



FORECLOSURE PREVENTION REPORT

FEDERAL PROPERTY MANAGER'S REPORT

AUGUST 2018



August 2018 Highlights

The Enterprises' Foreclosure Prevention Actions:

- The Enterprises completed 24,121 foreclosure prevention actions in August, bringing the total to 4,227,732 since the start of the conservatorships in September 2008. Over half of these actions have been permanent loan modifications.
- There were 19,345 permanent loan modifications in August, bringing the total to 2,276,989 since the conservatorships began in September 2008.
- Twenty-four percent of modifications in August were modifications with principal forbearance. Modifications with extend-term only accounted for 53 percent of all loan modifications during the month.
- There were 752 short sales and deeds-in-lieu of foreclosure completed in August, down 3 percent compared with July.

The Enterprises' Mortgage Performance:

- The serious delinquency rate dropped from 0.84 percent at the end of July to 0.79 percent at the end of August.

The Enterprises' Foreclosures:

- Third-party and foreclosure sales increased from 4,116 in July to 4,643 in August.
- Foreclosure starts decreased from 11,639 in July to 11,499 in August.

Foreclosure Prevention Activities

	Jul-18	Aug-18
<i>(Number of loans)</i>		
Loan Modifications *	18,874	19,345
Repayment Plans	2,859	2,762
Forbearance Plans	1,427	1,146
Charge-offs-in-lieu	93	116
Home Retention Actions	23,253	23,369
Short Sales	528	510
Deeds-in-lieu	249	242
Home Forfeiture Actions	777	752
TOTAL	24,030	24,121

* Includes HAMP permanent modifications.

Source: FHFA (Fannie Mae and Freddie Mac)

Mortgage Performance (at period end)

	Jul-18	Aug-18
<i>(Number of loans)</i>		
30-59 Days Delinquent	334,219	321,723
60-plus-days Delinquent	321,291	303,376
Foreclosure Starts	11,639	11,499
Third-party & Foreclosure Sales	4,116	4,643
<i>(Percent of total loans serviced)</i>		
30-59 Days Delinquent	1.20%	1.16%
60-plus-days Delinquent	1.16%	1.09%
Seriously Delinquent*	0.84%	0.79%

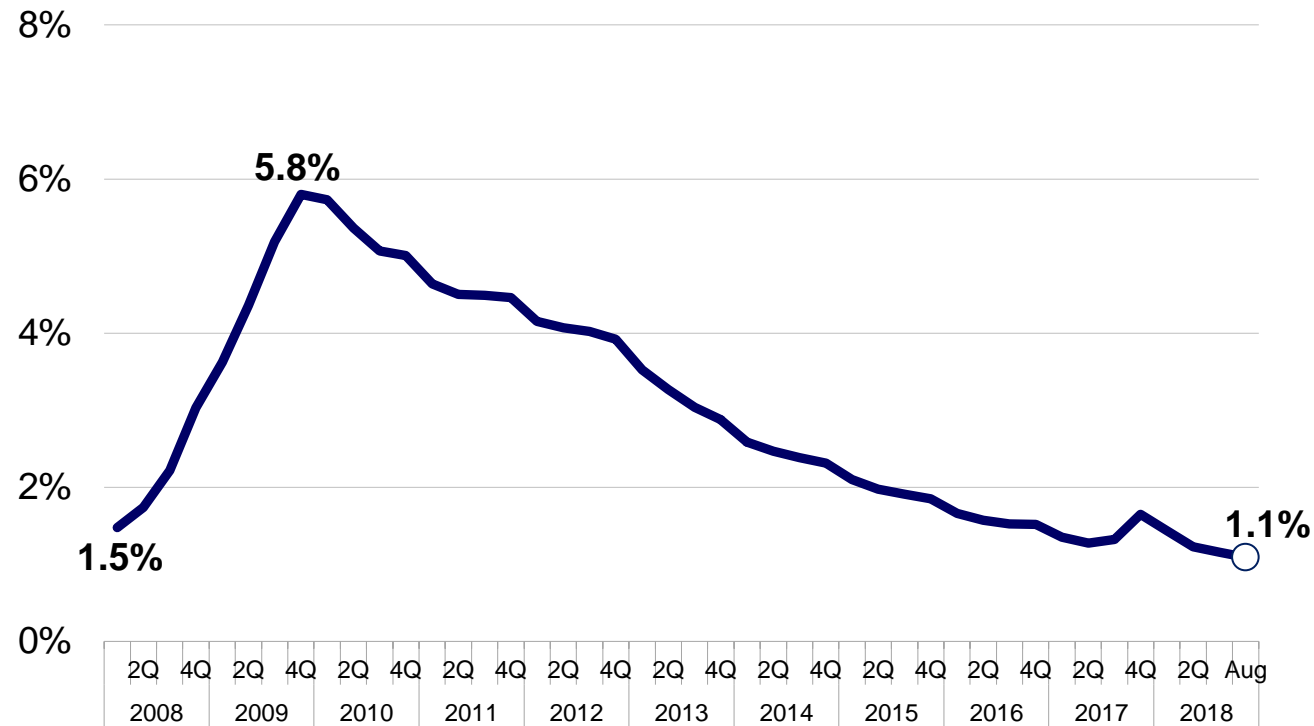
* 90 days or more delinquent, or in the process of foreclosure.

Source: FHFA (Fannie Mae and Freddie Mac)

This is the monthly version of the Foreclosure Prevention Report. 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.

