



FORECLOSURE PREVENTION REPORT

FEDERAL PROPERTY MANAGER'S REPORT

AUGUST 2017



August 2017 Highlights

The Enterprises' Foreclosure Prevention Actions:

- The Enterprises completed 15,298 foreclosure prevention actions in August, bringing the total to 3,960,367 since the start of the conservatorships in September 2008. Over half of these actions have been permanent loan modifications.
- There were 11,234 permanent loan modifications in August, bringing the total to 2,109,381 since the conservatorships began in September 2008.
- The share of modifications with principal forbearance increased to 34 percent while modifications with extend-term only decreased slightly to 46 percent in August.
- There were 1,277 short sales and deeds-in-lieu of foreclosure completed in August, up 4 percent compared with July.

The Enterprises' Mortgage Performance:

- The serious delinquency rate fell slightly from 0.94 percent at the end of July to 0.93 percent at the end of August.

The Enterprises' Foreclosures:

- Third-party and foreclosure sales increased from 5,117 in July to 5,612 in August.
- Foreclosure starts increased from 12,255 in July to 17,652 in August.

Foreclosure Prevention Activities

	Jul-17	Aug-17
<i>(Number of loans)</i>		
Loan Modifications *	10,217	11,234
Repayment Plans	1,867	2,293
Forbearance Plans	411	421
Charge-offs-in-lieu	127	73
Home Retention Actions	12,622	14,021
Short Sales	884	907
Deeds-in-lieu	339	370
Home Forfeiture Actions	1,223	1,277
TOTAL	13,845	15,298

* Includes HAMP permanent modifications.

Source: FHFA (Fannie Mae and Freddie Mac)

Mortgage Performance (at period end)

	Jul-17	Aug-17
<i>(Number of loans)</i>		
30-59 Days Delinquent	361,417	358,534
60-plus-days Delinquent	357,925	355,727
Foreclosure Starts	12,255	17,652
Third-party & Foreclosure Sales	5,117	5,612
<i>(Percent of total loans serviced)</i>		
30-59 Days Delinquent	1.30%	1.29%
60-plus-days Delinquent	1.29%	1.28%
Seriously Delinquent*	0.94%	0.93%

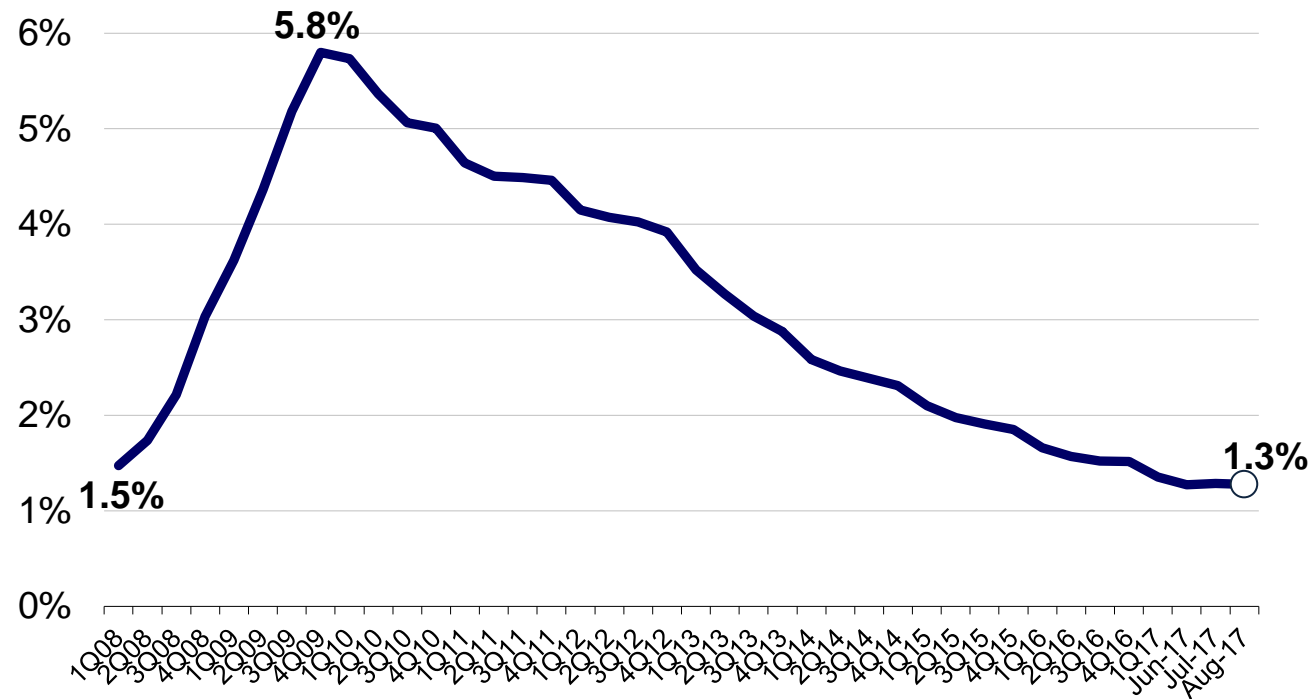
* 90 days or more delinquent, or in the process of foreclosure.

Source: FHFA (Fannie Mae and Freddie Mac)

FHFA produces monthly and quarterly versions of the Foreclosure Prevention 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.

