



FORECLOSURE PREVENTION REPORT

FEDERAL PROPERTY MANAGER'S REPORT

JULY 2016



July 2016 Highlights

The Enterprises' Foreclosure Prevention Actions:

- The Enterprises completed 15,547 foreclosure prevention actions in July 2016, bringing the total to 3,757,045 since the start of the conservatorships in September 2008. Over half of these actions have been permanent loan modifications.
- There were 10,587 permanent loan modifications in July, bringing the total to 1,973,186 since the conservatorships began in September 2008.
- The share of modifications with principal forbearance remained at 20 percent. Modifications with extend-term only accounted for 45 percent of all permanent modifications in July due to improved house prices and a declining HAMP eligible population.
- There were 2,105 short sales and deeds-in-lieu completed in July, down 9 percent compared with June.

The Enterprises' Mortgage Performance:

- The serious delinquency rate fell slightly from 1.23 percent at the end of June to 1.22 percent at the end of July.

The Enterprises' Foreclosures:

- Third-party and foreclosure sales declined 10 percent from 7,904 in June to 7,108 in July.
- Foreclosure starts decreased 6 percent from 18,709 in June to 17,517 in July.

Foreclosure Prevention Activities

	Jun-16	Jul-16
HAMP Active Trials	2,961	2,923
HAMP Active Permanent - Cumulative	366,305	361,984
Completed Foreclosure Prevention Actions		
Loan Modifications *	11,342	10,587
Repayment Plans	2,624	2,429
Forbearance Plans	512	368
Charge-offs-in-lieu	74	58
Home Retention Actions	14,552	13,442
Short Sales	1,567	1,531
Deeds-in-lieu	756	574
Home Forfeiture Actions	2,323	2,105
TOTAL	16,875	15,547

* Includes HAMP permanent modifications.

Source: FHFA (Fannie Mae and Freddie Mac)

Mortgage Performance (at period end)

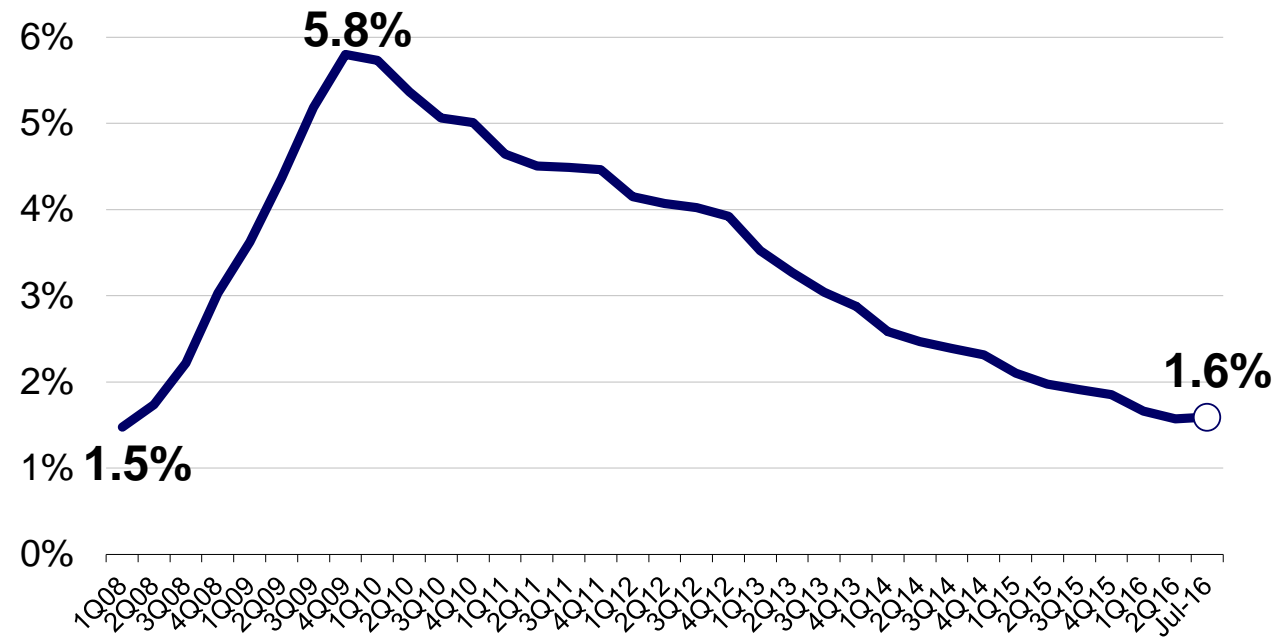
	Jun-16	Jul-16
30-59 Days Delinquent	377,781	409,583
60-plus-days Delinquent	434,952	440,508
Foreclosure Starts	18,709	17,517
Third-party & Foreclosure Sales	7,904	7,108
(Percent of total loans serviced)		
30-59 Days Delinquent	1.36%	1.48%
60-plus-days Delinquent	1.57%	1.59%
Seriously Delinquent*	1.23%	1.22%

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

Source: FHFA (Fannie Mae and Freddie Mac)