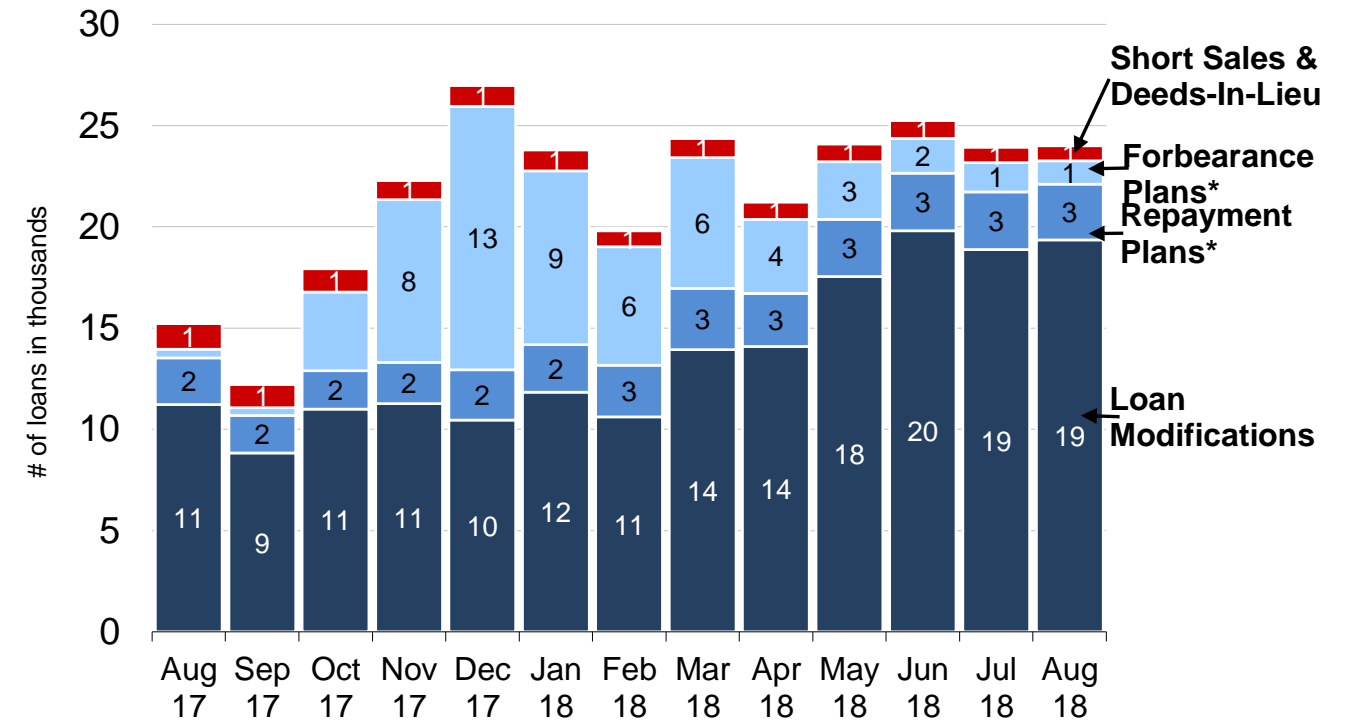


Enterprises' 60-plus-days Delinquency Rates
60-plus-days delinquency rate decreased in August.



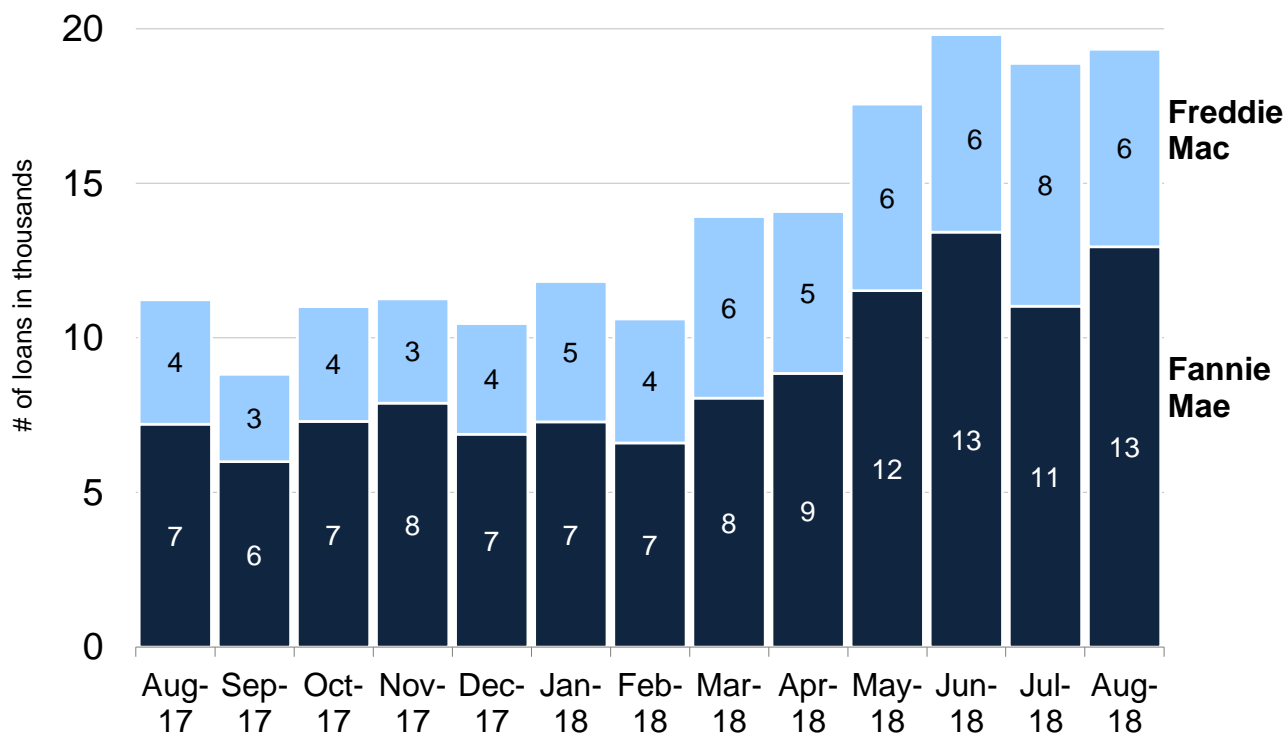
Source: FHFA (Fannie Mae and Freddie Mac)

Foreclosure Prevention Actions Completed
Foreclosure prevention actions remained flat in August.



Source: FHFA (Fannie Mae and Freddie Mac)

