



# FORECLOSURE PREVENTION & REFINANCE REPORT

FEDERAL PROPERTY MANAGER'S REPORT

JANUARY 2023



## January 2023 Highlights - Foreclosure Prevention

### The Enterprises' Foreclosure Prevention Actions:

- The Enterprises completed 19,577 foreclosure prevention actions in January, bringing the total to 6,732,410 since the start of the conservatorships in September 2008. Approximately 39 percent of these actions have been permanent loan modifications.
- There were 5,216 permanent loan modifications in January, bringing the total to 2,630,367 since the conservatorships began in September 2008.
- Approximately 71 percent of loan modifications in January involved extend term only. Modifications with principal forbearance accounted for 15 percent of all loan modifications during the month.
- The number of borrowers who received payment deferrals after completing a COVID-19 related forbearance plan increased 27 percent from 7,080 in December 2022 to 9,020 in January 2023.
- Initiated forbearance plans decreased from 13,986 in December to 12,776 in January. The total number of loans in forbearance also decreased from 81,173 at the end of December to 76,963 at the end of January, representing approximately 0.25 percent of the total loans serviced and 15 percent of the total delinquent loans.

### The Enterprises' Mortgage Performance:

- The 30-59 days delinquency rate decreased to 0.80 percent while the serious delinquency rate remained flat at 0.65 percent at the end of January.

### The Enterprises' Foreclosures:

- Third-party and foreclosure sales increased to 1,334 while foreclosure starts increased slightly to 6,367 in January.

## January 2023 Highlights - Refinance Activities

- Total refinance volume decreased in January 2023 as mortgage rates decreased from the October peak of 6.90 percent but remained high compared to the levels observed earlier in 2022. Mortgage rates fell in January: the average interest rate on a 30-year fixed rate mortgage decreased to 6.27 percent from a December level of 6.36 percent.
- The percentage of borrowers refinancing into shorter term 15-year mortgages increased to 11 percent in January. The average interest rate savings of a 15-year mortgage over a 30-year mortgage has been higher in 2022 and 2023 compared to previous years. However, over this period, the higher monthly cost of a 15-year mortgage compared to the greater affordability of a 30-year mortgage has limited borrower interest in the 15-year mortgage due to rising mortgage rates.

## Foreclosure Prevention Activities

<b>Completed</b> <i>(Number of loans)</i>	<b>Dec-22</b>	<b>Jan-23</b>
Loan Modifications*	4,961	5,216
Repayment Plans	906	889
Forbearance Plans	3,848	4,341
Charge-offs-in-lieu	47	53
Payment Deferral	7,080	9,020
<b>Home Retention Actions</b>	<b>16,842</b>	<b>19,519</b>
Short Sales	38	37
Deeds-in-lieu	10	21
<b>Home Forfeiture Actions</b>	<b>48</b>	<b>58</b>
<b>TOTAL</b>	<b>16,890</b>	<b>19,577</b>
<b>Inventory</b> <i>(Number of loans at period end)</i>		
Repayment Plans	6,243	6,936
Forbearance Plans	81,173	76,963

\* Includes HAMP permanent modifications.  
Source: FHFA (Fannie Mae and Freddie Mac)

## Mortgage Performance *(at period end)*

<i>(Number of loans)</i>	<b>Dec-22</b>	<b>Jan-23</b>
30-59 Days Delinquent	281,843	246,938
60-plus-days Delinquent	259,817	255,164
Foreclosure Starts	6,300	6,367
Third-party & Foreclosure Sales	1,117	1,334
<i>(Percent of total loans serviced)</i>		
30-59 Days Delinquent	0.91%	0.80%
60-plus-days Delinquent	0.84%	0.82%
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

<i>(Number of loans)</i>	<b>Dec-22</b>	<b>Jan-23</b>
Total Refinances	31,913	29,614

Source: FHFA (Fannie Mae and Freddie Mac)