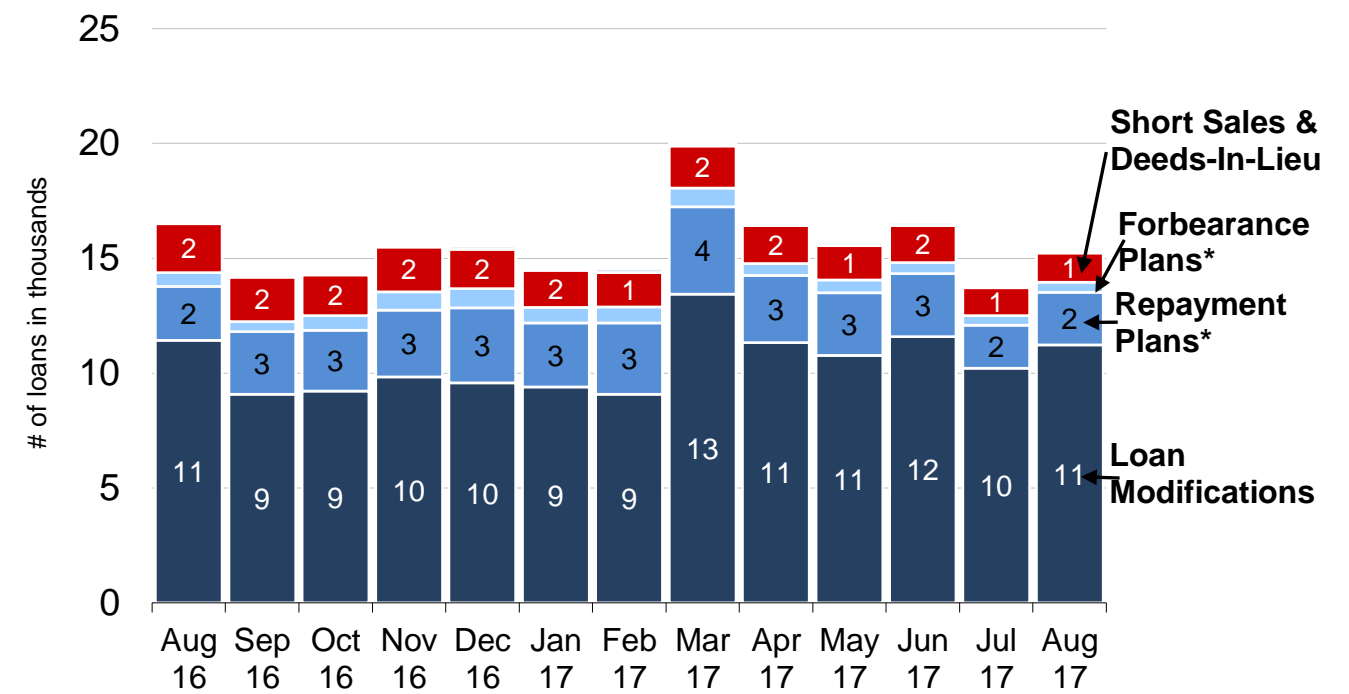


Enterprises' 60-plus-days Delinquency Rates
60-plus-days delinquency rate decreased slightly in August.



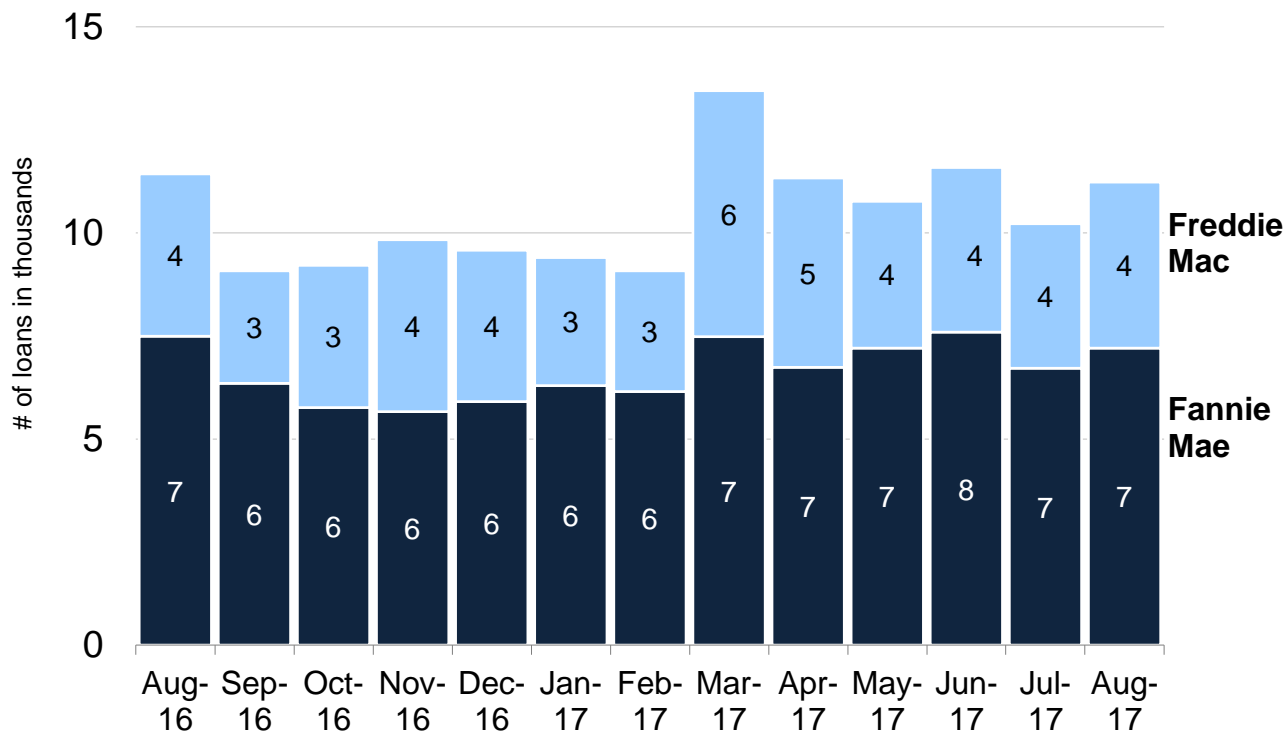
Source: FHFA (Fannie Mae and Freddie Mac)

Foreclosure Prevention Actions Completed
Foreclosure prevention actions increased 10 percent in August driven primarily by increases in loan modifications.



