5,374	121	719	8,881
DE	123	12	632	2	81	850	120	26	342	8	55	551	3,903	656	10,204	210	2,223	17,195
FL	2,970	15,338	41,052	130	926	60,416	1,759	1,881	7,615	85	546	11,886	60,992	48,730	293,353	4,863	145,903	553,840
GA	1,267	677	4,754	32	222	6,952	977	742	2,782	23	103	4,627	38,288	10,596	100,438	2,562	17,336	169,221
HI	68	134	284	9	15	510	75	68	239	5	8	395	3,258	951	8,099	89	2,435	14,832
IA	340	31	819	2	50	1,242	309	100	584	7	31	1,031	9,288	1,267	13,859	673	2,291	27,378
ID	182	32	437	2	9	662	149	44	273	2	1	469	5,269	1,185	10,915	269	5,777	23,415
IL	1,461	253	6,024	42	1,158	8,938	1,233	515	3,815	45	777	6,385	40,228	11,318	135,954	2,498	42,617	232,615
IN	734	247	2,286	22	165	3,454	635	161	1,483	22	77	2,378	27,678	3,381	39,337	2,184	6,892	79,472
KS	281	36	730	6	50	1,103	231	62	452	6	42	793	8,720	1,046	10,803	473	2,138	23,180
KY	321	32	1,048	17	46	1,464	291	88	708	11	43	1,141	12,557	1,612	16,532	597	2,821	34,119
LA	692	127	2,096	15	85	3,015	661	147	1,312	27	74	2,221	17,553	4,125	25,287	1,179	2,331	50,475
MA	685	117	2,495	24	146	3,467	486	161	1,722	42	84	2,495	20,011	5,248	59,109	1,188	10,724	96,281
MD	841	107	3,981	26	611	5,566	676	824	2,429	27	378	4,334	24,277	6,151	76,711	1,368	17,966	126,474
ME	143	22	469	7	64	705	132	35	298	12	39	516	4,833	723	9,645	290	2,461	17,953
MI	1,254	131	3,340	19	219	4,963	986	280	2,083	31	106	3,486	39,189	8,199	80,497	6,318	30,313	164,516
MN	537	66	1,731	5	69	2,408	510	112	1,242	10	53	1,927	17,146	3,599	41,284	1,007	11,579	74,616
MO	610	79	1,861	13	160	2,723	462	251	1,213	15	128	2,069	21,717	3,417	33,089	1,433	6,905	66,561
MS	307	42	890	11	54	1,304	289	97	610	11	34	1,041	9,029	1,377	13,306	588	1,571	25,871
MT	57	11	222	1	9	300	64	31	181	1	7	284	2,552	387	4,186	105	907	8,137
NC	1,062	2,351	3,543	24	120	7,100	839	1,424	2,925	21	91	5,300	34,050	9,888	65,479	1,739	8,908	120,064
ND	33	6	78	-	14	131	26	13	88	1	9	137	706	184	960	63	151	2,064
NE	151	14	387	5	23	580	119	118	304	9	14	564	4,207	626	6,359	331	993	12,516
NH	160	19	520	2	37	738	140	48	349	3	22	562	5,589	1,101	12,024	267	2,442	21,424
NJ	992	164	6,069	44	858	8,127	803	327	3,711	34	515	5,390	29,746	8,567	106,568	1,585	24,191	170,656
NM	191	17	845	3	62	1,118	156	88	489	6	47	786	5,981	1,010	12,100	279	3,209	22,579
NV	238	37	837	39	152	1,303	231	95	564	35	60	985	7,047	3,233	40,722	558	33,967	85,528
NY	1,266	267	6,477	78	632	8,720	978	382	4,102	86	342	5,890	38,845	10,518	123,372	2,110	15,335	190,181
OH	1,149	121	4,038	49	419	5,776	959	294	2,605	66	234	4,158	37,769	6,159	76,475	3,907	15,764	140,075
OK	325	19	961	6	61	1,372	302	161	620	9	44	1,136	10,005	1,229	12,137	596	1,830	25,797
OR	265	98	925	4	25	1,317	241	163	667	2	18	1,091	9,296	2,993	27,346	477	10,659	50,771
PA	1,500	166	5,526	37	453	7,682	1,132	361	3,364	69	284	5,210	41,866	6,726	81,602	2,157	11,223	143,574
RI	117	19	523	17	55	731	103	35	310	14	36	498	3,828	1,030	11,389	231	2,873	19,351
SC	556	526	2,099	11	108	3,300	501	375	1,476	6	67	2,425	17,546	4,320	36,435	1,100	7,586	66,987
SD	56	1	129	-	6	192	58	49	79	1	2	189	1,280	210	1,862	94	268	3,714
TN	597	71	1,658	20	56	2,402	471	132	1,100	18	30	1,751	19,750	3,120	29,595	1,098	4,128	57,691
TX	2,577	5,878	16,662	43	128	25,288	2,046	1,412	5,569	37	106	9,170	72,297	23,120	93,308	3,843	8,167	200,735
UT	266	54	769	5	27	1,121	266	130	548	1	5	950	9,525	1,974	21,134	393	7,981	41,007
VA	835	172	2,990	15	312	4,324	694	614	2,007	17	186	3,518	23,995	5,107	54,296	1,143	14,131	98,671
VT	78	15	267	4	21	385	69	23	165	5	17	279	2,350	324	3,764	132	480	7,050
WA	484	103	1,613	9	87	2,296	431	194	1,171	15	39	1,850	18,445	4,270	50,096	870	18,928	92,609
WI	463	75	1,671	8	160	2,377	441	126	1,096	13	75	1,751	15,202	2,755	31,974	892	6,805	57,628
WV	155	19	442	5	35	656	109	90	302	6	31	538	4,876	766	6,414	230	901	13,188
WY	38	4	140	1	20	203	41	15	88	-	12	156	1,393	214	1,860	60	374	3,901
Other ³	1,150	7,462	12,624	497	79	21,812	143	81	1,557	495	146	2,422	4,528	13,478	23,930	1,591	674	44,201
Total	32,016	37,658	163,175	1,416	9,186	243,451	25,106	14,895	75,962	1,492	5,641	123,096	933,179	272,386	2,388,381	61,279	692,142	4,347,367