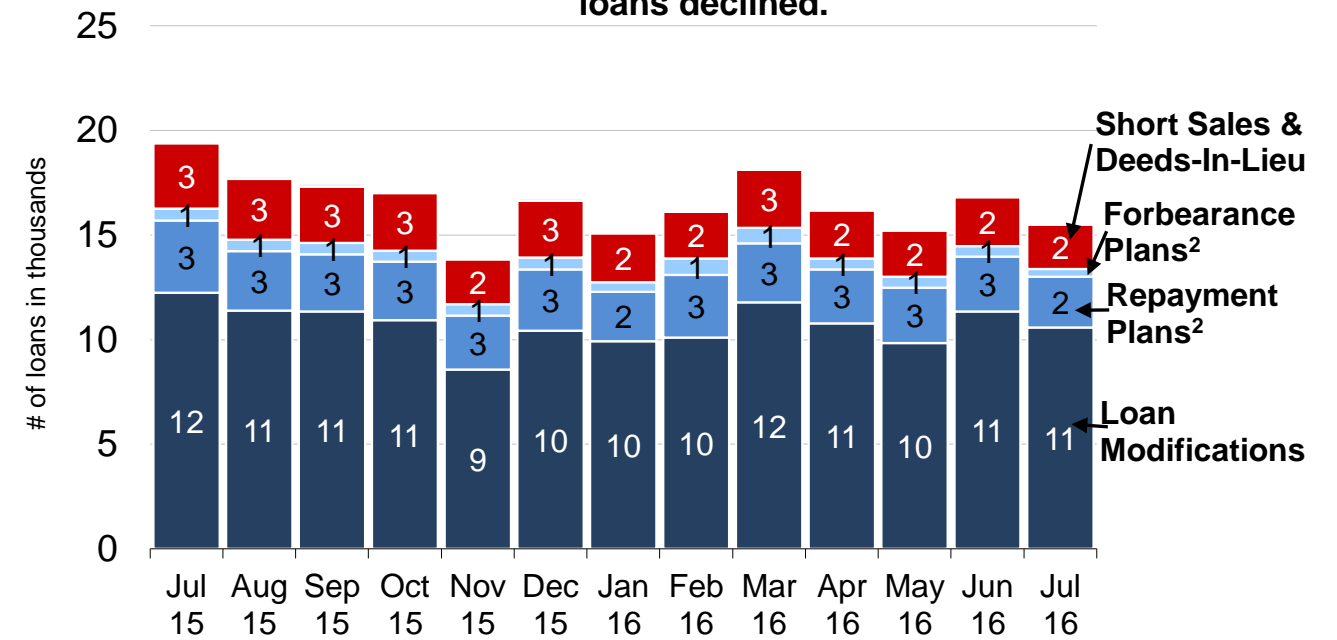


Enterprises' 60-plus-days Delinquency Rates
60-plus-days delinquency rate increased slightly in July.



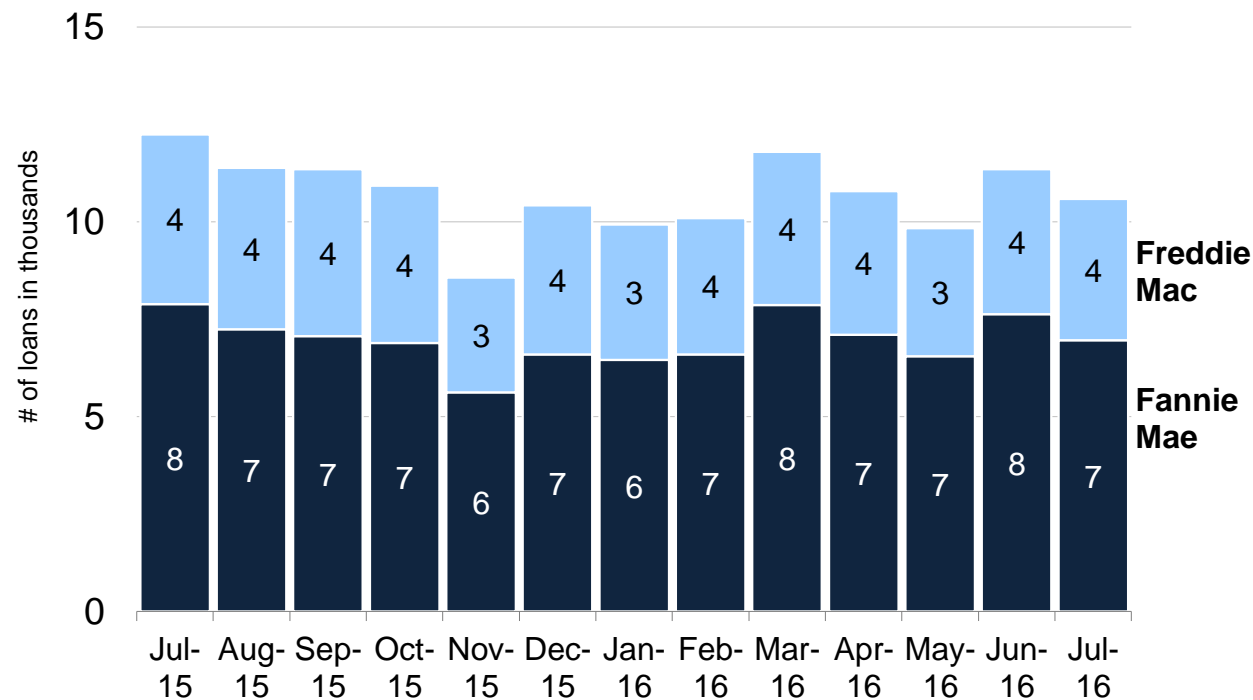
Source: FHFA (Fannie Mae and Freddie Mac)

Foreclosure Prevention Actions Completed
Foreclosure prevention actions decreased 8 percent in July as house prices continued to improve and seriously delinquent loans declined.