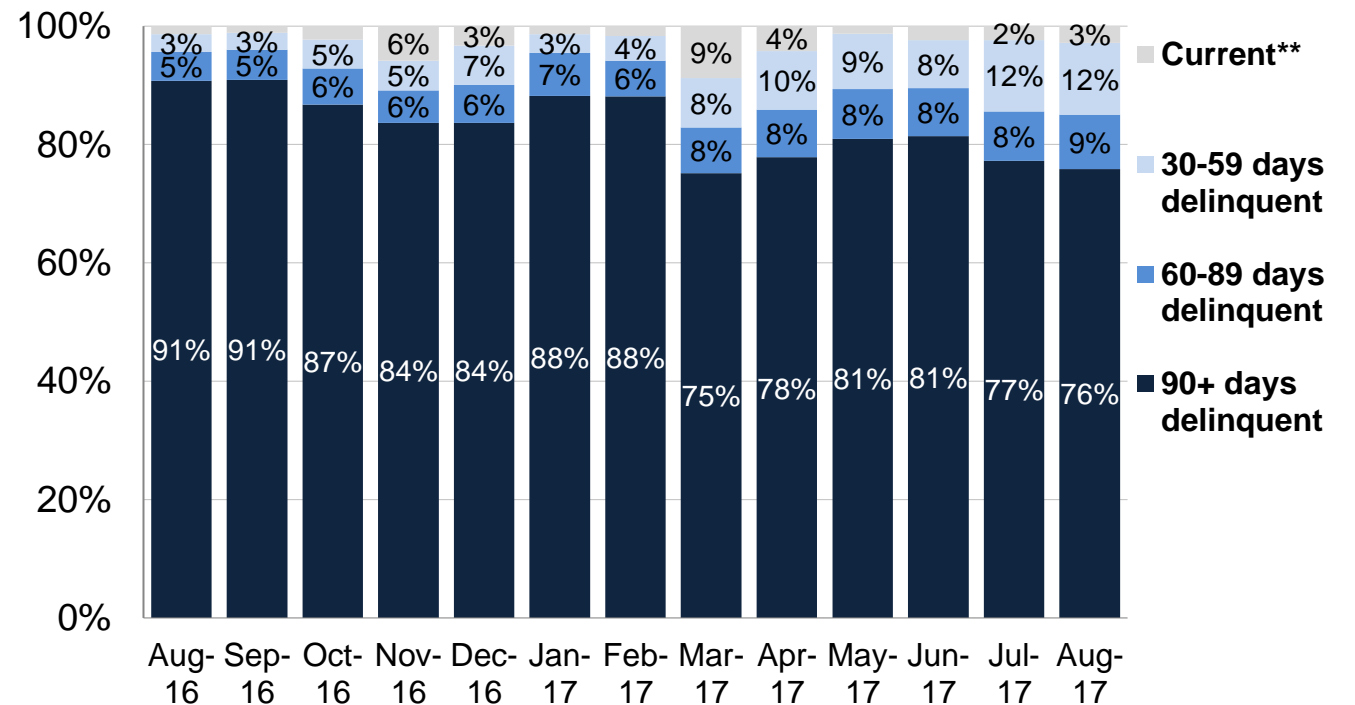
Source: FHFA (Fannie Mae and Freddie Mac)

Completed loan modifications
Loan modifications increased 10 percent in August.



Source: FHFA (Fannie Mae and Freddie Mac)

Loan Modifications by Delinquency Status
Approximately 76 percent of borrowers who received modification in August were three or more months delinquent.



Source: FHFA (Fannie Mae and Freddie Mac)

*Includes loans that were 30+ days delinquent at initiation of the plan.

*Includes loans with missing delinquency status.



Completed Foreclosure Prevention Actions

Since the first full quarter in conservatorship (4Q08), combined completed foreclosure prevention actions total 3,960,367. More than half of these actions are permanent loan modifications.

	2014	2015	2016	YTD Aug-17	Conservatorship to Date ¹
Home Retention Actions					
Repayment Plans	51,481	39,317	32,357	22,236	896,573
Forbearance Plans	11,260	8,170	7,228	4,582	191,513
Charge-offs-in-lieu	1,378	1,219	1,047	936	14,463
HomeSaver Advance (<i>Fannie</i>)	-	-	-	-	70,178
Loan Modifications	<u>189,975</u>	<u>148,109</u>	<u>123,495</u>	<u>87,060</u>	<u>2,109,381</u>
Total	254,094	196,815	164,127	114,814	3,282,108
Nonforeclosure - Home Forfeiture Actions					
Short Sales	38,198	25,081	17,760	8,417	587,259
Deeds-in-lieu	<u>14,926</u>	<u>10,170</u>	<u>8,024</u>	<u>3,776</u>	<u>91,000</u>
Total	53,124	35,251	25,784	12,193	678,259
Total Foreclosure Prevention Actions	307,218	232,066	189,911	127,007	3,960,367

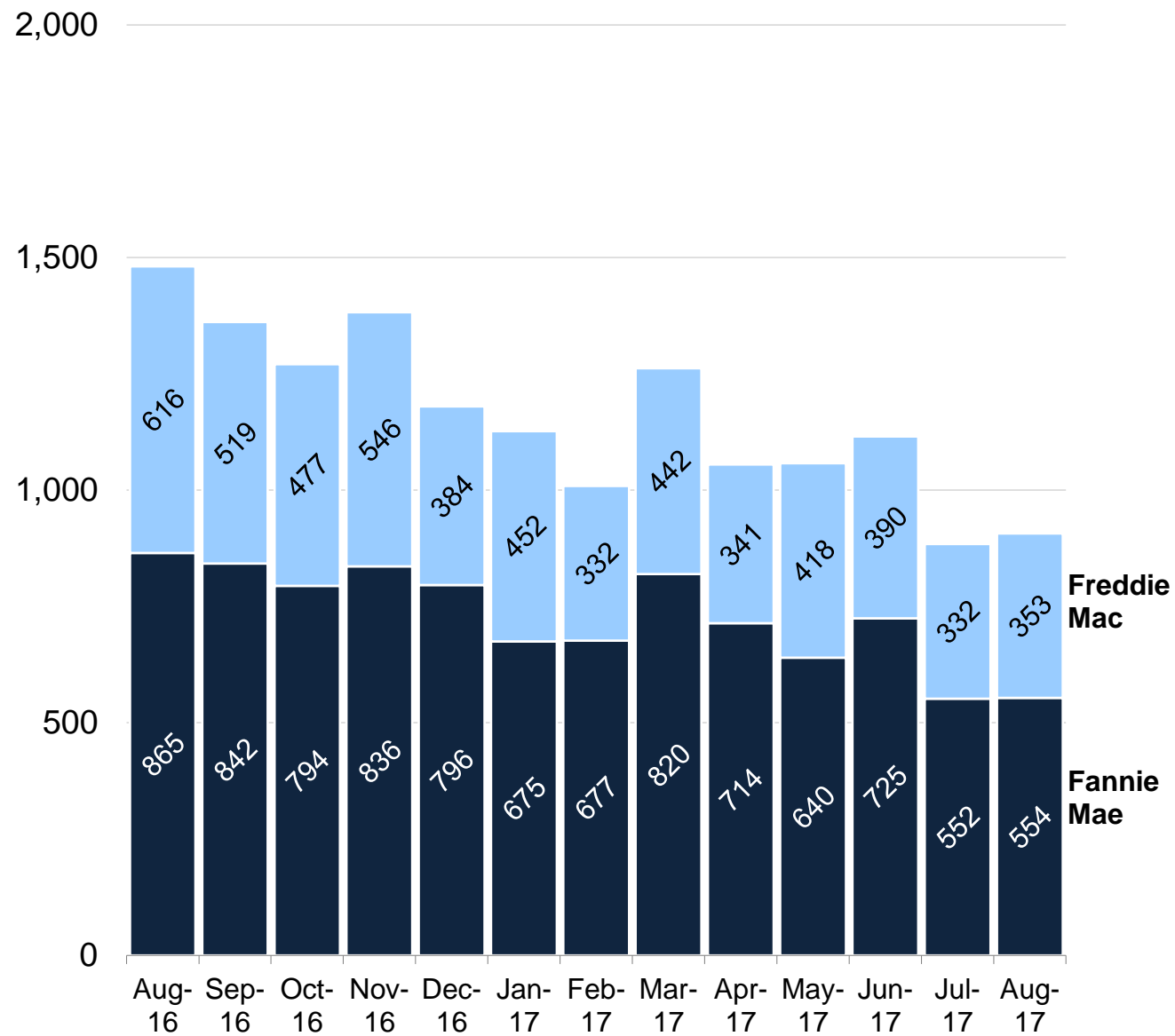
¹ Since the first full quarter in conservatorship (4Q08).