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) 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, 2019

State	2018						2019						Conservatorship to Date ¹					
	Repayment Plans	Forbearance Plans	Loan Modifications	Other ²	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Other ²	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Other ²	Short Sales & Deeds-in-lieu	Total
AK	9	4	87	1	11	112	16	21	57	1	3	98	1,179	108	1,068	44	169	2,568
AL	433	60	1,179	5	61	1,738	303	93	741	7	38	1,182	16,263	1,701	18,645	1,030	2,268	39,907
AR	171	8	428	8	27	642	129	57	311	5	19	521	6,161	783	7,087	429	1,373	15,833
AZ	393	52	1,371	8	136	1,960	347	158	1,022	10	47	1,584	14,477	3,011	48,402	1,314	27,697	94,901
CA	1,462	792	4,894	34	238	7,420	1,093	764	3,489	62	122	5,530	53,644	11,010	187,173	2,971	62,849	317,647
CO	209	23	667	-	12	911	181	71	543	8	13	816	11,636	1,537	18,666	673	4,894	37,406
CT	310	20	1,317	14	209	1,870	221	40	840	13	155	1,269	9,402	1,267	24,475	547	4,646	40,337
DC	50	13	176	4	16	259	38	78	143	5	6	270	1,684	282	3,678	108	450	6,202
DE	75	8	399	2	59	543	74	15	209	7	37	342	2,944	364	6,862	185	1,539	11,894
FL	2,123	9,692	25,599	91	625	38,130	1,075	928	4,524	74	380	6,981	47,694	25,059	197,202	4,184	93,606	367,745
GA	843	363	2,936	26	131	4,299	570	421	1,644	18	74	2,727	27,779	5,045	65,133	2,194	10,711	110,862
HI	42	20	189	4	8	263	37	33	155	1	5	231	2,707	380	5,535	78	1,511	10,211
IA	226	12	535	2	27	802	198	48	383	5	21	655	7,299	718	9,358	586	1,597	19,558
ID	94	5	269	1	5	374	74	17	165	-	1	257	3,974	531	7,032	255	3,712	15,504
IL	910	121	3,511	23	703	5,268	708	259	2,297	34	514	3,812	29,666	4,441	86,350	1,970	26,992	149,419
IN	451	46	1,338	12	107	1,954	374	84	879	17	48	1,402	20,745	1,802	25,345	1,411	4,602	53,905
KS	153	4	423	5	35	620	127	32	275	5	29	468	6,446	583	6,942	416	1,466	15,853
KY	186	17	590	13	32	838	163	39	395	9	27	633	9,383	874	10,062	455	1,860	22,634
LA	497	61	1,395	11	57	2,021	437	93	822	26	41	1,419	14,049	2,805	18,092	1,083	1,622	37,651
MA	462	42	1,508	22	96	2,130	307	80	1,119	34	59	1,599	15,490	2,584	39,297	1,112	6,927	65,410
MD	579	28	2,418	21	412	3,458	417	485	1,471	21	228	2,622	18,202	2,669	50,272	1,235	11,390	83,768
ME	83	6	291	6	45	431	65	22	171	11	27	296	3,732	363	6,496	263	1,699	12,553
MI	820	55	2,083	12	144	3,114	592	150	1,269	26	69	2,106	30,624	3,983	51,507	2,883	19,537	108,534
MN	315	36	994	2	34	1,381	267	56	733	9	32	1,097	12,425	1,532	24,464	957	6,820	46,198