Source: FHFA (Fannie Mae and Freddie Mac)

Completed loan modifications
Loan modifications decreased 7 percent in July.



Source: FHFA (Fannie Mae and Freddie Mac)

HAMP Statistics³

Cumulative from April 2009 through	Jun-16	Jul-16
Trials Ever Started	1,078,719	1,079,454
Less:		
Trials Disqualified	(78,719)	(78,727)
Trials Cancelled	(343,146)	(343,273)
Permanent Modifications	(653,893)	(654,531)
Trials Remaining Active	2,961	2,923
Permanent Modifications Started	653,893	654,531
Less:		
Modifications Defaulted	(219,248)	(220,798)
Modifications Paid off	(66,382)	(69,668)
Modifications Withdrawn	(1,958)	(2,081)
Active Permanent Modifications	366,305	361,984

Source: FHFA (Fannie Mae and Freddie Mac)

¹ Includes loans with missing original credit score.

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 HAMP trial modifications are based on the first trial payment posted date. HAMP permanent modifications are based on the effective date of modification. As of July 31, 2016, Fannie Mae had 213,611 HAMP active permanent modifications and Freddie Mac had 148,373 HAMP active permanent modifications.



Completed Foreclosure Prevention Actions

Since the first full quarter in conservatorship (4Q08), combined completed foreclosure prevention actions total 3,757,045. More than half of these actions are permanent loan modifications.

	2013	2014	2015	YTD Jul-16	Conservatorship to Date ¹
Home Retention Actions					
Repayment Plans	85,386	51,481	39,317	18,462	860,442
Forbearance Plans	12,671	11,260	8,170	3,888	183,591
Charge-offs-in-lieu	647	1,378	1,219	579	13,059
HomeSaver Advance (<i>Fannie</i>)	-	-	-	-	70,178
Loan Modifications	<u>243,195</u>	<u>189,975</u>	<u>148,109</u>	<u>74,360</u>	<u>1,973,186</u>
Total	341,899	254,094	196,815	97,289	3,100,456
Nonforeclosure - Home Forfeiture Actions					
Short Sales	87,742	38,198	25,081	11,085	572,167
Deeds-in-lieu	<u>18,087</u>	<u>14,926</u>	<u>10,170</u>	<u>5,222</u>	<u>84,422</u>
Total	105,829	53,124	35,251	16,307	656,589
Total Foreclosure Prevention Actions	447,728	307,218	232,066	113,596	3,757,045

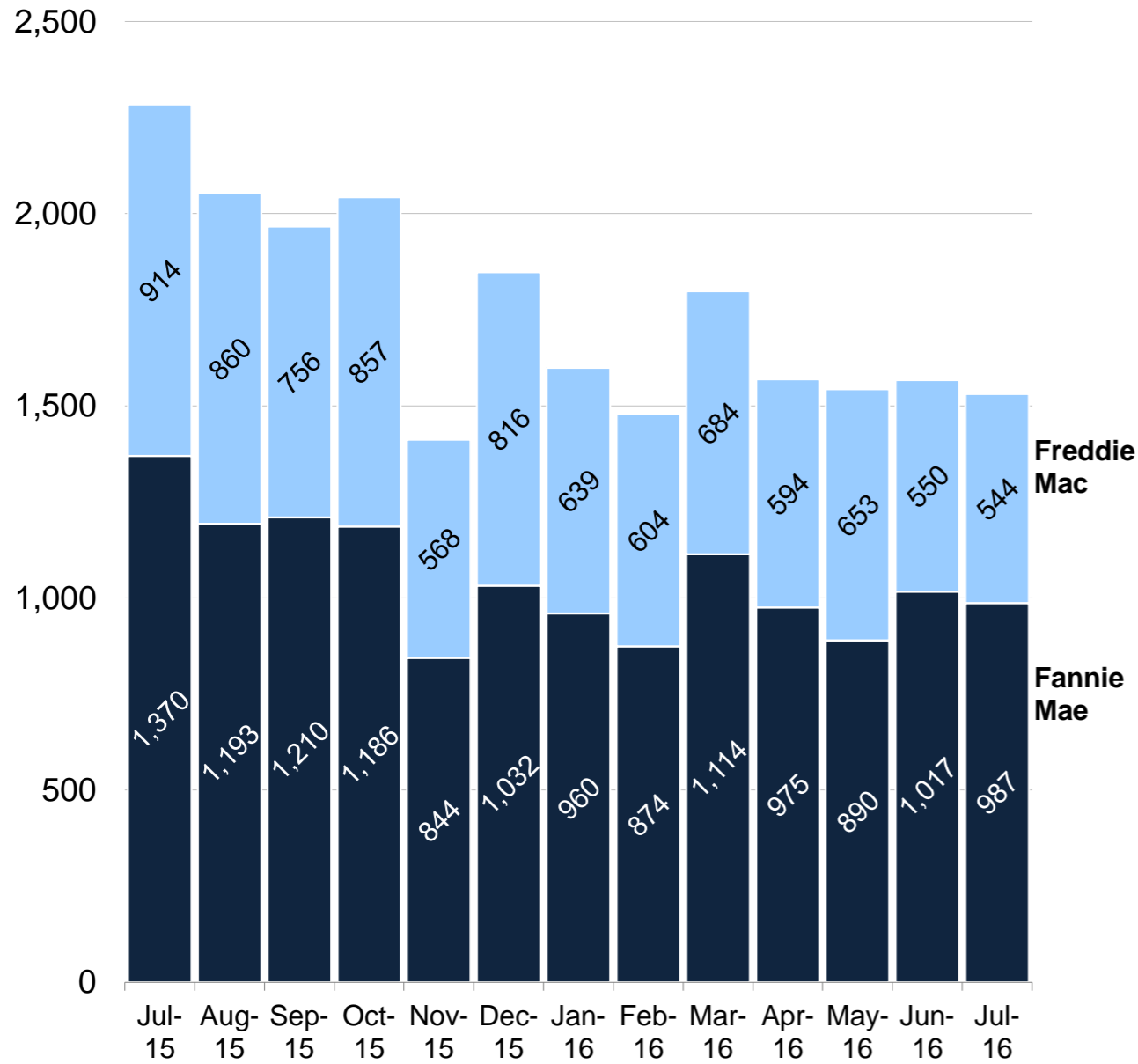
¹ Since the first full quarter in conservatorship (4Q08).