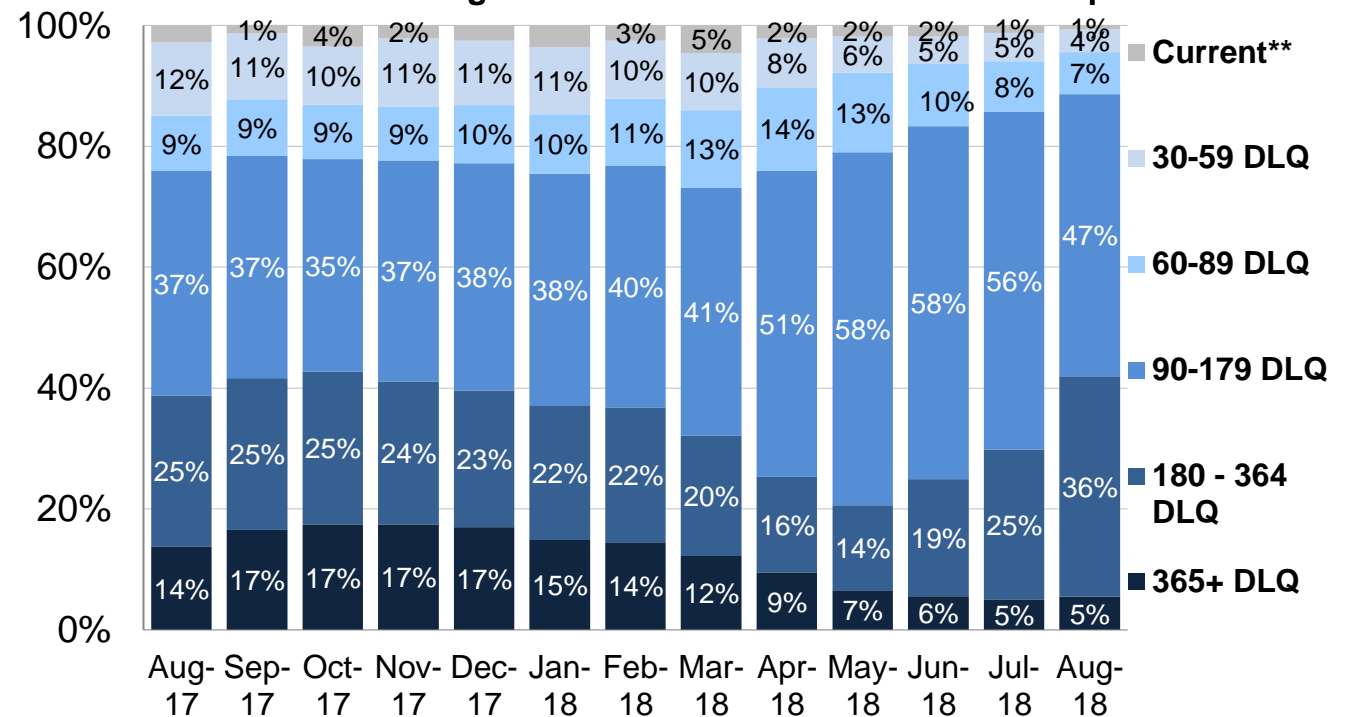
Completed loan modifications
Loan modifications increased 2 percent in August.



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.

Loan Modifications by Delinquency Status
Approximately 89 percent of borrowers who received modification in August were three or more months delinquent.



Source: FHFA (Fannie Mae and Freddie Mac)



Completed Foreclosure Prevention Actions

Since the first full quarter in conservatorship (4Q08), combined completed foreclosure prevention actions total 4,227,732. More than half of these actions are permanent loan modifications.

	2015	2016	2017	YTD Aug-18	Conservatorship to Date ¹
Home Retention Actions					
Repayment Plans	39,317	32,357	30,506	21,844	926,687
Forbearance Plans	8,170	7,228	29,897	31,671	248,499
Charge-offs-in-lieu	1,219	1,047	1,400	1,012	15,939
HomeSaver Advance (<i>Fannie</i>)	-	-	-	-	70,178
Loan Modifications ²	<u>148,109</u>	<u>123,495</u>	<u>128,625</u>	<u>126,043</u>	<u>2,276,989</u>
Total	196,815	164,127	190,428	180,570	3,538,292
Nonforeclosure - Home Forfeiture Actions					
Short Sales	25,081	17,760	11,684	4,807	595,333
Deeds-in-lieu	<u>10,170</u>	<u>8,024</u>	<u>4,786</u>	<u>2,097</u>	<u>94,107</u>
Total	35,251	25,784	16,470	6,904	689,440
Total Foreclosure Prevention Actions	232,066	189,911	206,898	187,474	4,227,732

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

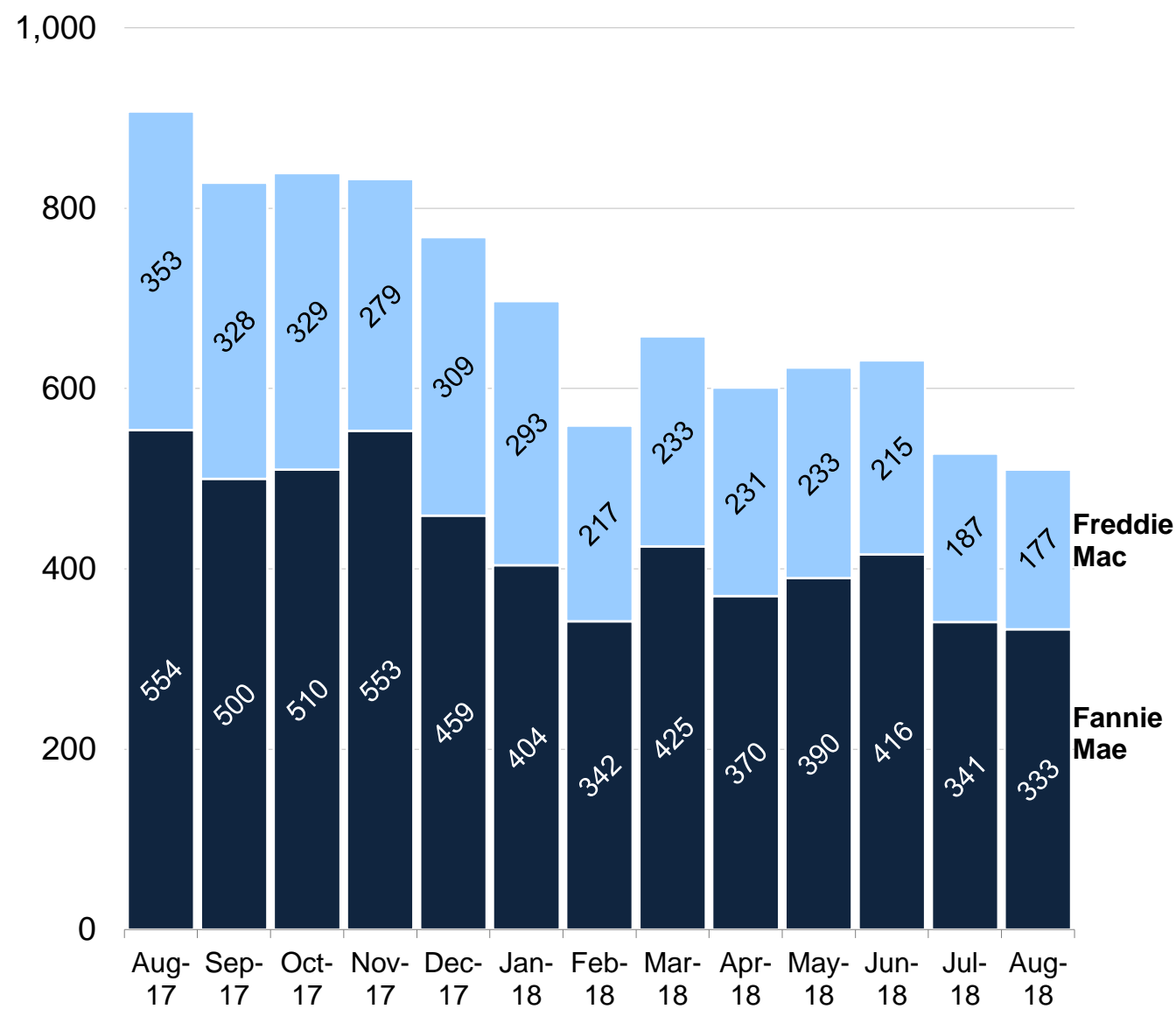
² Includes HAMP permanent modifications.