MO	359	30	1,085	11	99	1,584	255	94	708	14	77	1,148	16,528	1,825	21,435	1,186	4,449	45,423
MS	243	28	640	8	42	961	214	57	457	10	25	763	7,638	950	10,120	523	1,232	20,463
MT	35	6	133	1	6	181	35	19	111	1	4	170	1,991	225	2,816	103	622	5,757
NC	688	1,154	2,125	20	79	4,066	487	855	1,686	14	59	3,101	25,691	5,083	42,570	1,567	5,830	80,741
ND	15	4	50	-	8	77	17	8	54	-	6	85	534	106	623	51	98	1,412
NE	93	7	267	2	18	387	81	41	202	9	7	340	3,367	340	4,584	311	696	9,298
NH	102	7	312	1	23	445	69	20	218	3	12	322	4,213	490	7,735	250	1,561	14,249
NJ	662	83	3,850	32	606	5,233	499	171	2,310	27	344	3,351	23,103	3,887	73,017	1,367	16,121	117,495
NM	136	9	505	2	36	688	100	53	313	4	32	502	4,624	553	8,085	252	2,135	15,649
NV	163	15	541	31	104	854	144	59	356	26	35	620	5,542	1,306	25,840	508	20,596	53,792
NY	875	58	3,981	62	425	5,401	575	151	2,494	69	222	3,511	30,193	4,061	84,388	1,710	9,892	130,244
OH	769	49	2,423	30	281	3,552	619	136	1,562	50	153	2,520	28,677	3,296	49,753	2,261	10,826	94,813
OK	218	8	590	4	39	859	205	80	409	7	28	729	7,946	716	8,288	527	1,293	18,770
OR	185	52	543	1	15	796	127	114	393	2	10	646	7,119	1,432	17,685	433	6,510	33,179
PA	1,002	73	3,524	24	301	4,924	690	213	2,024	57	194	3,178	31,998	3,505	55,363	1,822	7,533	100,221
RI	79	7	307	15	42	450	66	16	183	10	25	300	2,808	500	7,446	205	1,866	12,825
SC	357	303	1,263	5	74	2,002	286	201	895	5	40	1,427	13,052	2,086	24,377	1,000	5,126	45,641
SD	38	-	81	-	5	124	32	17	58	1	1	109	958	106	1,274	86	212	2,636
TN	426	36	1,041	13	39	1,555	296	76	699	14	21	1,106	15,603	1,785	19,990	924	2,877	41,179
TX	1,798	3,458	11,057	37	80	16,430	1,248	616	3,444	32	74	5,414	57,352	14,455	63,620	3,610	5,612	144,649
UT	162	21	460	3	18	664	155	55	317	-	5	532	7,321	827	13,126	367	4,716	26,357
VA	553	95	1,839	13	194	2,694	443	364	1,204	16	128	2,155	17,869	2,413	35,410	1,070	9,056	65,818
VT	34	6	157	3	13	213	31	9	101	5	11	157	1,744	138	2,476	110	311	4,779
WA	308	26	996	5	52	1,387	258	84	725	7	28	1,102	14,132	1,795	32,881	781	11,932	61,521
WI	316	41	984	6	104	1,451	299	79	676	11	47	1,112	11,876	1,527	20,527	804	4,441	39,175
WV	96	6	249	5	21	377	62	56	174	4	21	317	3,701	393	3,862	198	568	8,722
WY	25	2	92	1	17	137	28	7	62	-	10	107	1,153	152	1,315	58	272	2,950
Other ³	954	4,441	9,306	496	71	15,268	103	45	1,132	491	119	1,890	3,431	7,755	16,754	1,569	559	30,068
Total	21,587	21,513	102,998	1,158	6,042	153,298	15,237	7,740	46,624	1,297	3,733	74,631	717,769	135,139	1,574,503	50,036	436,879	2,914,326