Source: FHFA (Fannie Mae and Freddie Mac)



Short Sales

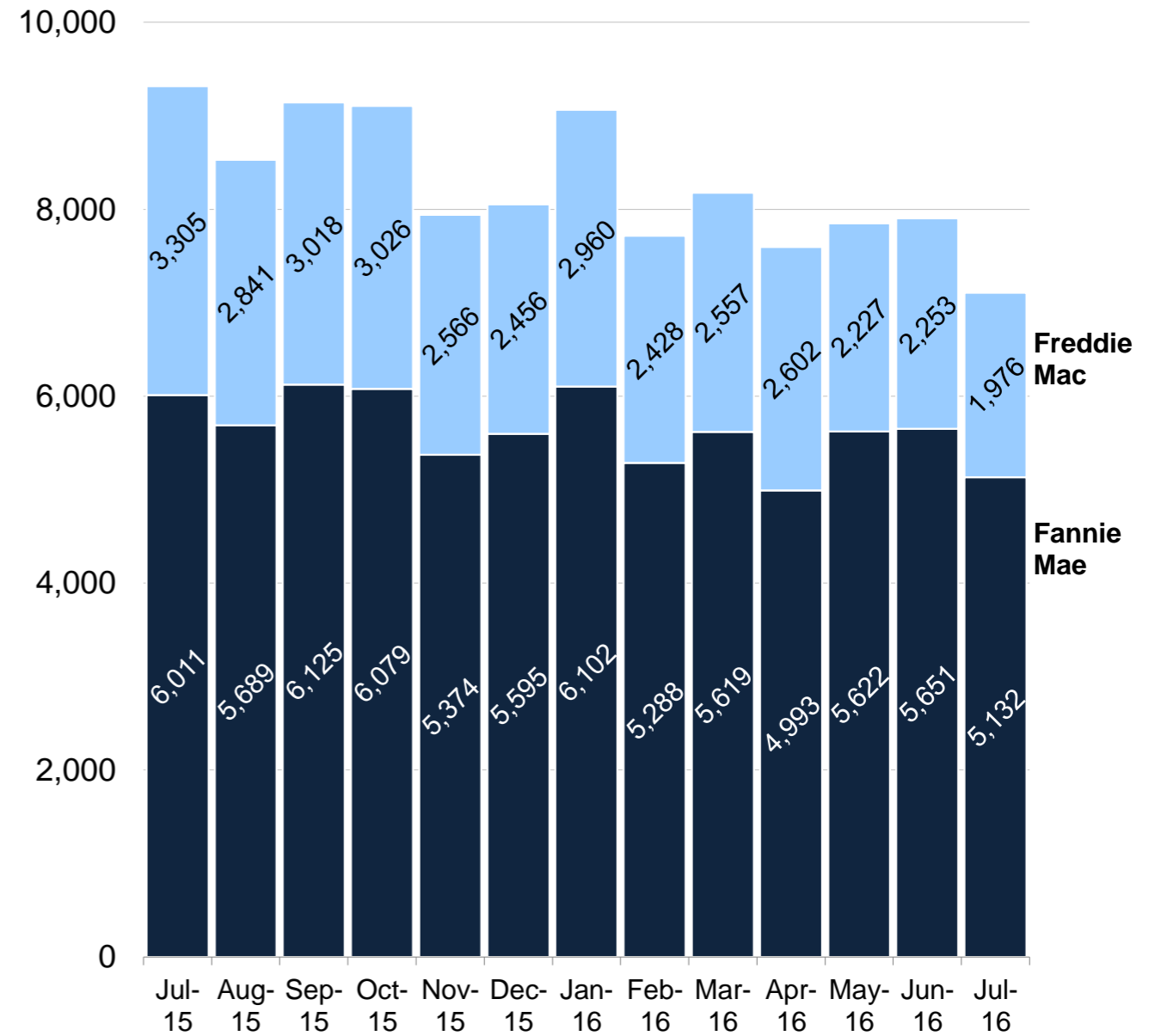
Completed short sales decreased 2 percent in July.