Source: FHFA (Fannie Mae and Freddie Mac)



Short Sales

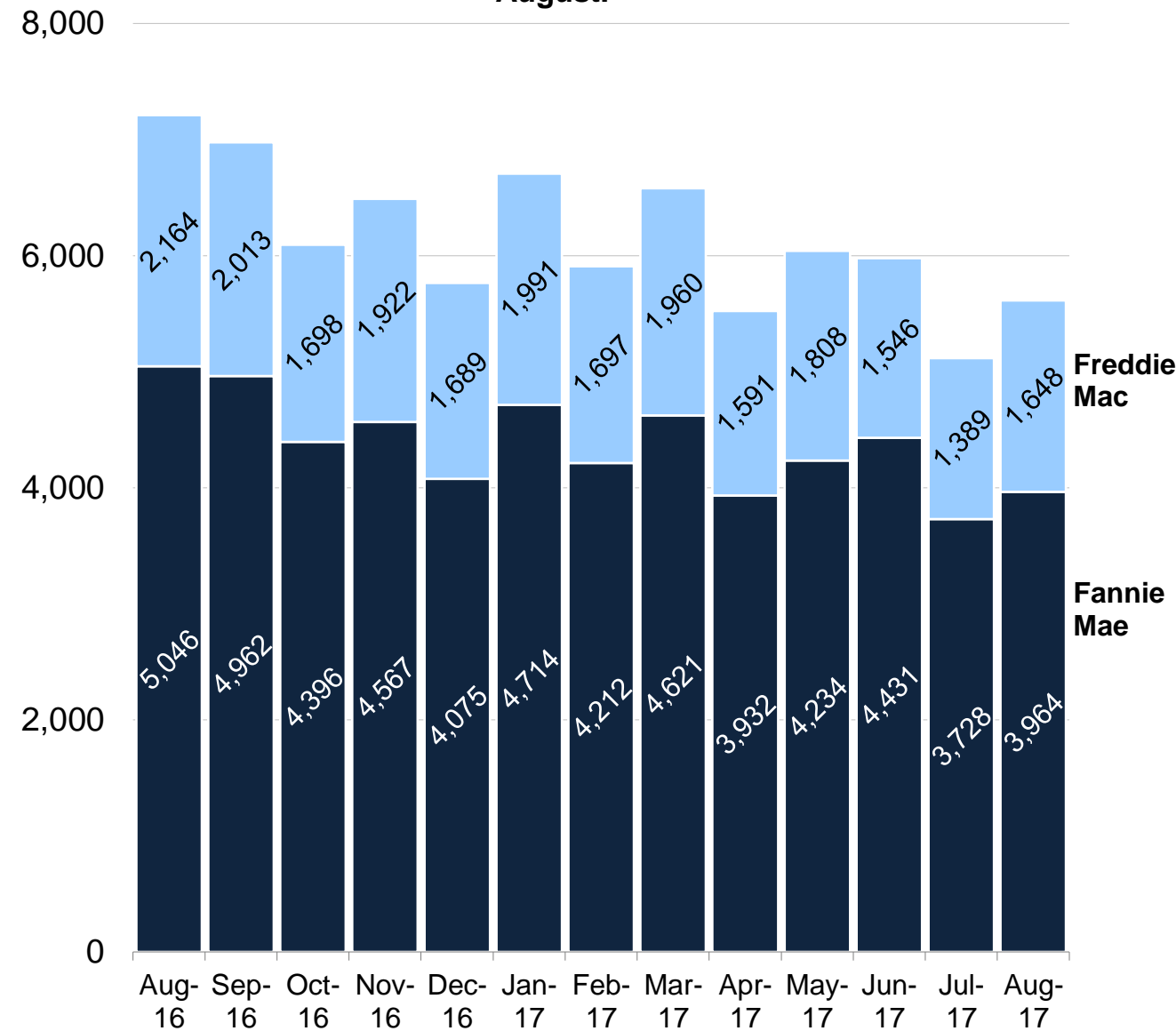
Completed short sales increased 3 percent in August.



Source: FHFA (Fannie Mae and Freddie Mac)

Foreclosure Sales and Third-party Sales

Foreclosure and third-party sales increased 10 percent in August.