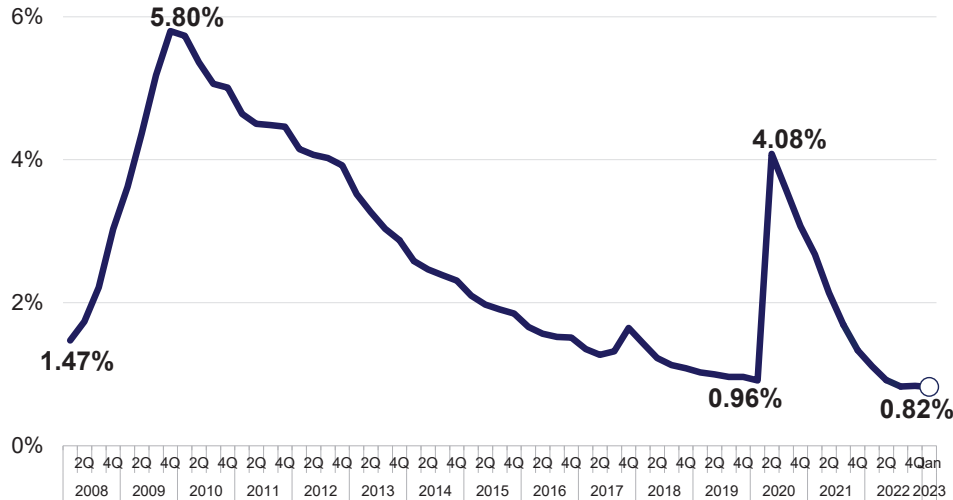


This is the monthly version of the Foreclosure Prevention and Refinance Report. FHFA produces monthly and quarterly versions of the Foreclosure Prevention and Refinance Report. In addition to the data provided in the monthly reports, the quarterly reports include the following information: benchmarking of the Enterprises' delinquency rates, types and depth of loan modifications, performance of modified loans, and state level data.



## Enterprises' 60-plus-days Delinquency Rates

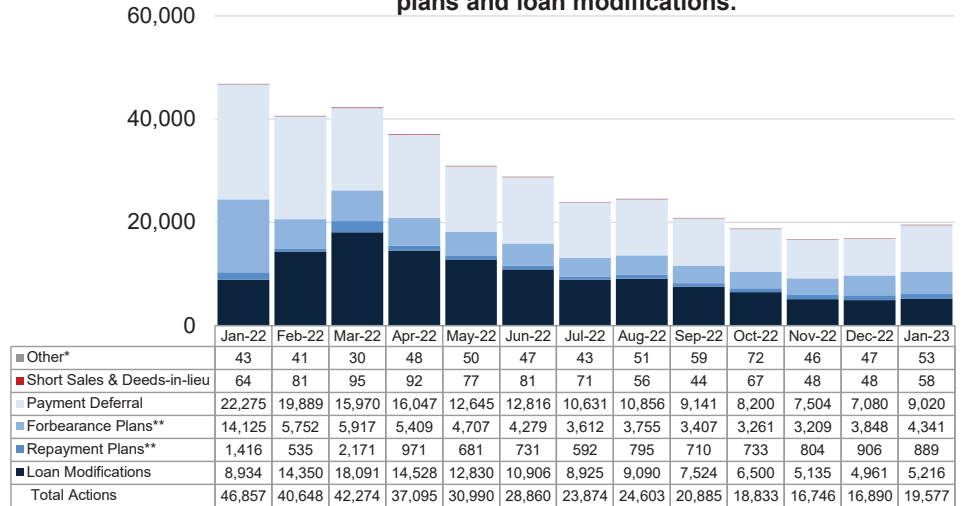
60-plus-days delinquency rate decreased in January.



Source: FHFA (Fannie Mae and Freddie Mac)

## Foreclosure Prevention Actions Completed

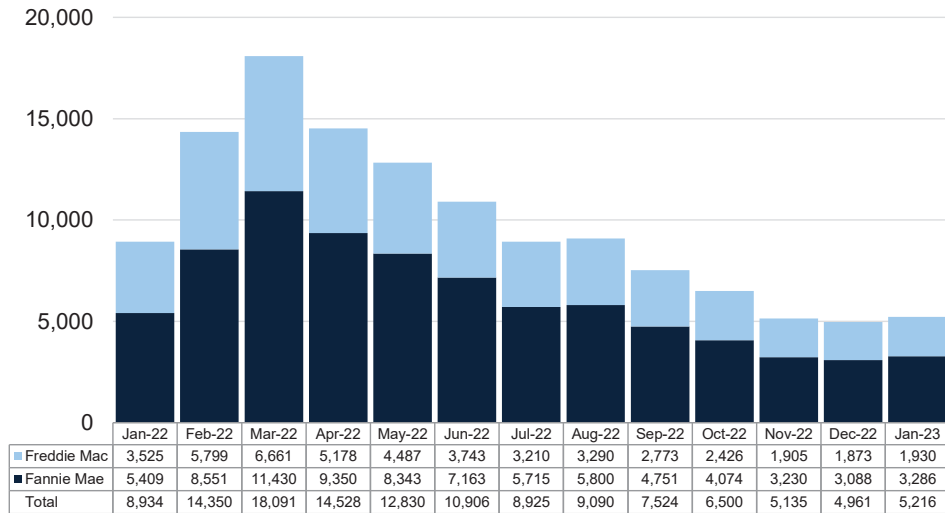
Foreclosure prevention actions increased 16 percent in January primarily driven by the increase in payment deferrals, forbearance plans and loan modifications.