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) 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, 2019

State	2018						2019						Conservatorship to Date ¹					
	Repayment Plans	Forbearance Plans	Loan Modifications	Other ²	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Other ²	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Other ²	Short Sales & Deeds-in-lieu	Total
AK	10	7	61	1	8	87	10	43	42	-	2	97	218	136	601	4	74	1,033
AL	177	51	574	6	18	826	174	80	382	6	10	652	3,944	1,013	7,829	132	799	13,717
AR	91	13	277	2	14	397	87	51	196	2	13	349	1,550	383	3,260	38	641	5,872
AZ	219	56	856	3	84	1,218	214	121	470	1	26	832	4,672	3,510	26,882	73	19,046	54,183
CA	631	1,305	3,013	15	152	5,116	683	769	2,191	8	87	3,738	15,816	17,650	104,266	187	44,719	182,638
CO	119	31	405	2	3	560	122	76	300	3	2	503	2,900	1,392	10,004	34	2,855	17,185
CT	144	42	818	2	105	1,111	121	41	514	-	77	753	2,594	1,440	10,835	42	2,235	17,146
DC	11	9	108	-	3	131	23	57	82	2	3	167	431	270	1,696	13	269	2,679
DE	48	4	233	-	22	307	46	11	133	1	18	209	959	292	3,342	25	684	5,301
FL	847	5,646	15,453	39	301	22,286	684	953	3,091	11	166	4,905	13,298	23,671	96,151	679	52,297	186,095
GA	424	314	1,818	6	91	2,653	407	321	1,138	5	29	1,900	10,509	5,551	35,305	368	6,625	58,359
HI	26	114	95	5	7	247	38	35	84	4	3	164	551	571	2,564	11	924	4,621
IA	114	19	284	-	23	440	111	52	201	2	10	376	1,989	549	4,501	87	694	7,820
ID	88	27	168	1	4	288	75	27	108	2	-	212	1,295	654	3,883	14	2,065	7,911
IL	551	132	2,513	19	455	3,670	525	256	1,518	11	263	2,573	10,562	6,877	49,604	528	15,625	83,196
IN	283	201	948	10	58	1,500	261	77	604	5	29	976	6,933	1,579	13,992	773	2,290	25,567
KS	128	32	307	1	15	483	104	30	177	1	13	325	2,274	463	3,861	57	672	7,327
KY	135	15	458	4	14	626	128	49	313	2	16	508	3,174	738	6,470	142	961	11,485
LA	195	66	701	4	28	994	224	54	490	1	33	802	3,504	1,320	7,195	96	709	12,824
MA	223	75	987	2	50	1,337	179	81	603	8	25	896	4,521	2,664	19,812	76	3,797	30,871
MD	262	79	1,563	5	199	2,108	259	339	958	6	150	1,712	6,075	3,482	26,439	133	6,576	42,706
ME	60	16	178	1	19	274	67	13	127	1	12	220	1,101	360	3,149	27	762	5,400
MI	434	76	1,257	7	75	1,849	394	130	814	5	37	1,380	8,565	4,216	28,990	3,435	10,776	55,982
MN	222	30	737	3	35	1,027	243	56	509	1	21	830	4,721	2,067	16,820	50	4,759	28,418
MO	251	49	776	2	61	1,139	207	157	505	1	51	921	5,189	1,592	11,654	247	2,456	21,138
MS	64	14	250	3	12	343	75	40	153	1	9	278	1,391	427	3,186	65	339	5,408
MT	22	5	89	-	3	119	29	12	70	-	3	114	561	162	1,370	2	285	2,380
NC	374	1,197	1,418	4	41	3,034	352	569	1,239	7	32	2,199	8,359	4,805	22,909	172	3,078	39,323
ND	18	2	28	-	6	54	9	5	34	1	3	52	172	78	337	12	53	652
NE	58	7	120	3	5	193	38	77	102	-	7	224	840	286	1,775	20	297	3,218
NH	58	12	208	1	14	293	71	28	131	-	10	240	1,376	611	4,289	17	881	7,175
NJ	330	81	2,219	12	252	2,894	304	156	1,401	7	171	2,039	6,643	4,680	33,551	218	8,070	53,161
NM	55	8	340	1	26	430	56	35	176	2	15	284	1,357	457	4,015	27	1,074	6,930
NV	75	22	296	8	48	449	87	36	208	9	25	365	1,505	1,927	14,882	50	13,371	31,736
NY	391	209	2,496	16	207	3,319	403	231	1,608	17	120	2,379	8,652	6,457	38,984	400	5,443	59,937
OH	380	72	1,615	19	138	2,224	340	158	1,043	16	81	1,638	9,092	2,863	26,722	1,646	4,938	45,262
OK	107	11	371	2	22	513	97	81	211	2	16	407	2,059	513	3,849	69	537	7,027
OR	80	46	382	3	10	521	114	49	274	-	8	445	2,177	1,561	9,661	44	4,149	17,592
PA	498	93	2,002	13	152	2,758	442	148	1,340	12	90	2,032	9,868	3,221	26,239	335	3,690	43,353
RI	38	12	216	2	13	281	37	19	127	4	11	198	1,020	530	3,943	26	1,007	6,526
SC	199	223	836	6	34	1,298	215	174	581	1	27	998	4,494	2,234	12,058	100	2,460	21,346
SD	18	1	48	-	1	68	26	32	21	-	1	80	322	104	588	8	56	1,078
TN	171	35	617	7	17	847	175	56	401	4	9	645	4,147	1,335	9,605	174	1,251	16,512
TX	779	2,420	5,605	6	48	8,858	798	796	2,125	5	32	3,756	14,945	8,665	29,688	233	2,555	56,086
UT	104	33	309	2	9	457	111	75	231	1	-	418	2,204	1,147	8,008	26	3,265	14,650
VA	282	77	1,151	2	118	1,630	251	250	803	1	58	1,363	6,126	2,694	18,886	73	5,075	32,853
VT	44	9	110	1	8	172	38	14	64	-	6	122	606	186	1,288	22	169	2,271
WA	176	77	617	4	35	909	173	110	446	8	11	748	4,313	2,475	17,215	89	6,996	31,088
WI	147	34	687	2	56	926	142	47	420	2	28	639	3,326	1,228	11,447	88	2,364	18,453
WV	59	13	193	-	14	279	47	34	128	2	10	221	1,175	373	2,552	32	333	4,466
WY	13	2	48	-	3	66	13	8	26	-	2	49	240	62	545	2	102	951
Other ³	196	3,021	3,318	1	8	6,544	40	36	425	4	27	532	1,097	5,723	7,176	22	115	14,133
Total	10,429	16,145	60,177	258	3,144	90,153	9,869	7,155	29,338	195	1,908	48,465	215,410	137,247	813,878	11,243	255,263	1,433,041

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 HomeSaver Advance (Fannie Mae) and Charge-offs-in-lieu.

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



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

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

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

Deliveries were eligible beginning January 1, 2019.