Source: FHFA (Fannie Mae and Freddie Mac)



Short Sales

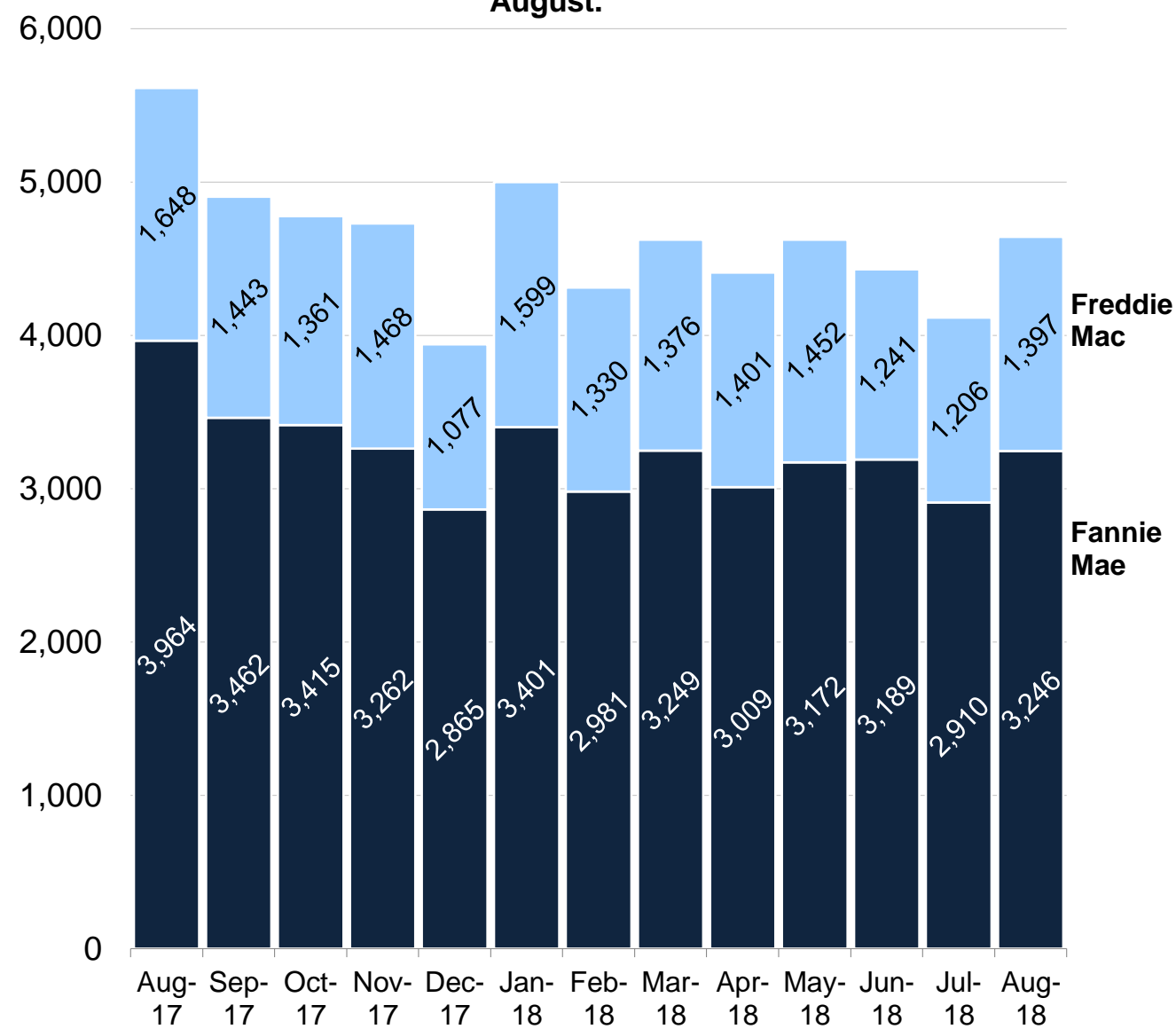
Completed short sales decreased 3 percent in August.



Source: FHFA (Fannie Mae and Freddie Mac)

Foreclosure Sales and Third-party Sales

Foreclosure and third-party sales increased 13 percent in August.



Source: FHFA (Fannie Mae and Freddie Mac)



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

(# of loans in thousands)	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18
Total Loans Serviced	27,807	27,827	27,822	27,849	27,874	27,891	27,900	27,862	27,836	27,827	27,811	27,800	27,809
Original Credit Score >= 660	25,254	25,287	25,297	25,333	25,374	25,398	25,415	25,393	25,381	25,383	25,380	25,383	25,405
Original Credit Score < 660	2,553	2,540	2,525	2,516	2,500	2,492	2,485	2,469	2,455	2,444	2,431	2,417	2,404
Total Delinquent Loans	714	809	840	871	897	814	829	722	707	686	696	656	625
Original Credit Score >= 660	423	488	517	540	554	497	514	443	435	419	425	399	378
Original Credit Score < 660	291	321	324	331	343	317	316	280	272	266	271	257	247
30 - 59 Days Delinquent	359	441	439	416	438	371	397	323	332	329	355	334	322
Original Credit Score >= 660	213	271	278	261	273	226	249	197	205	202	218	205	196
Original Credit Score < 660	145	169	161	155	165	144	148	126	127	127	136	129	126
60 - 89 Days Delinquent	100	108	140	166	135	121	114	98	92	91	92	92	89
Original Credit Score >= 660	56	61	82	105	81	71	67	58	54	53	53	53	51
Original Credit Score < 660	44	47	58	61	54	50	47	40	39	38	39	39	38
60-plus-days Delinquent	356	368	402	455	459	443	432	399	375	356	341	321	303
Original Credit Score >= 660		217	239	279	281	271	265	245	230	217	206	194	182
Original Credit Score < 660	146	152	163	176	178	172	167	154	145	139	135	127	121