Source: FHFA (Fannie Mae and Freddie Mac)



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

(# of loans in thousands)	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17
Total Loans Serviced	27,664	27,692	27,697	27,729	27,768	27,842	27,885	27,872	27,865	27,826	27,821	27,813	27,807
Original Credit Score >= 660	24,947	24,987	25,008	25,053	25,111	25,194	25,246	25,246	25,253	25,231	25,237	25,245	25,254
Original Credit Score < 660	2,717	2,704	2,689	2,675	2,657	2,648	2,639	2,626	2,613	2,595	2,584	2,569	2,553
Total Delinquent Loans	798	807	817	828	823	792	814	695	775	710	706	719	714
Original Credit Score >= 660	469	478	486	492	487	469	490	414	464	422	421	429	423
Original Credit Score < 660	330	329	331	337	336	324	323	281	310	288	286	291	291
30 - 59 Days Delinquent	376	385	394	400	402	378	404	318	403	348	352	361	359
Original Credit Score >= 660	219	228	235	238	239	223	247	189	244	208	211	217	213
Original Credit Score < 660	157	157	159	162	163	154	157	129	159	141	141	144	145
60 - 89 Days Delinquent	106	107	111	113	113	108	105	90	95	96	94	100	100
Original Credit Score >= 660	59	59	63	63	63	60	60	52	54	54	53	56	56
Original Credit Score < 660	48	48	48	50	50	48	46	39	42	42	41	44	44
60-plus-days Delinquent	422	422	423	428	421	415	409	378	372	362	354	358	356
Original Credit Score >= 660		250	251	254	248	245	243	226	221	215	210	211	210
Original Credit Score < 660	172	172	172	174	173	169	166	152	151	148	145	147	146

Percent of Total Loans Serviced

Total Delinquent Loans	2.89%	2.91%	2.95%	2.99%	2.96%	2.85%	2.92%	2.49%	2.78%	2.55%	2.54%	2.59%	2.57%
Original Credit Score >= 660	1.88%	1.91%	1.94%	1.96%	1.94%	1.86%	1.94%	1.64%	1.84%	1.67%	1.67%	1.70%	1.68%
Original Credit Score < 660	12.13%	12.16%	12.31%	12.59%	12.64%	12.23%	12.26%	10.70%	11.88%	11.10%	11.07%	11.31%	11.40%
30 - 59 Days Delinquent	1.36%	1.39%	1.42%	1.44%	1.45%	1.36%	1.45%	1.14%	1.45%	1.25%	1.27%	1.30%	1.29%
Original Credit Score >= 660	0.88%	0.91%	0.94%	0.95%	0.95%	0.89%	0.98%	0.75%	0.96%	0.82%	0.84%	0.86%	0.85%
Original Credit Score < 660	5.80%	5.81%	5.93%	6.07%	6.15%	5.83%	5.97%	4.91%	6.10%	5.42%	5.47%	5.61%	5.68%
60 - 89 Days Delinquent	0.38%	0.39%	0.40%	0.41%	0.41%	0.39%	0.38%	0.32%	0.34%	0.34%	0.34%	0.36%	0.36%
Original Credit Score >= 660	0.24%	0.24%	0.25%	0.25%	0.25%	0.24%	0.24%	0.20%	0.21%	0.21%	0.21%	0.22%	0.22%
Original Credit Score < 660	1.76%	1.76%	1.80%	1.86%	1.88%	1.80%	1.73%	1.47%	1.60%	1.61%	1.59%	1.70%	1.71%
60-plus-days Delinquent	1.53%	1.52%	1.53%	1.54%	1.52%	1.49%	1.47%	1.35%	1.34%	1.30%	1.27%	1.29%	1.28%
Original Credit Score >= 660	0.00%	1.00%	1.00%	1.01%	0.99%	0.97%	0.96%	0.89%	0.88%	0.85%	0.83%	0.84%	0.83%
Original Credit Score < 660	6.33%	6.35%	6.38%	6.52%	6.49%	6.40%	6.29%	5.79%	5.79%	5.69%	5.60%	5.70%	5.72%
Serious Delinquency Rate	1.16%	1.16%	1.14%	1.15%	1.12%	1.12%	1.11%	1.04%	1.01%	0.98%	0.95%	0.94%	0.93%
In Bankruptcy	0.23%	0.23%	0.23%	0.22%	0.22%	0.21%	0.21%	0.22%	0.20%	0.20%	0.19%	0.19%	0.19%



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

(# of loans in thousands)	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17
Total Loans Serviced	17,126	17,143	17,147	17,162	17,181	17,212	17,233	17,225	17,220	17,200	17,199	17,191	17,192
Original Credit Score >= 660	15,403	15,427	15,442	15,465	15,496	15,532	15,558	15,558	15,562	15,552	15,557	15,560	15,569
Original Credit Score < 660	1,723	1,716	1,705	1,697	1,686	1,680	1,674	1,667	1,658	1,648	1,641	1,631	1,623
Total Delinquent Loans	525	531	539	543	540	521	536	459	504	466	464	471	466
Original Credit Score >= 660	306	313	319	320	318	306	322	272	301	275	275	279	274
Original Credit Score < 660	218	218	220	223	222	215	214	187	203	191	189	192	192
30 - 59 Days Delinquent	243	250	259	259	261	245	263	207	259	225	228	234	231
Original Credit Score >= 660	140	147	154	153	154	144	160	122	156	133	136	140	136
Original Credit Score < 660	103	103	105	107	106	101	103	85	103	92	92	94	94
60 - 89 Days Delinquent	67	67	70	72	71	68	67	57	60	61	60	64	63
Original Credit Score >= 660	37	37	39	40	39	38	38	32	34	34	33	36	35
Original Credit Score < 660	30	30	31	32	32	30	29	25	27	27	26	28	28
60-plus-days Delinquent	281	281	280	284	279	276	273	252	245	241	235	237	235
Original Credit Score >= 660	166	166	166	167	164	162	162	150	145	142	139	139	138
Original Credit Score < 660	115	115	114	116	115	113	111	102	100	99	97	98	97