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

Total Loan Volume, High LTV Refinance Option

	Dec-19	Nov-19	Oct-19	Sep-19	Aug-19	Jul-19
Fannie Mae	3	2	2	0	1	1
Freddie Mac	<u>1</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	4	3	2	0	1	1
LTV >75% -105%						
Fannie Mae	2	2	2	0	1	1
Freddie Mac	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	2	3	2	0	1	1
LTV >105% -125%						
Fannie Mae	1	0	0	0	0	0
Freddie Mac	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	2	0	0	0	0	0
LTV >125%						
Fannie Mae	0	0	0	0	0	0
Freddie Mac	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	0	0	0	0	0	0

Eligibility Criteria for the Enterprises' High LTV Refinance Options

Below are the basic eligibility criteria:

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

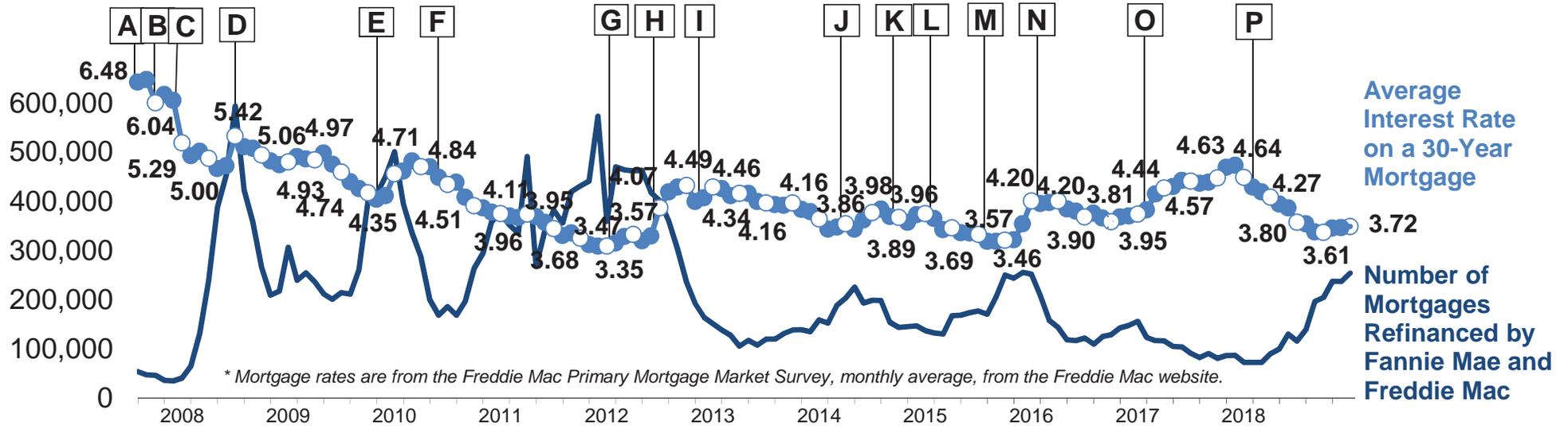
Occupancy	Number of Units	Fannie Mae	Freddie Mac
Principal Residence	1	97	97
	2	85	85
	3-4	75	80
Second Home	1	90	90
Investment Property	1	75	85
	2-4	75	75

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



Total refinance volume increased in December 2019 as mortgage rates remained near lows last observed in 2015 after rising in previous months. Mortgage rates increased in December: the average interest rate on a 30-year fixed rate mortgage rose to 3.72 percent from 3.70 percent in November. Refinance volume has risen over the past twelve months in response to lower mortgage rates.

Mortgage Rates vs Refinance Volume



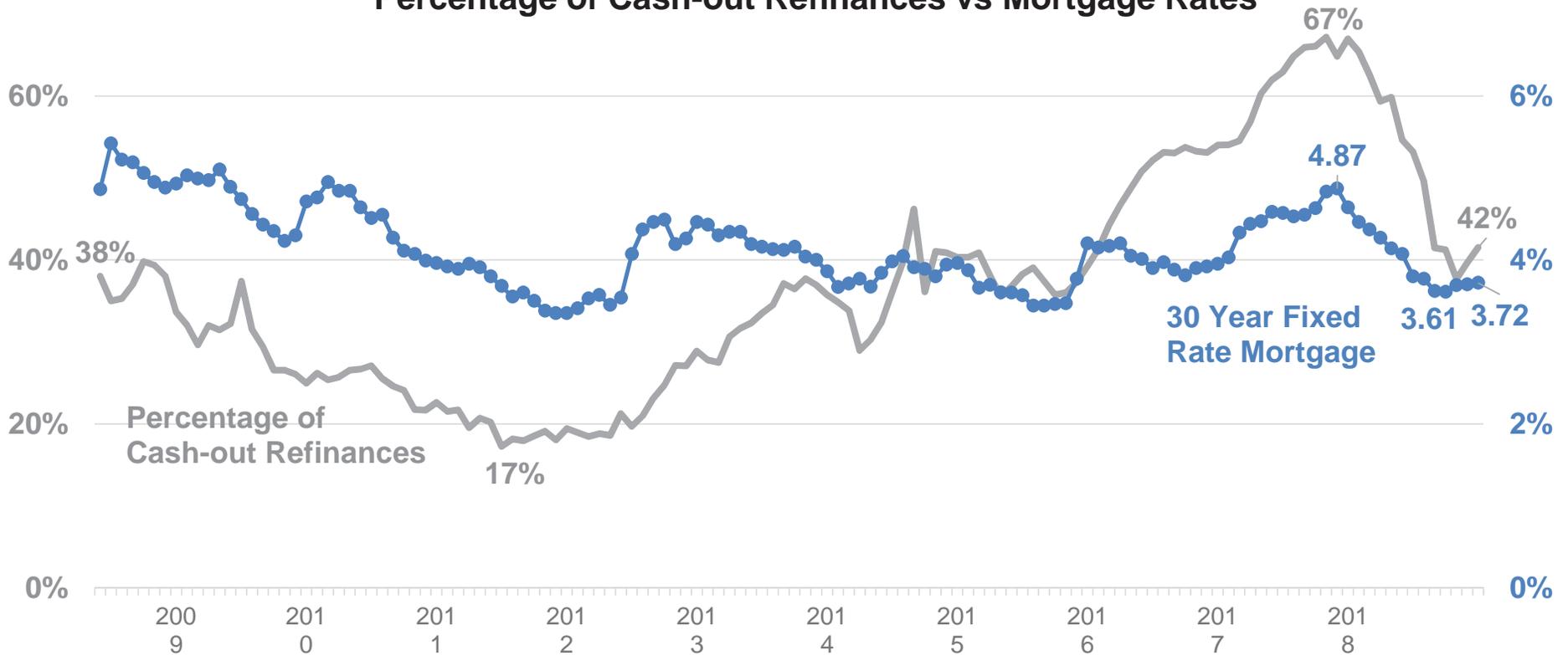
Source: FHFA (Fannie Mae and Freddie Mac)