Percent of Total Loans Serviced

Total Delinquent Loans	2.57%	2.91%	3.02%	3.13%	3.22%	2.92%	2.97%	2.59%	2.54%	2.46%	2.50%	2.36%	2.25%
Original Credit Score >= 660	1.68%	1.93%	2.04%	2.13%	2.18%	1.96%	2.02%	1.74%	1.71%	1.65%	1.67%	1.57%	1.49%
Original Credit Score < 660	11.40%	12.64%	12.82%	13.15%	13.74%	12.70%	12.70%	11.32%	11.09%	10.90%	11.14%	10.63%	10.27%
30 - 59 Days Delinquent	1.29%	1.58%	1.58%	1.49%	1.57%	1.33%	1.42%	1.16%	1.19%	1.18%	1.28%	1.20%	1.16%
Original Credit Score >= 660	0.85%	1.07%	1.10%	1.03%	1.08%	0.89%	0.98%	0.78%	0.81%	0.80%	0.86%	0.81%	0.77%
Original Credit Score < 660	5.68%	6.67%	6.36%	6.15%	6.62%	5.79%	5.97%	5.10%	5.18%	5.20%	5.61%	5.36%	5.22%
60 - 89 Days Delinquent	0.36%	0.39%	0.50%	0.60%	0.48%	0.43%	0.41%	0.35%	0.33%	0.33%	0.33%	0.33%	0.32%
Original Credit Score >= 660	0.22%	0.24%	0.32%	0.41%	0.32%	0.28%	0.26%	0.23%	0.21%	0.21%	0.21%	0.21%	0.20%
Original Credit Score < 660	1.71%	1.86%	2.30%	2.43%	2.18%	2.01%	1.88%	1.64%	1.58%	1.57%	1.60%	1.62%	1.58%
60-plus-days Delinquent	1.28%	1.32%	1.44%	1.63%	1.65%	1.59%	1.55%	1.43%	1.35%	1.28%	1.23%	1.16%	1.09%
Original Credit Score >= 660	0.00%	0.86%	0.94%	1.10%	1.11%	1.07%	1.04%	0.97%	0.91%	0.85%	0.81%	0.76%	0.72%
Original Credit Score < 660	5.72%	5.97%	6.47%	7.00%	7.12%	6.92%	6.73%	6.22%	5.91%	5.69%	5.54%	5.27%	5.05%
Serious Delinquency Rate	0.93%	0.95%	0.95%	1.05%	1.18%	1.17%	1.16%	1.09%	1.03%	0.97%	0.91%	0.84%	0.79%
In Bankruptcy	0.19%	0.19%	0.18%	0.18%	0.18%	0.17%	0.18%	0.17%	0.16%	0.16%	0.15%	0.15%	0.14%



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

(# of loans in thousands)	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18
Total Loans Serviced	17,192	17,197	17,175	17,177	17,181	17,198	17,213	17,189	17,152	17,130	17,121	17,110	17,118
Original Credit Score >= 660	15,569	15,584	15,571	15,578	15,591	15,612	15,632	15,616	15,589	15,573	15,570	15,568	15,581
Original Credit Score < 660	1,623	1,613	1,604	1,599	1,590	1,585	1,581	1,574	1,563	1,557	1,552	1,543	1,537
Total Delinquent Loans	466	525	548	570	583	531	540	472	463	449	457	428	407
Original Credit Score >= 660	274	315	334	352	358	321	332	287	282	272	276	258	244
Original Credit Score < 660	192	211	213	218	225	209	208	185	180	177	180	171	163
30 - 59 Days Delinquent	231	282	283	271	282	239	255	208	215	212	230	217	208
Original Credit Score >= 660	136	172	178	169	175	145	159	126	131	129	140	131	125
Original Credit Score < 660	94	110	104	101	108	95	97	82	84	83	90	86	83
60 - 89 Days Delinquent	63	69	90	107	87	78	73	63	60	59	59	60	57
Original Credit Score >= 660	35	38	52	67	52	45	43	37	34	34	34	34	33
Original Credit Score < 660	28	30	38	40	35	33	30	26	25	25	25	26	25
60-plus-days Delinquent	235	243	265	300	301	291	285	264	248	237	227	212	199
Original Credit Score >= 660	138	142	156	183	183	177	173	161	151	143	136	127	118
Original Credit Score < 660	97	101	109	117	118	115	111	103	97	94	91	85	80

Percent of Total Loans Serviced

Total Delinquent Loans	2.71%	3.05%	3.19%	3.32%	3.39%	3.08%	3.14%	2.75%	2.70%	2.62%	2.67%	2.50%	2.38%
Original Credit Score >= 660	1.76%	2.02%	2.15%	2.26%	2.29%	2.06%	2.12%	1.84%	1.81%	1.75%	1.77%	1.66%	1.56%
Original Credit Score < 660	11.82%	13.05%	13.28%	13.65%	14.17%	13.19%	13.16%	11.74%	11.54%	11.37%	11.62%	11.06%	10.63%
30 - 59 Days Delinquent	1.34%	1.64%	1.65%	1.57%	1.64%	1.39%	1.48%	1.21%	1.25%	1.24%	1.34%	1.27%	1.22%
Original Credit Score >= 660	0.87%	1.11%	1.15%	1.09%	1.12%	0.93%	1.02%	0.81%	0.84%	0.83%	0.90%	0.84%	0.81%
Original Credit Score < 660	5.82%	6.79%	6.50%	6.33%	6.76%	5.97%	6.11%	5.21%	5.35%	5.35%	5.77%	5.54%	5.39%
60 - 89 Days Delinquent	0.37%	0.40%	0.52%	0.62%	0.51%	0.45%	0.43%	0.37%	0.35%	0.34%	0.35%	0.35%	0.33%
Original Credit Score >= 660	0.23%	0.25%	0.33%	0.43%	0.33%	0.29%	0.27%	0.24%	0.22%	0.22%	0.22%	0.22%	0.21%
Original Credit Score < 660	1.73%	1.89%	2.35%	2.47%	2.21%	2.06%	1.92%	1.67%	1.62%	1.61%	1.64%	1.66%	1.61%
60-plus-days Delinquent	1.37%	1.41%	1.54%	1.74%	1.75%	1.69%	1.65%	1.53%	1.44%	1.38%	1.32%	1.24%	1.16%
Original Credit Score >= 660	0.88%	0.91%	1.00%	1.17%	1.17%	1.13%	1.11%	1.03%	0.97%	0.92%	0.87%	0.81%	0.76%
Original Credit Score < 660	6.00%	6.26%	6.78%	7.33%	7.41%	7.22%	7.05%	6.53%	6.19%	6.01%	5.85%	5.51%	5.23%
Serious Delinquency Rate	0.99%	1.01%	1.01%	1.12%	1.24%	1.23%	1.22%	1.16%	1.09%	1.03%	0.97%	0.88%	0.82%
In Bankruptcy	0.20%	0.20%	0.19%	0.19%	0.19%	0.18%	0.18%	0.18%	0.17%	0.17%	0.16%	0.15%	0.15%