Percent of Total Loans Serviced

Total Delinquent Loans	3.06%	3.10%	3.14%	3.17%	3.14%	3.03%	3.11%	2.66%	2.93%	2.71%	2.70%	2.74%	2.71%
Original Credit Score >= 660	1.99%	2.03%	2.07%	2.07%	2.05%	1.97%	2.07%	1.75%	1.93%	1.77%	1.76%	1.79%	1.76%
Original Credit Score < 660	12.66%	12.72%	12.88%	13.16%	13.16%	12.78%	12.80%	11.21%	12.27%	11.57%	11.51%	11.78%	11.82%
30 - 59 Days Delinquent	1.42%	1.46%	1.51%	1.51%	1.52%	1.42%	1.53%	1.20%	1.50%	1.31%	1.33%	1.36%	1.34%
Original Credit Score >= 660	0.91%	0.95%	0.99%	0.99%	0.99%	0.93%	1.03%	0.78%	1.00%	0.86%	0.87%	0.90%	0.87%
Original Credit Score < 660	5.98%	6.02%	6.17%	6.29%	6.32%	6.03%	6.15%	5.09%	6.22%	5.57%	5.61%	5.78%	5.82%
60 - 89 Days Delinquent	0.39%	0.39%	0.41%	0.42%	0.41%	0.40%	0.39%	0.33%	0.35%	0.35%	0.35%	0.37%	0.37%
Original Credit Score >= 660	0.24%	0.24%	0.25%	0.26%	0.25%	0.24%	0.24%	0.21%	0.22%	0.22%	0.21%	0.23%	0.23%
Original Credit Score < 660	1.76%	1.76%	1.80%	1.88%	1.89%	1.80%	1.75%	1.48%	1.61%	1.63%	1.61%	1.72%	1.73%
60-plus-days Delinquent	1.64%	1.64%	1.63%	1.65%	1.63%	1.60%	1.58%	1.46%	1.42%	1.40%	1.37%	1.38%	1.37%
Original Credit Score >= 660	1.08%	1.07%	1.07%	1.08%	1.06%	1.04%	1.04%	0.96%	0.93%	0.91%	0.89%	0.89%	0.88%
Original Credit Score < 660	6.68%	6.70%	6.71%	6.87%	6.85%	6.75%	6.65%	6.12%	6.05%	6.00%	5.91%	6.00%	6.00%
Serious Delinquency Rate	1.24%	1.24%	1.21%	1.23%	1.20%	1.20%	1.19%	1.12%	1.07%	1.04%	1.01%	1.00%	0.99%
In Bankruptcy	0.24%	0.24%	0.24%	0.23%	0.23%	0.22%	0.22%	0.24%	0.21%	0.21%	0.20%	0.20%	0.20%



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

(# of loans in thousands)	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17
Total Loans Serviced	10,538	10,549	10,550	10,567	10,587	10,630	10,652	10,647	10,645	10,626	10,622	10,623	10,615
Original Credit Score >= 660	9,545	9,560	9,566	9,588	9,615	9,662	9,687	9,688	9,691	9,679	9,680	9,685	9,686
Original Credit Score < 660	993	989	984	979	972	968	964	959	955	947	942	938	930
Total Delinquent Loans	274	276	278	285	283	272	278	237	271	244	243	249	249
Original Credit Score >= 660	163	165	167	171	169	163	168	143	164	147	146	150	150
Original Credit Score < 660	111	111	111	114	114	109	109	94	107	97	97	99	99
30 - 59 Days Delinquent	133	135	136	141	142	133	141	111	144	123	124	127	128
Original Credit Score >= 660	78	81	82	85	85	80	87	67	88	74	75	78	77
Original Credit Score < 660	54	54	54	56	57	53	55	44	56	49	49	50	51
60 - 89 Days Delinquent	40	40	41	41	42	40	39	33	35	35	34	36	36
Original Credit Score >= 660	22	22	23	23	24	23	22	19	20	20	19	21	21
Original Credit Score < 660	18	18	18	18	18	17	16	14	15	15	15	16	16
60-plus-days Delinquent	141	141	143	144	141	139	136	126	127	121	119	121	121
Original Credit Score >= 660	84	84	85	86	84	83	82	76	76	73	71	72	72
Original Credit Score < 660	57	57	57	58	57	56	55	50	51	49	48	49	49

Percent of Total Loans Serviced

Total Delinquent Loans	2.60%	2.62%	2.64%	2.70%	2.67%	2.56%	2.61%	2.22%	2.54%	2.30%	2.29%	2.34%	2.34%
Original Credit Score >= 660	1.70%	1.73%	1.75%	1.79%	1.76%	1.68%	1.74%	1.47%	1.69%	1.52%	1.51%	1.55%	1.54%
Original Credit Score < 660	11.20%	11.21%	11.32%	11.60%	11.73%	11.27%	11.31%	9.81%	11.21%	10.28%	10.29%	10.50%	10.66%
30 - 59 Days Delinquent	1.26%	1.28%	1.29%	1.33%	1.34%	1.25%	1.33%	1.04%	1.35%	1.16%	1.17%	1.20%	1.21%
Original Credit Score >= 660	0.82%	0.84%	0.85%	0.89%	0.88%	0.82%	0.89%	0.69%	0.91%	0.77%	0.77%	0.80%	0.80%
Original Credit Score < 660	5.47%	5.46%	5.51%	5.69%	5.85%	5.49%	5.66%	4.61%	5.88%	5.14%	5.23%	5.31%	5.44%
60 - 89 Days Delinquent	0.38%	0.38%	0.39%	0.39%	0.39%	0.38%	0.36%	0.31%	0.33%	0.33%	0.32%	0.34%	0.34%
Original Credit Score >= 660	0.23%	0.23%	0.24%	0.24%	0.25%	0.23%	0.23%	0.20%	0.20%	0.21%	0.20%	0.21%	0.21%
Original Credit Score < 660	1.77%	1.78%	1.79%	1.83%	1.86%	1.79%	1.71%	1.47%	1.58%	1.59%	1.56%	1.66%	1.68%
60-plus-days Delinquent	1.34%	1.34%	1.35%	1.36%	1.33%	1.31%	1.28%	1.18%	1.19%	1.14%	1.12%	1.14%	1.14%
Original Credit Score >= 660	0.88%	0.88%	0.89%	0.90%	0.88%	0.86%	0.84%	0.78%	0.78%	0.75%	0.73%	0.75%	0.74%
Original Credit Score < 660	5.73%	5.75%	5.82%	5.91%	5.87%	5.79%	5.66%	5.20%	5.32%	5.14%	5.06%	5.20%	5.22%
Serious Delinquency Rate	1.03%	1.02%	1.03%	1.03%	1.00%	0.99%	0.98%	0.92%	0.92%	0.87%	0.85%	0.85%	0.84%
In Bankruptcy	0.22%	0.21%	0.21%	0.21%	0.20%	0.20%	0.19%	0.18%	0.19%	0.18%	0.18%	0.17%	0.17%