- A - Highest rate in 2008 for a 30-year mortgage.
- B - GSEs placed into conservatorship on 09/06/08.
- C - Fed announces MBS purchase program on 11/25/08.
- D - Treasury rates sharply rose and reached a 2009 high on a better than expected June unemployment report.
- E - 30-year mortgage rates reached 4.17 percent in early November, marking the lowest level observed since Freddie Mac began tracking rates in 1971.
- F - Treasury rates fell amid ongoing concerns of a growing debt crisis in Europe.
- G - 30-year mortgage rates reached new historic lows in November 2012.
- H - Mortgage rates rose after Federal Reserve Chairman Bernanke stated in late May that the central bank was considering slowing its \$85 billion per month bond buying program known as quantitative easing.
- I - Highest rate for a 30-year mortgage since July 2011.
- J - 30-year mortgage rates reached a monthly average of 3.67 percent in January, the lowest level seen since mid 2013.
- K - 30-year mortgage rates reached a monthly average of 4.05 percent in 6/2015, the highest level observed since 9/2014, amid expectations of a rate hike by the Federal Reserve.
- L - The Federal Reserve raised the target federal funds rate from 0.25% to 0.5% on 12/16/15 in response to a strengthening economy.
- M- Treasury rates fell, amid a global flight to the safety of government debt, in response to the U.K. Brexit vote to leave the European Union.
- N - Mortgage rates rose in November and December 2016 amid expectations of a rate hike by the Federal Reserve. The Federal Reserve raised the target federal funds rate to 0.75% on 12/14/16 in response to a strengthening economy.
- O - Mortgage rates fell from the beginning to the end of 2017 as the target Federal Funds rate was raised to 1% on March 16th, 1.25% on June 15, and 1.5% on December 14, with the Federal Reserve following a steady path to normalize its benchmark rate.
- P - Mortgage rates rose from the beginning to the end of 2018, as the target Federal Funds rate was incrementally raised quarterly to 1.75%, 2%, 2.25% and 2.5%, with the Federal Reserve projecting a continued steady growth of the US economy in 2018.



The percentage of cash-out refinances increased to 42 percent in December but remained well below the peak observed in late 2018. Mortgage rates have fallen from the highs observed a year ago to lows last observed in 2015, creating more opportunities for non cash-out borrowers to refinance at lower rates and lower their monthly payments.