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

(# of loans in thousands)	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18
Total Loans Serviced	10,615	10,630	10,647	10,672	10,693	10,693	10,687	10,672	10,684	10,696	10,689	10,690	10,691
Original Credit Score >= 660	9,686	9,703	9,726	9,755	9,782	9,786	9,784	9,777	9,792	9,809	9,810	9,815	9,824
Original Credit Score < 660	930	926	921	917	910	907	904	895	892	887	879	875	867
Total Delinquent Loans	249	284	293	301	314	283	289	250	245	236	239	227	218
Original Credit Score >= 660	150	173	182	188	196	176	182	155	153	147	148	141	135
Original Credit Score < 660	99	110	111	113	118	108	108	95	92	89	91	86	84
30 - 59 Days Delinquent	128	158	156	145	156	131	142	115	117	117	125	117	113
Original Credit Score >= 660	77	99	100	92	98	82	90	71	73	73	78	73	71
Original Credit Score < 660	51	60	56	54	58	50	52	44	44	44	47	44	43
60 - 89 Days Delinquent	36	39	50	59	48	43	41	35	33	32	33	32	32
Original Credit Score >= 660	21	22	30	37	29	26	24	21	19	19	19	19	18
Original Credit Score < 660	16	17	20	22	19	17	16	14	14	13	13	13	13
60-plus-days Delinquent	121	125	137	156	158	152	148	135	128	119	114	110	105
Original Credit Score >= 660	72	75	82	97	98	94	92	84	80	74	70	67	64
Original Credit Score < 660	49	51	54	59	60	58	56	51	48	45	44	42	41

Percent of Total Loans Serviced

Total Delinquent Loans	2.34%	2.67%	2.75%	2.82%	2.94%	2.65%	2.71%	2.35%	2.29%	2.21%	2.24%	2.12%	2.04%
Original Credit Score >= 660	1.54%	1.78%	1.87%	1.93%	2.00%	1.80%	1.86%	1.59%	1.56%	1.50%	1.51%	1.43%	1.37%
Original Credit Score < 660	10.66%	11.92%	12.02%	12.28%	12.98%	11.86%	11.90%	10.59%	10.30%	10.07%	10.31%	9.87%	9.64%
30 - 59 Days Delinquent	1.21%	1.49%	1.46%	1.36%	1.46%	1.23%	1.33%	1.08%	1.09%	1.09%	1.17%	1.10%	1.06%
Original Credit Score >= 660	0.80%	1.02%	1.02%	0.94%	1.00%	0.84%	0.92%	0.73%	0.75%	0.75%	0.80%	0.75%	0.72%
Original Credit Score < 660	5.44%	6.46%	6.10%	5.84%	6.36%	5.47%	5.73%	4.91%	4.89%	4.94%	5.31%	5.02%	4.92%
60 - 89 Days Delinquent	0.34%	0.37%	0.47%	0.55%	0.45%	0.40%	0.38%	0.33%	0.31%	0.30%	0.31%	0.30%	0.30%
Original Credit Score >= 660	0.21%	0.23%	0.31%	0.38%	0.30%	0.26%	0.25%	0.21%	0.20%	0.20%	0.20%	0.19%	0.19%
Original Credit Score < 660	1.68%	1.82%	2.22%	2.35%	2.11%	1.93%	1.82%	1.58%	1.52%	1.49%	1.53%	1.53%	1.53%
60-plus-days Delinquent	1.14%	1.18%	1.29%	1.46%	1.48%	1.42%	1.38%	1.27%	1.20%	1.12%	1.07%	1.03%	0.98%
Original Credit Score >= 660	0.74%	0.77%	0.85%	0.99%	1.00%	0.96%	0.94%	0.86%	0.81%	0.75%	0.72%	0.69%	0.65%
Original Credit Score < 660	5.22%	5.46%	5.92%	6.43%	6.62%	6.38%	6.17%	5.68%	5.41%	5.13%	5.00%	4.85%	4.72%
Serious Delinquency Rate	0.84%	0.86%	0.86%	0.95%	1.08%	1.07%	1.06%	0.97%	0.94%	0.87%	0.82%	0.78%	0.73%
In Bankruptcy	0.17%	0.18%	0.17%	0.17%	0.17%	0.16%	0.16%	0.15%	0.15%	0.14%	0.14%	0.14%	0.13%



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

	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	YTD 2018
Starts														
Repayment Plans	4,998	8,006	8,285	6,977	5,753	7,408	6,314	4,996	4,817	5,088	5,038	5,991	5,412	45,064
Forbearance Plans	2,015	31,297	60,103	36,663	11,723	10,011	4,999	5,477	5,181	2,967	2,667	2,147	1,969	35,418
Completed														
Repayment Plans ²	2,293	1,860	1,884	2,037	2,489	2,347	2,558	3,039	2,625	2,808	2,846	2,859	2,762	21,844
Forbearance Plans ²	421	380	3,881	8,050	13,004	8,594	5,848	6,450	3,649	2,847	1,710	1,427	1,146	31,671
Charge-offs-in-lieu	73	95	112	130	127	151	126	138	152	112	124	93	116	1,012
HomeSaver Advance (Fannie)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Modifications	11,234	8,829	11,010	11,264	10,462	11,831	10,606	13,927	14,094	17,557	19,809	18,874	19,345	126,043
Home Retention Actions	14,021	11,164	16,887	21,481	26,082	22,923	19,138	23,554	20,520	23,324	24,489	23,253	23,369	180,570
Short Sales	907	828	839	832	768	697	559	658	601	623	631	528	510	4,807
Deeds-in-lieu	370	330	308	98	274	329	235	285	250	264	243	249	242	2,097
Nonforeclosure - Home Forfeiture Actions	1,277	1,158	1,147	930	1,042	1,026	794	943	851	887	874	777	752	6,904
Total Foreclosure Prevention Actions	15,298	12,322	18,034	22,411	27,124	23,949	19,932	24,497	21,371	24,211	25,363	24,030	24,121	187,474