Source: FHFA (Fannie Mae and Freddie Mac)

Foreclosure Sales and Third-party Sales

Foreclosure and third-party sales declined 10 percent in July.



Source: FHFA (Fannie Mae and Freddie Mac)



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

(# of loans in thousands)	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16
Total Loans Serviced	27,833	27,830	27,853	27,857	27,881	27,842	27,861	27,844	27,803	27,775	27,744	27,708	27,713
Original Credit Score >= 660	24,949	24,959	24,993	25,008	25,040	25,016	25,043	25,039	25,012	24,997	24,981	24,962	24,978
Original Credit Score < 660	2,884	2,871	2,860	2,849	2,841	2,826	2,818	2,805	2,791	2,778	2,763	2,746	2,735
Total Delinquent Loans	903	928	937	924	950	912	961	878	799	822	814	813	850
Original Credit Score >= 660	535	549	555	547	567	539	569	528	475	489	483	479	502
Original Credit Score < 660	368	379	382	378	383	372	391	350	324	333	331	333	348
30 - 59 Days Delinquent	367	389	405	400	424	396	440	385	337	368	368	378	410
Original Credit Score >= 660	210	223	234	231	250	230	258	230	196	215	215	219	240
Original Credit Score < 660	157	166	171	169	174	167	182	155	141	153	153	159	170
60 - 89 Days Delinquent	106	112	114	113	116	115	119	106	94	97	99	101	110
Original Credit Score >= 660	59	62	63	62	65	64	65	60	53	54	55	56	61
Original Credit Score < 660	48	50	51	51	52	51	54	46	41	43	44	45	49
60-plus-days Delinquent	536	539	532	525	526	515	521	493	462	454	446	435	441
Original Credit Score >= 660		326	321	316	317	310	312	298	279	273	268	260	262
Original Credit Score < 660	210	213	211	208	209	206	209	196	183	180	178	175	178

Percent of Total Loans Serviced

Total Delinquent Loans	3.24%	3.33%	3.36%	3.32%	3.41%	3.27%	3.45%	3.15%	2.87%	2.96%	2.93%	2.93%	3.07%
Original Credit Score >= 660	2.15%	2.20%	2.22%	2.19%	2.26%	2.16%	2.27%	2.11%	1.90%	1.96%	1.93%	1.92%	2.01%
Original Credit Score < 660	12.75%	13.18%	13.36%	13.25%	13.48%	13.18%	13.88%	12.49%	11.61%	11.99%	11.97%	12.14%	12.73%
30 - 59 Days Delinquent	1.32%	1.40%	1.46%	1.44%	1.52%	1.42%	1.58%	1.38%	1.21%	1.33%	1.32%	1.36%	1.48%
Original Credit Score >= 660	0.84%	0.89%	0.94%	0.92%	1.00%	0.92%	1.03%	0.92%	0.78%	0.86%	0.86%	0.88%	0.96%
Original Credit Score < 660	5.45%	5.78%	5.98%	5.94%	6.11%	5.90%	6.45%	5.52%	5.06%	5.51%	5.54%	5.78%	6.22%
60 - 89 Days Delinquent	0.38%	0.40%	0.41%	0.41%	0.42%	0.41%	0.43%	0.38%	0.34%	0.35%	0.36%	0.36%	0.40%
Original Credit Score >= 660	0.23%	0.25%	0.25%	0.25%	0.26%	0.25%	0.26%	0.24%	0.21%	0.22%	0.22%	0.22%	0.24%
Original Credit Score < 660	1.65%	1.76%	1.80%	1.77%	1.81%	1.82%	1.90%	1.64%	1.47%	1.54%	1.59%	1.64%	1.80%
60-plus-days Delinquent	1.93%	1.94%	1.91%	1.88%	1.89%	1.85%	1.87%	1.77%	1.66%	1.63%	1.61%	1.57%	1.59%
Original Credit Score >= 660	0.00%	1.31%	1.28%	1.26%	1.27%	1.24%	1.24%	1.19%	1.12%	1.09%	1.07%	1.04%	1.05%
Original Credit Score < 660	7.30%	7.40%	7.38%	7.32%	7.36%	7.29%	7.43%	6.97%	6.55%	6.49%	6.43%	6.36%	6.51%
Serious Delinquency Rate	1.57%	1.56%	1.52%	1.50%	1.50%	1.46%	1.47%	1.42%	1.35%	1.31%	1.28%	1.23%	1.22%
In Bankruptcy	0.31%	0.31%	0.30%	0.29%	0.29%	0.27%	0.27%	0.26%	0.25%	0.25%	0.25%	0.24%	0.24%