Percentage of Cash-out Refinances vs Mortgage Rates

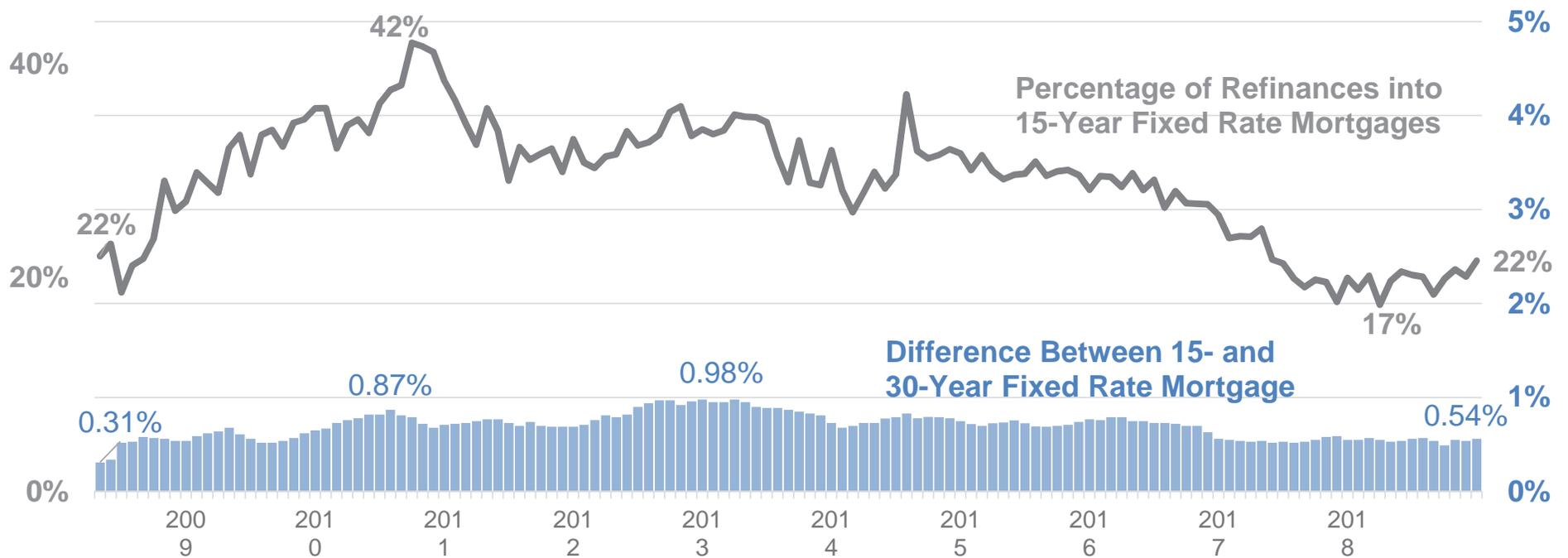


Source: FHFA (Fannie Mae and Freddie Mac). Mortgage rates are from the Freddie Mac Primary Mortgage Market Survey, monthly average, from the Freddie Mac website.



The percentage of borrowers refinancing into shorter term 15-year fixed rate mortgages increased to 22 percent in December from 20 percent in November, remaining below the levels observed in the past when the difference between these two rates was bigger.

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



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



Appendix: Data Tables

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

	1Q19	2Q19	3Q19	4Q19
Total Refinances				
Fannie Mae	126,843	197,170	325,441	419,186
Freddie Mac	108,304	149,123	215,137	309,656
Total	239,147	346,293	540,578	728,842
Total High LTV Refinance Option				
Fannie Mae	-	-	2	7
Freddie Mac	-	-	-	2
Total	-	-	2	9
High LTV Refinance Option, LTV >75% -105%				
Fannie Mae	-	-	2	6
Freddie Mac	-	-	-	1
Total	-	-	2	7
High LTV Refinance Option, LTV >105% -125%				
Fannie Mae	-	-	-	1
Freddie Mac	-	-	-	1
Total	-	-	-	2
High LTV Refinance Option, LTV >125%				
Fannie Mae	-	-	-	-
Freddie Mac	-	-	-	-
Total	-	-	-	-
High LTV (>80 to 97% LTV, Non New Program)				
Fannie Mae	8,868	17,731	38,064	55,280
Freddie Mac	7,804	15,453	28,058	40,813
Total	16,672	33,184	66,122	96,093

Notes:

Total Refinances

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

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

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

Deliveries were eligible beginning January 1, 2019.

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



Appendix: Data Tables

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

	1Q19	2Q19	3Q19	4Q19
Total Refinances				
FRM 30 (incl FRM 25 & 40)	91,344	139,076	237,239	300,977
FRM 20	8,839	13,527	20,085	27,519
FRM 15	24,666	43,217	66,706	88,497
All Other	1,994	1,350	1,411	2,193
High LTV Refinance Option, LTV >75% -105%				
FRM 30 (incl FRM 25 & 40)	-	-	1	5
FRM 20	-	-	-	-
FRM 15	-	-	-	1
All Other	-	-	1	-
High LTV Refinance Option, LTV >105% -125%				
FRM 30 (incl FRM 25 & 40)	-	-	-	1
FRM 20	-	-	-	-
FRM 15	-	-	-	-
All Other	-	-	-	-
High LTV Refinance Option, LTV >125%				
FRM 30 (incl FRM 25 & 40)	-	-	-	-
FRM 20	-	-	-	-
FRM 15	-	-	-	-
All Other	-	-	-	-
High LTV (>80 to 97% LTV, Non New Program)				
FRM 30 (incl FRM 25 & 40)	7,379	15,053	33,429	48,128
FRM 20	465	843	1,611	2,725
FRM 15	919	1,755	2,941	4,228
All Other	105	80	83	199



Appendix: Data Tables

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

	1Q19	2Q19	3Q19	4Q19
Total Refinances				
FRM 30 (incl FRM 25 & 40)	80,254	109,817	158,213	218,012
FRM 20	5,296	8,428	15,275	24,170
FRM 15	19,551	27,049	38,534	63,808
All Other	3,203	3,829	3,115	3,666
High LTV Refinance Option, LTV >75% -105%				
FRM 30 (incl FRM 25 & 40)	-	-	-	1
FRM 20	-	-	-	-
FRM 15	-	-	-	-
All Other	-	-	-	-
High LTV Refinance Option, LTV >105% -125%				
FRM 30 (incl FRM 25 & 40)	-	-	-	1
FRM 20	-	-	-	-
FRM 15	-	-	-	-
All Other	-	-	-	-
High LTV Refinance Option, LTV >125%				
FRM 30 (incl FRM 25 & 40)	-	-	-	-
FRM 20	-	-	-	-
FRM 15	-	-	-	-
All Other	-	-	-	-
High LTV (>80 to 97% LTV, Non New Program)				
FRM 30 (incl FRM 25 & 40)	6,501	13,113	24,541	35,156
FRM 20	300	685	1,487	2,508
FRM 15	907	1,419	1,903	3,023
All Other	96	236	127	126



Glossary

Section 1: Mortgage Performance

Total Loans Serviced - Total conventional active book of business, excluding loans that were liquidated during the month.