Percent of Total Foreclosure Prevention Actions

Repayment Plans	15%	15%	10%	9%	9%	10%	13%	12%	12%	12%	11%	12%	11%	12%
Forbearance Plans	3%	3%	22%	36%	48%	36%	29%	26%	17%	12%	7%	6%	5%	17%
Charge-offs-in-lieu	0%	1%	1%	1%	0%	1%	1%	1%	1%	0%	0%	0%	0%	1%
HomeSaver Advance (Fannie)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Loan Modifications	73%	72%	61%	50%	39%	49%	53%	57%	66%	73%	78%	79%	80%	67%
Home Retention Actions	92%	91%	94%	96%	96%	96%	96%	96%	96%	96%	97%	97%	97%	96%
Short Sales	6%	7%	5%	4%	3%	3%	3%	3%	3%	3%	2%	2%	2%	3%
Deeds-in-lieu	2%	3%	2%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Nonforeclosure - Home Forfeiture Actions	8%	9%	6%	4%	4%	4%	4%	4%	4%	4%	3%	3%	3%	4%

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-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	YTD 2018
Loan Modifications (# of loans)	11,234	8,829	11,010	11,264	10,462	11,831	10,606	13,927	14,094	17,557	19,809	18,874	19,345	126,043
Delinquency Status at Modification (% of loan mods)														
Current ¹	3%	1%	4%	2%	3%	4%	3%	5%	2%	2%	2%	1%	1%	2%
30 - 59 days delinquent	12%	11%	10%	11%	11%	11%	10%	10%	8%	6%	5%	5%	4%	7%
60 - 89 days delinquent	9%	9%	9%	9%	10%	10%	11%	13%	14%	13%	10%	8%	7%	11%
90 - 179 days delinquent	37%	37%	35%	37%	38%	38%	40%	41%	51%	58%	58%	56%	47%	50%
180 - 364 days delinquent	25%	25%	25%	24%	23%	22%	22%	20%	16%	14%	19%	25%	36%	22%
365+ days delinquent	14%	17%	17%	17%	17%	15%	14%	12%	9%	7%	6%	5%	5%	8%
MTMLTV at Modification (% of loan mods)														
MTMLTV <= 80% ²	71%	71%	69%	67%	69%	69%	70%	72%	75%	76%	77%	76%	77%	75%
80% < MTMLTV <= 100%	19%	19%	21%	21%	20%	21%	20%	19%	18%	18%	17%	18%	18%	18%
MTMLTV > 100%	10%	10%	11%	12%	11%	11%	11%	8%	6%	6%	5%	6%	6%	7%
Year of Origination (% of loan mods)														
2004 & Prior	21%	21%	22%	20%	20%	20%	20%	18%	16%	15%	15%	17%	17%	17%
2005-2008	46%	47%	49%	50%	47%	48%	46%	40%	34%	31%	30%	33%	33%	36%
2009 & later	33%	31%	29%	30%	32%	33%	35%	42%	50%	54%	55%	50%	50%	47%
Modification History (% of loan mods)														
First time modification	68%	67%	65%	62%	64%	65%	66%	71%	75%	78%	79%	81%	78%	75%
Second time modification	23%	24%	25%	26%	24%	24%	23%	20%	18%	16%	15%	14%	17%	18%
Three plus time modification	8%	10%	10%	12%	12%	10%	10%	9%	7%	6%	6%	5%	6%	7%
Property type (% of loan mods)														
Primary residency	94%	94%	94%	94%	94%	94%	95%	94%	94%	94%	93%	93%	93%	94%
Second home	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	3%	2%
Investment	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	5%	5%	5%	4%
Types of Modification (% of loan mods)														
Extend Term Only	46%	47%	44%	41%	42%	40%	42%	44%	49%	47%	52%	56%	53%	49%
Reduce Rate Only	0%	0%	0%	0%	0%	0%	0%	0%	1%	1%	2%	2%	1%	1%
Reduce Rate and Extend Term	19%	18%	17%	15%	13%	12%	12%	10%	8%	6%	6%	6%	6%	8%
Reduce Rate, Extend Term and Forbear Principal ³	34%	35%	39%	43%	45%	47%	46%	40%	30%	26%	21%	22%	24%	30%
Other	0%	0%	0%	0%	0%	0%	0%	5%	13%	19%	20%	15%	17%	13%