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

	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	YTD 2017
Starts														
Repayment Plans	7,995	7,012	6,919	6,642	6,545	7,245	6,327	4,909	4,483	4,725	4,330	5,953	4,998	42,970
Forbearance Plans	2,338	3,279	2,278	2,148	1,926	1,999	1,679	1,514	1,348	1,675	1,396	1,294	2,015	12,920
Completed														
Repayment Plans ²	2,354	2,732	2,651	2,898	3,260	2,771	3,104	3,791	2,933	2,730	2,747	1,867	2,293	22,236
Forbearance Plans ²	592	447	649	812	840	681	701	824	504	566	474	411	421	4,582
Charge-offs-in-lieu	74	76	86	88	144	86	174	109	106	129	132	127	73	936
HomeSaver Advance (Fannie)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Modifications	11,431	9,075	9,213	9,837	9,579	9,405	9,076	13,446	11,328	10,769	11,585	10,217	11,234	87,060
Home Retention Actions	14,451	12,330	12,599	13,635	13,823	12,943	13,055	18,170	14,871	14,194	14,938	12,622	14,021	114,814
Short Sales	1,481	1,361	1,271	1,382	1,180	1,127	1,009	1,262	1,055	1,058	1,115	884	907	8,417
Deeds-in-lieu	653	567	500	559	523	488	485	565	595	431	503	339	370	3,776
Nonforeclosure - Home Forfeiture Actions	2,134	1,928	1,771	1,941	1,703	1,615	1,494	1,827	1,650	1,489	1,618	1,223	1,277	12,193
Total Foreclosure Prevention Actions	16,585	14,258	14,370	15,576	15,526	14,558	14,549	19,997	16,521	15,683	16,556	13,845	15,298	127,007

Percent of Total Foreclosure Prevention Actions

Repayment Plans	14%	19%	18%	19%	21%	19%	21%	19%	18%	17%	17%	13%	15%	18%
Forbearance Plans	4%	3%	5%	5%	5%	5%	5%	4%	3%	4%	3%	3%	3%	4%
Charge-offs-in-lieu	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	0%	1%
HomeSaver Advance (Fannie)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Loan Modifications	69%	64%	64%	63%	62%	65%	62%	67%	69%	69%	70%	74%	73%	69%
Home Retention Actions	87%	86%	88%	88%	89%	89%	90%	91%	90%	91%	90%	91%	92%	90%
Short Sales	9%	10%	9%	9%	8%	8%	7%	6%	6%	7%	7%	6%	6%	7%
Deeds-in-lieu	4%	4%	3%	4%	3%	3%	3%	3%	4%	3%	3%	2%	2%	3%
Nonforeclosure - Home Forfeiture Actions	13%	14%	12%	12%	11%	11%	10%	9%	10%	9%	10%	9%	8%	10%

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.



3(i) Enterprises Combined - Loan Modifications

	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	YTD 2017
Loan Modifications (# of loans)	11,431	9,075	9,213	9,837	9,579	9,405	9,076	13,446	11,328	10,769	11,585	10,217	11,234	87,060
Delinquency Status at Modification (% of loan mods)														
Current ¹	1%	1%	2%	6%	3%	1%	2%	9%	4%	1%	2%	2%	3%	3%
30 - 59 days delinquent	3%	3%	5%	5%	7%	3%	4%	8%	10%	9%	8%	12%	12%	9%
60 - 89 days delinquent	5%	5%	6%	6%	6%	7%	6%	8%	8%	8%	8%	8%	9%	8%
90+ days delinquent	91%	91%	87%	84%	84%	88%	88%	75%	78%	81%	81%	77%	76%	80%
MTMLTV at Modification (% of loan mods)														
MTMLTV <= 80% ²	59%	61%	60%	59%	62%	61%	62%	65%	67%	69%	70%	70%	71%	67%
80% < MTMLTV <= 100%	24%	24%	24%	24%	23%	24%	23%	23%	22%	20%	20%	20%	19%	21%
MTMLTV > 100%	17%	16%	15%	16%	14%	15%	15%	13%	12%	11%	11%	10%	10%	12%
Year of Origination (% of loan mods)														
2004 & Prior	23%	24%	20%	21%	21%	22%	21%	21%	21%	21%	20%	21%	21%	21%
2005-2008	52%	51%	53%	51%	50%	50%	49%	50%	49%	47%	48%	47%	46%	48%
2009 & later	25%	25%	26%	28%	28%	28%	29%	28%	30%	31%	32%	32%	33%	30%
Modification History (% of loan mods)														
First time modification	66%	66%	68%	69%	70%	64%	65%	70%	68%	66%	67%	68%	68%	67%
Second time modification	25%	25%	24%	23%	23%	26%	26%	22%	24%	24%	23%	23%	23%	24%
Three plus time modification	8%	10%	8%	8%	8%	10%	9%	8%	9%	9%	9%	9%	8%	9%
Property type (% of loan mods)														
Primary residency	94%	95%	94%	95%	94%	95%	95%	94%	94%	95%	94%	94%	94%	94%
Second home	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Investment	4%	4%	4%	4%	4%	3%	4%	4%	4%	4%	4%	4%	4%	4%
Types of Modification (% of loan mods)														
Extend Term Only	44%	44%	41%	38%	41%	44%	44%	35%	38%	45%	47%	47%	46%	43%
Reduce Rate Only	2%	2%	2%	1%	1%	1%	2%	1%	1%	1%	1%	0%	0%	1%
Reduce Rate and Extend Term	35%	34%	36%	32%	32%	35%	35%	30%	29%	29%	25%	23%	19%	28%
Reduce Rate, Extend Term and Forbear Principal ³	19%	19%	21%	29%	25%	20%	19%	34%	32%	25%	27%	30%	34%	28%

¹ Includes loans with missing delinquency status.

² Includes loans with missing MTMLTV data.

³ May include principal forgiveness and deferred payment modifications.