Current and Performing - Loans that are making timely payments and are 0 months delinquent as of the reporting month.

Total Delinquent Loans - Loans that are at least one payment past due, i.e., total servicing *minus* current and performing.

30-59 Days Delinquent - Includes loans that are only one payment delinquent.

60-89 Days Delinquent - Includes loans that are only two payments delinquent.

60-plus-days Delinquent - Loans that are two or more payments delinquent, including loans in relief, in the process of foreclosure, or in the process of bankruptcy, i.e., total servicing *minus* current and performing, and 30 to 59 days delinquent loans. Our calculation may exclude loans in bankruptcy process that are less than 60 days delinquent.

Serious Delinquency - All loans in the process of foreclosure *plus* loans that are three or more payments delinquent (including loans in the process of bankruptcy).

In Bankruptcy - Loans in the process of bankruptcy; includes all delinquency status.

Section 2: Completed Foreclosure Prevention Actions

Home Retention Actions - Repayment plans, forbearance plans, charge-offs in lieu of foreclosure, Home Saver Advances, and loan modifications. Home retention actions allow borrowers to retain ownership/occupancy of their homes while attempting to return loans to current and performing status.

Repayment Plans - An agreement between the servicer and a borrower that gives the borrower a defined period of time to reinstate the mortgage by paying normal regular payments plus an additional agreed upon amount in repayment of the delinquency.

Forbearance Plans - An agreement between the servicer and the borrower (or estate) to reduce or suspend monthly payments for a defined period of time after which borrower resumes regular monthly payments and pays additional money toward the delinquency to bring the account current or works with the servicer to identify a permanent solution, such as loan modification or short sale, to address the delinquency.

Charge-offs-in-lieu of Foreclosure - A delinquent loan for which collection efforts or legal actions against the borrower are agreed to be not in the Enterprises' best interests (because of reduced property value, a low outstanding mortgage balance, or presence of certain environmental hazards). The servicer charges off the mortgage debt rather than completing foreclosure and taking the property title. The borrower retains the property. The unpaid mortgage balance becomes a lien on the borrower's property, which must be satisfied when the borrower transfers ownership.

HomeSaver Advance (Fannie Mae) - An unsecured personal loan to a qualified borrower to cure his or her payment defaults under a mortgage loan the Enterprises own or guarantee. The borrower must be able to resume regular monthly payments on his or her mortgage. The program ended in 2010.

Loan Modifications - Number of modified, renegotiated, or restructured loans, regardless of performance-to-date under the plan during the month. Terms of the contract between the borrower and the lender are altered with the aim of curing the delinquency (30 days or more past due).

Nonforeclosure-Home Forfeiture Actions - Short sales and deeds-in-lieu of foreclosure. These actions require borrowers to give up their homes. Although homes are forfeited, foreclosure alternatives generally have less adverse impact on borrowers and their credit reports than foreclosure.

Short Sales - A short sale (also called a preforeclosure sale) is the sale of a mortgaged property at a price that nets less than the total amount due on the mortgage (e.g., the sum of the unpaid principal balance, accrued interest, advanced escrows, late fees, and delinquency charges.) The servicer and borrower negotiate payment of the difference between the net sales price and the total amount due on the mortgage.

Deed(s)-in-lieu of Foreclosure - A loan for which the borrower voluntarily conveys the property to the lender to avoid a foreclosure proceeding.

Section 3: Loan Modifications

Increase - Principal and interest after modification is higher than before the modification.

No Increase - Original principal and interest is unchanged after the modifications.

Decrease <=20% - Original principal and interest is decreased by 20 percent or less after modification.

Decrease >20% - Original principal and interest is decreased by more than 20 percent after modification.

Extend Term Only - Remaining term of the loan is longer after modification.

Reduce Rate Only - Loan's rate is lower after modification.

Reduce Rate and Extend Term - Loan's rate reduced and term extended.

Reduce Rate, Extend Term, and Forbear Principal - Modification includes term extension, rate reduction, and forbearance of principal.

Other - A modification that does not fit in any of the above categories. The majority of these loans are capitalized modifications.

Section 4: Third-party Sales and Foreclosures

Third-party Sales - A third party entity purchases the property at the foreclosure sale/auction above the initial bid set forth by Fannie Mae or Freddie Mac.

Foreclosure Starts - The total number of loans referred to an attorney to initiate the legal process of foreclosure during the month. These are loans measured as not being in foreclosure in the previous month but referred to foreclosure in the current month.

Foreclosure Sales - The number of loans that went to foreclosure (sheriff's) sale during the month.