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-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	YTD 2018
Loan Modifications (# of loans)	7,210	6,003	7,293	7,887	6,887	7,285	6,599	8,050	8,847	11,529	13,419	11,033	12,948	79,710
Delinquency Status at Modification (% of loan mods)														
Current ¹	2%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	0%	0%	1%
30 - 59 days delinquent	11%	10%	10%	12%	10%	11%	9%	7%	6%	5%	4%	4%	3%	5%
60 - 89 days delinquent	9%	10%	10%	9%	8%	10%	12%	14%	15%	13%	10%	8%	7%	11%
90 - 179 days delinquent	39%	38%	36%	37%	40%	42%	42%	47%	56%	63%	61%	55%	47%	53%
180 - 364 days delinquent	25%	25%	25%	23%	23%	22%	22%	20%	15%	13%	20%	29%	38%	23%
365+ days delinquent	13%	17%	17%	18%	17%	14%	13%	11%	8%	5%	5%	4%	4%	7%
MTMLTV at Modification (% of loan mods)														
MTMLTV <= 80% ²	70%	70%	67%	65%	67%	66%	68%	71%	75%	76%	77%	76%	77%	74%
80% < MTMLTV <= 100%	20%	19%	22%	22%	21%	22%	21%	20%	19%	18%	18%	19%	17%	19%
MTMLTV > 100%	10%	10%	12%	13%	12%	12%	11%	9%	6%	6%	6%	6%	5%	7%
Year of Origination (% of loan mods)														
2004 & Prior	21%	21%	21%	19%	19%	20%	19%	17%	16%	15%	14%	16%	16%	16%
2005-2008	47%	49%	50%	50%	49%	50%	46%	41%	34%	30%	29%	34%	33%	36%
2009 & later	32%	30%	29%	30%	32%	31%	34%	42%	50%	55%	56%	50%	51%	48%
Modification History (% of loan mods)														
First time modification	56%	55%	53%	51%	51%	51%	53%	59%	66%	72%	73%	72%	71%	67%
Second time modification	32%	31%	32%	33%	32%	33%	31%	27%	24%	19%	19%	20%	21%	23%
Three plus time modification	13%	14%	15%	16%	17%	16%	16%	13%	10%	8%	8%	8%	8%	10%
Property type (% of loan mods)														
Primary residency	95%	94%	93%	94%	94%	94%	95%	94%	94%	93%	93%	93%	92%	93%
Second home	2%	2%	2%	2%	2%	2%	1%	2%	2%	2%	2%	2%	3%	2%
Investment	4%	4%	5%	4%	4%	4%	4%	4%	4%	5%	5%	5%	5%	4%
Types of Modification (% of loan mods)														
Extend Term Only	52%	51%	47%	43%	45%	45%	46%	44%	44%	41%	43%	47%	48%	45%
Reduce Rate Only	0%	0%	0%	0%	0%	0%	0%	1%	1%	2%	3%	3%	2%	2%
Reduce Rate and Extend Term	16%	14%	13%	11%	11%	11%	10%	9%	7%	5%	4%	5%	4%	6%
Reduce Rate, Extend Term and Forbear Principal ³	32%	34%	40%	46%	44%	44%	44%	38%	28%	23%	20%	21%	21%	28%
Other	0%	0%	0%	0%	0%	0%	0%	8%	20%	29%	29%	25%	25%	20%

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-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	YTD 2018
Loan Modifications (# of loans)	4,024	2,826	3,717	3,377	3,575	4,546	4,007	5,877	5,247	6,028	6,390	7,841	6,397	46,333
Delinquency Status at Modification (% of loan mods)														
Current	4%	4%	8%	5%	5%	7%	5%	10%	4%	4%	5%	2%	1%	5%
30 - 59 days delinquent	14%	13%	8%	9%	11%	12%	10%	13%	11%	7%	6%	6%	6%	9%
60 - 89 days delinquent	9%	8%	7%	9%	13%	10%	9%	11%	12%	13%	10%	9%	7%	10%
90 - 179 days delinquent	33%	35%	33%	36%	33%	33%	36%	33%	42%	50%	54%	57%	45%	45%
180 - 364 days delinquent	25%	24%	26%	24%	22%	22%	23%	20%	18%	16%	17%	19%	33%	21%
365+ days delinquent	15%	16%	18%	17%	17%	16%	17%	13%	12%	9%	8%	6%	8%	10%
MTMLTV at Modification (% of loan mods)														
MTMLTV <= 80%	73%	74%	73%	72%	74%	72%	73%	75%	76%	76%	79%	77%	75%	76%
80% < MTMLTV <= 100%	19%	18%	18%	20%	17%	19%	18%	18%	17%	18%	16%	16%	18%	17%
MTMLTV > 100%	8%	8%	9%	8%	8%	9%	9%	8%	7%	6%	5%	6%	7%	7%
Year of Origination (% of loan mods)														
2004 & Prior	21%	21%	24%	23%	21%	19%	21%	18%	17%	16%	17%	19%	18%	18%
2005-2008	45%	44%	47%	47%	44%	45%	44%	39%	35%	34%	31%	31%	31%	35%
2009 & later	33%	34%	29%	30%	34%	36%	35%	42%	48%	50%	52%	50%	50%	46%
Modification History (% of loan mods)														
First time modification	90%	91%	88%	88%	90%	88%	88%	88%	90%	90%	92%	93%	92%	90%
Second time modification	9%	8%	11%	11%	9%	11%	11%	10%	9%	8%	7%	6%	7%	8%
Three plus time modification	1%	1%	1%	1%	1%	1%	2%	2%	2%	1%	1%	1%	1%	1%
Property type (% of loan mods)														
Primary residency	94%	95%	95%	95%	93%	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%	3%	3%	3%	5%	4%	3%	4%	4%	3%	4%	4%	4%	4%
Types of Modification (% of loan mods)														
Extend Term Only	37%	38%	39%	37%	35%	33%	37%	44%	56%	58%	70%	68%	62%	56%
Reduce Rate Only	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	25%	25%	25%	26%	18%	15%	15%	12%	10%	8%	8%	7%	8%	10%
Reduce Rate, Extend Term and Forbear Principal ¹	38%	37%	36%	37%	47%	51%	48%	44%	34%	33%	21%	24%	29%	34%
Other	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	1%	1%	0%	0%

¹ May include principal forgiveness and deferred payment modifications.



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

	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	YTD 2018
Short Sales	907	828	839	832	768	697	559	658	601	623	631	528	510	4,807
Deeds-in-lieu	370	330	308	98	274	329	235	285	250	264	243	249	242	2,097
Nonforeclosure - Home Forfeiture Actions ¹	1,277	1,158	1,147	930	1,042	1,026	794	943	851	887	874	777	752	6,904
Third-party Sales	2,078	1,732	1,786	1,720	1,439	1,838	1,733	1,614	1,698	1,725	1,599	1,566	1,746	13,519
Foreclosure Sales	3,534	3,173	2,990	3,010	2,503	3,162	2,578	3,011	2,712	2,899	2,831	2,550	2,897	22,640
Third-party & Foreclosure Sales	5,612	4,905	4,776	4,730	3,942	5,000	4,311	4,625	4,410	4,624	4,430	4,116	4,643	36,159
Foreclosure Starts	17,652	12,830	13,601	18,605	12,997	16,003	15,246	15,116	15,308	12,834	10,860	11,639	11,499	108,505

Top Five Reasons for Delinquency

Curtailment of Income	25%	25%	23%	23%	22%	22%	22%	23%	23%	23%	24%	23%	23%
Excessive obligations	19%	19%	17%	19%	17%	19%	19%	19%	19%	21%	21%	22%	22%
Unemployment	7%	7%	6%	6%	5%	6%	6%	6%	6%	6%	6%	6%	6%
Illness of principal mortgagor or family member	7%	7%	7%	7%	6%	6%	6%	6%	6%	6%	6%	7%	7%
Marital Difficulties	3%	3%	3%	3%	2%	2%	2%	2%	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.