3(ii) Fannie Mae - Loan Modifications

	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	YTD 2017
Loan Modifications (# of loans)	7,489	6,355	5,758	5,660	5,907	6,300	6,151	7,477	6,740	7,210	7,589	6,714	7,210	55,391
Delinquency Status at Modification (% of loan mods)														
Current ¹	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	2%	1%
30 - 59 days delinquent	3%	3%	3%	3%	3%	3%	3%	4%	8%	8%	7%	13%	11%	7%
60 - 89 days delinquent	5%	6%	7%	5%	6%	6%	6%	7%	8%	9%	8%	9%	9%	8%
90+ days delinquent	90%	91%	89%	91%	90%	89%	89%	87%	83%	81%	83%	76%	78%	83%
MTMLTV at Modification (% of loan mods)														
MTMLTV <= 80% ²	59%	60%	61%	60%	62%	61%	60%	62%	66%	69%	69%	71%	70%	66%
80% < MTMLTV <= 100%	24%	24%	24%	23%	23%	24%	23%	24%	21%	21%	20%	19%	20%	22%
MTMLTV > 100%	17%	16%	15%	16%	15%	15%	16%	14%	12%	11%	11%	10%	10%	12%
Year of Origination (% of loan mods)														
2004 & Prior	23%	24%	22%	23%	22%	22%	21%	21%	21%	21%	20%	21%	21%	21%
2005-2008	52%	52%	52%	50%	49%	50%	50%	48%	49%	48%	48%	48%	47%	48%
2009 & later	25%	24%	26%	27%	28%	27%	29%	30%	30%	31%	32%	31%	32%	30%
Modification History (% of loan mods)														
First time modification	54%	55%	54%	54%	57%	52%	52%	53%	53%	55%	55%	57%	56%	54%
Second time modification	33%	32%	33%	33%	31%	34%	34%	34%	33%	32%	31%	31%	32%	33%
Three plus time modification	12%	13%	13%	14%	12%	14%	13%	13%	14%	13%	14%	13%	13%	13%
Property type (% of loan mods)														
Primary residency	94%	95%	94%	95%	94%	95%	95%	95%	94%	94%	94%	94%	95%	94%
Second home	2%	2%	2%	2%	2%	1%	2%	2%	2%	2%	2%	2%	2%	2%
Investment	5%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%
Types of Modification (% of loan mods)														
Extend Term Only	46%	45%	46%	45%	48%	47%	45%	45%	44%	49%	52%	50%	52%	48%
Reduce Rate Only	2%	2%	2%	1%	2%	1%	2%	1%	1%	1%	1%	1%	0%	1%
Reduce Rate and Extend Term	32%	31%	34%	34%	32%	33%	34%	36%	32%	27%	22%	18%	16%	27%
Reduce Rate, Extend Term and Forbear Principal ³	21%	22%	18%	19%	18%	19%	19%	18%	23%	23%	25%	32%	32%	24%

¹ Includes loans with missing delinquency status.

² Includes loans with missing MTMLTV data.

³ May include principal forgiveness.



3(iii) Freddie Mac - Loan Modifications

	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	YTD 2017
Loan Modifications (# of loans)	3,942	2,720	3,455	4,177	3,672	3,105	2,925	5,969	4,588	3,559	3,996	3,503	4,024	31,669
Delinquency Status at Modification (% of loan mods)														
Current	2%	2%	4%	12%	7%	2%	2%	18%	8%	2%	4%	4%	4%	7%
30 - 59 days delinquent	3%	3%	8%	8%	12%	3%	6%	13%	13%	11%	10%	10%	14%	11%
60 - 89 days delinquent	4%	4%	5%	6%	7%	9%	6%	9%	8%	7%	8%	6%	9%	8%
90+ days delinquent	92%	91%	83%	74%	74%	86%	86%	60%	71%	80%	78%	80%	73%	75%
MTMLTV at Modification (% of loan mods)														
MTMLTV <= 80%	60%	63%	59%	58%	63%	63%	66%	68%	67%	70%	72%	68%	73%	68%
80% < MTMLTV <= 100%	23%	23%	26%	26%	24%	24%	21%	21%	22%	20%	19%	20%	19%	21%
MTMLTV > 100%	17%	14%	16%	16%	13%	13%	13%	11%	11%	11%	9%	12%	8%	11%
Year of Origination (% of loan mods)														
2004 & Prior	23%	24%	17%	18%	20%	21%	23%	21%	21%	22%	20%	21%	21%	21%
2005-2008	51%	49%	55%	51%	52%	49%	47%	53%	50%	47%	47%	46%	45%	48%
2009 & later	26%	28%	27%	31%	28%	30%	30%	26%	29%	32%	33%	33%	33%	30%
Modification History (% of loan mods)														
First time modification	89%	91%	91%	89%	90%	90%	91%	91%	89%	91%	90%	88%	90%	90%
Second time modification	10%	8%	8%	10%	9%	9%	8%	8%	10%	8%	9%	10%	9%	9%
Three plus time modification	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	2%	1%	1%
Property type (% of loan mods)														
Primary residency	95%	95%	94%	95%	94%	95%	95%	94%	94%	96%	94%	94%	94%	94%
Second home	2%	2%	2%	2%	2%	2%	1%	2%	2%	1%	2%	2%	2%	2%
Investment	3%	4%	3%	4%	4%	3%	4%	4%	4%	3%	4%	4%	4%	4%
Types of Modification (% of loan mods)														
Extend Term Only	41%	43%	33%	28%	32%	39%	42%	22%	28%	38%	38%	40%	37%	34%
Reduce Rate Only	2%	2%	2%	1%	1%	1%	2%	1%	1%	1%	0%	0%	0%	1%
Reduce Rate and Extend Term	41%	41%	39%	29%	32%	38%	38%	22%	26%	32%	30%	33%	25%	29%
Reduce Rate, Extend Term and Forbear Principal ¹	16%	14%	26%	41%	36%	22%	19%	55%	45%	28%	32%	26%	38%	36%

¹ May include principal forgiveness and deferred payment modifications.



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

	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	YTD 2017
Short Sales	1,481	1,361	1,271	1,382	1,180	1,127	1,009	1,262	1,055	1,058	1,115	884	907	8,417
Deeds-in-lieu	653	567	500	559	523	488	485	565	595	431	503	339	370	3,776
Nonforeclosure - Home Forfeiture Actions ¹	2,134	1,928	1,771	1,941	1,703	1,615	1,494	1,827	1,650	1,489	1,618	1,223	1,277	12,193
Third-party Sales	2,380	2,291	1,982	2,200	1,973	2,091	1,914	2,257	1,838	2,181	2,076	1,882	2,078	16,317
Foreclosure Sales	4,830	4,684	4,112	4,289	3,791	4,614	3,995	4,324	3,685	3,861	3,901	3,235	3,534	31,149
Third-party & Foreclosure Sales	7,210	6,975	6,094	6,489	5,764	6,705	5,909	6,581	5,523	6,042	5,977	5,117	5,612	47,466
Foreclosure Starts	17,115	16,744	19,194	18,066	15,133	16,604	18,447	15,478	17,056	14,905	13,028	12,255	17,652	125,425

Top Five Reasons for Delinquency

Curtailment of Income	22%	22%	22%	23%	23%	21%	23%	24%	24%	25%	25%	25%	25%
Excessive obligations	17%	17%	18%	18%	18%	15%	17%	17%	18%	18%	19%	18%	19%
Unemployment	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%
Illness of principal mortgagor or family member	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%
Marital Difficulties	4%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%

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



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.