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

(# of loans in thousands)	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16
Total Loans Serviced	17,328	17,317	17,325	17,323	17,329	17,291	17,296	17,286	17,254	17,237	17,209	17,179	17,173
Original Credit Score >= 660	15,504	15,500	15,514	15,518	15,529	15,500	15,510	15,507	15,484	15,475	15,455	15,437	15,438
Original Credit Score < 660	1,824	1,817	1,811	1,805	1,801	1,791	1,786	1,779	1,770	1,763	1,754	1,742	1,735
Total Delinquent Loans	581	600	607	603	623	596	625	577	524	540	539	536	558
Original Credit Score >= 660	344	354	359	356	372	352	370	347	311	320	319	315	328
Original Credit Score < 660	237	245	249	247	252	244	255	230	213	220	220	221	230
30 - 59 Days Delinquent	232	248	259	259	275	255	281	248	216	237	239	245	264
Original Credit Score >= 660	132	141	149	148	162	147	164	148	125	138	139	141	154
Original Credit Score < 660	100	107	110	110	113	108	117	100	91	99	100	104	110
60 - 89 Days Delinquent	65	69	70	70	72	72	73	65	58	60	61	63	69
Original Credit Score >= 660	36	38	39	39	40	39	40	37	33	33	34	35	38
Original Credit Score < 660	29	31	32	31	32	32	33	28	25	27	27	28	31
60-plus-days Delinquent	349	352	348	345	348	341	344	329	307	303	300	290	294
Original Credit Score >= 660	212	213	210	208	210	205	205	199	186	182	180	173	175
Original Credit Score < 660	137	139	138	137	139	136	138	130	122	121	120	117	119

Percent of Total Loans Serviced

Total Delinquent Loans	3.36%	3.46%	3.51%	3.48%	3.60%	3.45%	3.61%	3.34%	3.04%	3.13%	3.13%	3.12%	3.25%
Original Credit Score >= 660	2.22%	2.28%	2.31%	2.29%	2.39%	2.27%	2.38%	2.23%	2.01%	2.07%	2.06%	2.04%	2.13%
Original Credit Score < 660	13.01%	13.51%	13.73%	13.71%	13.97%	13.64%	14.30%	12.94%	12.04%	12.46%	12.54%	12.69%	13.24%
30 - 59 Days Delinquent	1.34%	1.43%	1.50%	1.49%	1.59%	1.47%	1.62%	1.43%	1.25%	1.37%	1.39%	1.43%	1.54%
Original Credit Score >= 660	0.85%	0.91%	0.96%	0.95%	1.04%	0.95%	1.06%	0.95%	0.81%	0.89%	0.90%	0.92%	1.00%
Original Credit Score < 660	5.51%	5.88%	6.09%	6.12%	6.27%	6.02%	6.54%	5.61%	5.17%	5.62%	5.73%	5.97%	6.36%
60 - 89 Days Delinquent	0.38%	0.40%	0.41%	0.40%	0.42%	0.41%	0.42%	0.38%	0.34%	0.35%	0.36%	0.37%	0.40%
Original Credit Score >= 660	0.23%	0.24%	0.25%	0.25%	0.26%	0.25%	0.26%	0.24%	0.21%	0.22%	0.22%	0.23%	0.25%
Original Credit Score < 660	1.61%	1.72%	1.76%	1.74%	1.79%	1.80%	1.87%	1.60%	1.43%	1.52%	1.55%	1.61%	1.79%
60-plus-days Delinquent	2.02%	2.03%	2.01%	1.99%	2.01%	1.97%	1.99%	1.90%	1.78%	1.76%	1.74%	1.69%	1.71%
Original Credit Score >= 660	1.37%	1.37%	1.35%	1.34%	1.35%	1.32%	1.32%	1.28%	1.20%	1.18%	1.17%	1.12%	1.13%
Original Credit Score < 660	7.51%	7.63%	7.64%	7.59%	7.70%	7.62%	7.75%	7.33%	6.87%	6.84%	6.82%	6.72%	6.87%
Serious Delinquency Rate	1.63%	1.62%	1.59%	1.58%	1.58%	1.55%	1.55%	1.52%	1.44%	1.40%	1.38%	1.32%	1.30%
In Bankruptcy	0.30%	0.30%	0.31%	0.29%	0.29%	0.28%	0.27%	0.27%	0.26%	0.26%	0.26%	0.25%	0.25%



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

(# of loans in thousands)	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16
Total Loans Serviced	10,506	10,513	10,528	10,534	10,552	10,551	10,565	10,558	10,549	10,538	10,535	10,529	10,540
Original Credit Score >= 660	9,446	9,459	9,479	9,490	9,511	9,516	9,533	9,531	9,528	9,522	9,526	9,525	9,541
Original Credit Score < 660	1,060	1,055	1,049	1,044	1,040	1,035	1,032	1,027	1,021	1,016	1,009	1,004	1,000
Total Delinquent Loans	322	328	330	321	327	316	336	301	275	282	275	277	292
Original Credit Score >= 660	191	195	196	191	195	187	200	181	164	169	164	164	174
Original Credit Score < 660	130	133	133	130	131	128	136	120	111	114	111	112	118
30 - 59 Days Delinquent	135	141	146	141	149	141	159	137	121	132	128	132	146
Original Credit Score >= 660	78	82	86	82	88	83	94	82	71	78	76	78	86
Original Credit Score < 660	57	59	61	59	61	59	65	55	50	54	53	55	60
60 - 89 Days Delinquent	41	43	44	43	44	43	45	40	36	37	38	38	41
Original Credit Score >= 660	23	24	24	24	25	24	25	23	21	21	21	21	23
Original Credit Score < 660	18	19	20	19	19	19	20	17	16	16	17	17	18
60-plus-days Delinquent	186	187	183	180	178	174	177	164	154	151	146	144	147
Original Credit Score >= 660	113	113	111	108	107	105	106	99	93	91	88	87	88
Original Credit Score < 660	73	74	73	71	71	69	71	65	61	60	58	58	59

Percent of Total Loans Serviced

Total Delinquent Loans	3.06%	3.12%	3.13%	3.05%	3.09%	2.99%	3.18%	2.85%	2.61%	2.68%	2.61%	2.63%	2.77%
Original Credit Score >= 660	2.03%	2.06%	2.07%	2.01%	2.05%	1.97%	2.10%	1.90%	1.72%	1.77%	1.72%	1.73%	1.82%
Original Credit Score < 660	12.29%	12.62%	12.71%	12.46%	12.62%	12.39%	13.16%	11.71%	10.86%	11.19%	10.96%	11.19%	11.85%
30 - 59 Days Delinquent	1.29%	1.34%	1.39%	1.34%	1.41%	1.34%	1.50%	1.30%	1.15%	1.25%	1.22%	1.26%	1.38%
Original Credit Score >= 660	0.83%	0.87%	0.90%	0.87%	0.93%	0.87%	0.98%	0.86%	0.75%	0.81%	0.79%	0.81%	0.90%
Original Credit Score < 660	5.36%	5.61%	5.79%	5.62%	5.84%	5.68%	6.29%	5.36%	4.88%	5.32%	5.21%	5.45%	5.96%
60 - 89 Days Delinquent	0.39%	0.41%	0.42%	0.41%	0.42%	0.41%	0.43%	0.38%	0.34%	0.35%	0.36%	0.36%	0.39%
Original Credit Score >= 660	0.24%	0.25%	0.26%	0.25%	0.26%	0.25%	0.26%	0.24%	0.22%	0.22%	0.22%	0.22%	0.24%
Original Credit Score < 660	1.73%	1.83%	1.87%	1.84%	1.85%	1.86%	1.96%	1.70%	1.55%	1.59%	1.65%	1.68%	1.81%
60-plus-days Delinquent	1.78%	1.78%	1.74%	1.71%	1.68%	1.65%	1.68%	1.56%	1.46%	1.43%	1.39%	1.37%	1.39%
Original Credit Score >= 660	1.20%	1.19%	1.17%	1.14%	1.13%	1.10%	1.11%	1.04%	0.98%	0.96%	0.93%	0.91%	0.92%
Original Credit Score < 660	6.93%	7.01%	6.93%	6.84%	6.78%	6.71%	6.86%	6.35%	5.98%	5.87%	5.76%	5.74%	5.89%
Serious Delinquency Rate	1.48%	1.45%	1.41%	1.38%	1.36%	1.32%	1.33%	1.26%	1.20%	1.15%	1.11%	1.08%	1.08%
In Bankruptcy	0.32%	0.31%	0.30%	0.29%	0.28%	0.27%	0.27%	0.25%	0.25%	0.25%	0.24%	0.23%	0.23%



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

	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	YTD 2016
Starts²														
HAMP Active Trial & Perm. - Cum.	408,505	405,495	401,740	399,471	396,675	392,398	389,299	385,189	381,938	377,751	373,703	369,266	364,907	364,907
Repayment Plans	7,064	6,665	6,733	6,151	6,206	5,903	6,181	5,322	5,587	6,069	6,167	6,263	5,609	41,198
Forbearance Plans	2,063	2,028	1,913	2,010	1,902	2,029	2,149	1,888	1,867	2,069	1,820	2,345	1,850	13,988
Completed														
Repayment Plans ³	3,447	2,849	2,731	2,807	2,574	2,929	2,370	3,006	2,818	2,578	2,637	2,624	2,429	18,462
Forbearance Plans ³	583	553	535	525	553	576	457	769	732	521	529	512	368	3,888
Charge-offs-in-lieu	96	130	133	119	57	114	111	103	71	77	85	74	58	579
HomeSaver Advance (Fannie)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Modifications	12,237	11,382	11,347	10,926	8,569	10,422	9,925	10,095	11,789	10,784	9,838	11,342	10,587	74,360
Home Retention Actions	16,363	14,914	14,746	14,377	11,753	14,041	12,863	13,973	15,410	13,960	13,089	14,552	13,442	97,289
Short Sales	2,284	2,053	1,966	2,043	1,412	1,848	1,599	1,478	1,798	1,569	1,543	1,567	1,531	11,085
Deeds-in-lieu	838	839	741	701	726	868	739	768	983	728	674	756	574	5,222
Nonforeclosure - Home Forfeiture Actions	3,122	2,892	2,707	2,744	2,138	2,716	2,338	2,246	2,781	2,297	2,217	2,323	2,105	16,307
Total Foreclosure Prevention Actions	19,485	17,806	17,453	17,121	13,891	16,757	15,201	16,219	18,191	16,257	15,306	16,875	15,547	113,596

Percent of Total Foreclosure Prevention Actions

Repayment Plans	18%	16%	16%	16%	19%	17%	16%	19%	15%	16%	17%	16%	16%	16%
Forbearance Plans	3%	3%	3%	3%	4%	3%	3%	5%	4%	3%	3%	3%	2%	3%
Charge-offs-in-lieu	0%	1%	1%	1%	0%	1%	1%	1%	0%	0%	1%	0%	0%	1%
HomeSaver Advance (Fannie)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Loan Modifications	63%	64%	65%	64%	62%	62%	65%	62%	65%	66%	64%	67%	68%	65%
Home Retention Actions	84%	84%	84%	84%	85%	84%	85%	86%	85%	86%	86%	86%	86%	86%
Short Sales	12%	12%	11%	12%	10%	11%	11%	9%	10%	10%	10%	9%	10%	10%
Deeds-in-lieu	4%	5%	4%	4%	5%	5%	5%	5%	5%	4%	4%	4%	4%	5%
Nonforeclosure - Home Forfeiture Actions	16%	16%	16%	16%	15%	16%	15%	14%	15%	14%	14%	14%	14%	14%

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 Forbearance plans initiated include HAMP trials initiated by servicers under the MHA program. HAMP trial modifications are based on the first trial payment posted date. HAMP permanent modifications are based on the effective date of modification. As of July 31, 2016, Fannie Mae had 213,611 HAMP active permanent modifications and Freddie Mac had 148,373 HAMP active permanent modifications.

³ 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

	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	YTD 2016
Loan Modifications (# of loans)	12,237	11,382	11,347	10,926	8,569	10,422	9,925	10,095	11,789	10,784	9,838	11,342	10,587	74,360
Types of Modification (%)														
Extend Term Only	48%	47%	47%	48%	48%	50%	48%	48%	49%	48%	47%	46%	45%	47%
Reduce Rate Only	2%	3%	2%	2%	2%	2%	2%	2%	3%	2%	2%	2%	2%	2%
Reduce Rate and Extend Term	31%	31%	31%	30%	29%	29%	30%	30%	31%	32%	32%	33%	33%	32%
Reduce Rate, Extend Term and Forbear Principal	18%	19%	19%	20%	19%	19%	19%	18%	19%	18%	19%	20%	20%	19%
Other	0%	0%	0%	0%	1%	0%	0%	2%	-1%	1%	0%	0%	0%	0%



3(ii) Fannie Mae - Loan Modifications

	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	YTD 2016
Loan Modifications (# of loans)	7,890	7,245	7,064	6,882	5,618	6,599	6,451	6,592	7,856	7,097	6,552	7,629	6,958	49,135
Types of Modification (%)														
Extend Term Only	53%	51%	51%	51%	51%	53%	51%	51%	52%	51%	50%	48%	46%	50%
Reduce Rate Only	2%	3%	2%	3%	2%	2%	2%	1%	3%	2%	2%	2%	2%	2%
Reduce Rate and Extend Term	25%	26%	25%	25%	25%	24%	26%	25%	28%	28%	28%	29%	30%	28%
Reduce Rate, Extend Term and Forbear Principal	20%	20%	22%	21%	21%	20%	20%	20%	20%	18%	20%	21%	22%	20%
Other	0%	0%	0%	0%	2%	0%	0%	3%	-2%	0%	0%	0%	0%	0%



3(iii) Freddie Mac - Loan Modifications

	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	YTD 2016
Loan Modifications (# of loans)	4,347	4,137	4,283	4,044	2,951	3,823	3,474	3,503	3,933	3,687	3,286	3,713	3,629	25,225
Types of Modification (%)														
Extend Term Only	39%	41%	41%	41%	43%	43%	43%	42%	42%	41%	43%	42%	43%	42%
Reduce Rate Only	2%	2%	2%	2%	2%	2%	2%	2%	2%	3%	2%	1%	2%	2%
Reduce Rate and Extend Term	43%	39%	41%	39%	38%	38%	39%	40%	39%	38%	39%	41%	40%	39%
Reduce Rate, Extend Term and Forbear Principal	16%	17%	16%	18%	16%	16%	16%	15%	16%	16%	16%	16%	15%	16%
Other	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%



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

	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	YTD 2016
Short Sales	2,284	2,053	1,966	2,043	1,412	1,848	1,599	1,478	1,798	1,569	1,543	1,567	1,531	11,085
Deeds-in-lieu	838	839	741	701	726	868	739	768	983	728	674	756	574	5,222
Nonforeclosure - Home Forfeiture Actions ¹	3,122	2,892	2,707	2,744	2,138	2,716	2,338	2,246	2,781	2,297	2,217	2,323	2,105	16,307
Third-party Sales	2,342	2,179	2,311	2,210	2,029	2,152	2,305	2,072	2,245	2,186	2,680	2,692	2,338	16,518
Foreclosure Sales	6,974	6,351	6,832	6,895	5,911	5,899	6,757	5,644	5,931	5,409	5,169	5,212	4,770	38,892
Third-party & Foreclosure Sales	9,316	8,530	9,143	9,105	7,940	8,051	9,062	7,716	8,176	7,595	7,849	7,904	7,108	55,410
Foreclosure Starts	19,481	25,121	21,590	18,946	22,313	23,593	17,831	21,369	21,506	17,665	18,726	18,709	17,517	133,323

Top Five Reasons for Delinquency

Curtailment of Income	23%	23%	23%	23%	22%	22%	22%	22%	22%	21%	21%	21%	22%
Excessive obligations	17%	16%	16%	16%	14%	14%	14%	14%	14%	15%	22%	17%	17%
Unemployment	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%
Illness of principal mortgagor or family member	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	7%	7%
Marital Difficulties	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	3%	4%	4%

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



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: MHA program updates; benchmarking of the Enterprises' delinquency rates; the type and depth of loan modifications; and the performance of modified loans.

Glossary

Data and definitions in this report have been revised relative to prior versions of the report. FHFA continues to work with the Enterprises to improve the comparability of reported data.

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.