Source: FHFA (Fannie Mae and Freddie Mac)

## Completed Loan Modifications

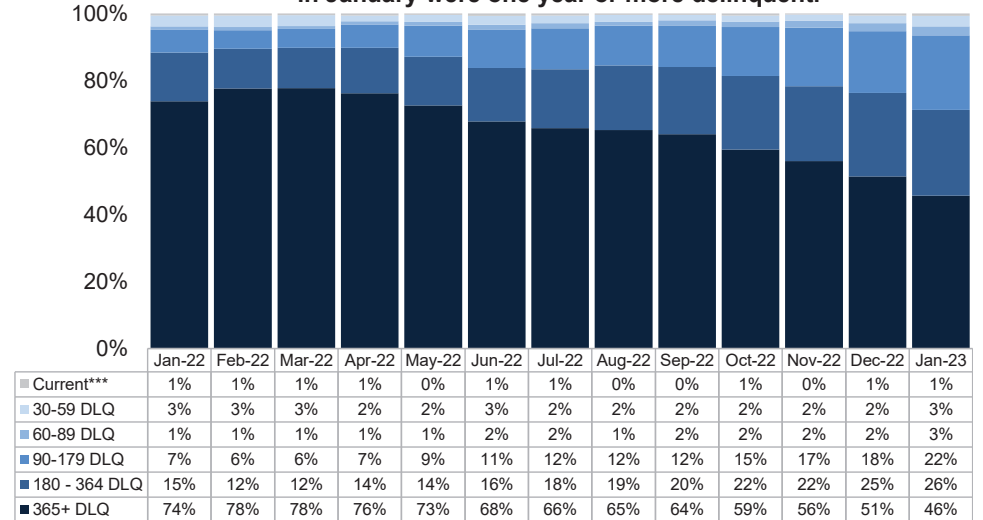
Loan modifications increased 5 percent in January.



Source: FHFA (Fannie Mae and Freddie Mac)

## Loan Modifications by Delinquency Status

Approximately 46 percent of borrowers who received modification in January were one year or more delinquent.



Source: FHFA (Fannie Mae and Freddie Mac)



\*Consists of HomeSaver Advance (Fannie Mae) and Charge-offs-in-lieu.  
 \*\*Include 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 6,732,410. Approximately 39 percent of these actions are permanent loan modifications.

	2020	2021	2022	YTD Jan-2023	Conservatorship to Date <sup>1</sup>
<b>Home Retention Actions</b>					
Repayment Plans	23,881	11,534	11,045	889	1,009,314
Forbearance Plans	675,194	206,908	61,281	4,341	1,217,105
Charge-offs-in-lieu	954	976	577	53	20,394
Payment Deferral	426,557	492,076	153,054	9,020	1,080,707
HomeSaver Advance ( <i>Fannie</i> )	-	-	-	-	70,178
Loan Modifications <sup>2</sup>	<u>50,884</u>	<u>62,411</u>	<u>121,774</u>	<u>5,216</u>	<u>2,630,367</u>
<b>Total</b>	<b>1,177,470</b>	<b>773,905</b>	<b>347,731</b>	<b>19,519</b>	<b>6,028,065</b>
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales	2,936	1,585	608	37	606,153
Deeds-in-lieu	<u>881</u>	<u>535</u>	<u>216</u>	<u>21</u>	<u>98,192</u>
<b>Total</b>	<b>3,817</b>	<b>2,120</b>	<b>824</b>	<b>58</b>	<b>704,345</b>
<b>Total Foreclosure Prevention Actions</b>	<b>1,181,287</b>	<b>776,025</b>	<b>348,555</b>	<b>19,577</b>	<b>6,732,410</b>

<sup>1</sup> Since the first full quarter in conservatorship (4Q08).

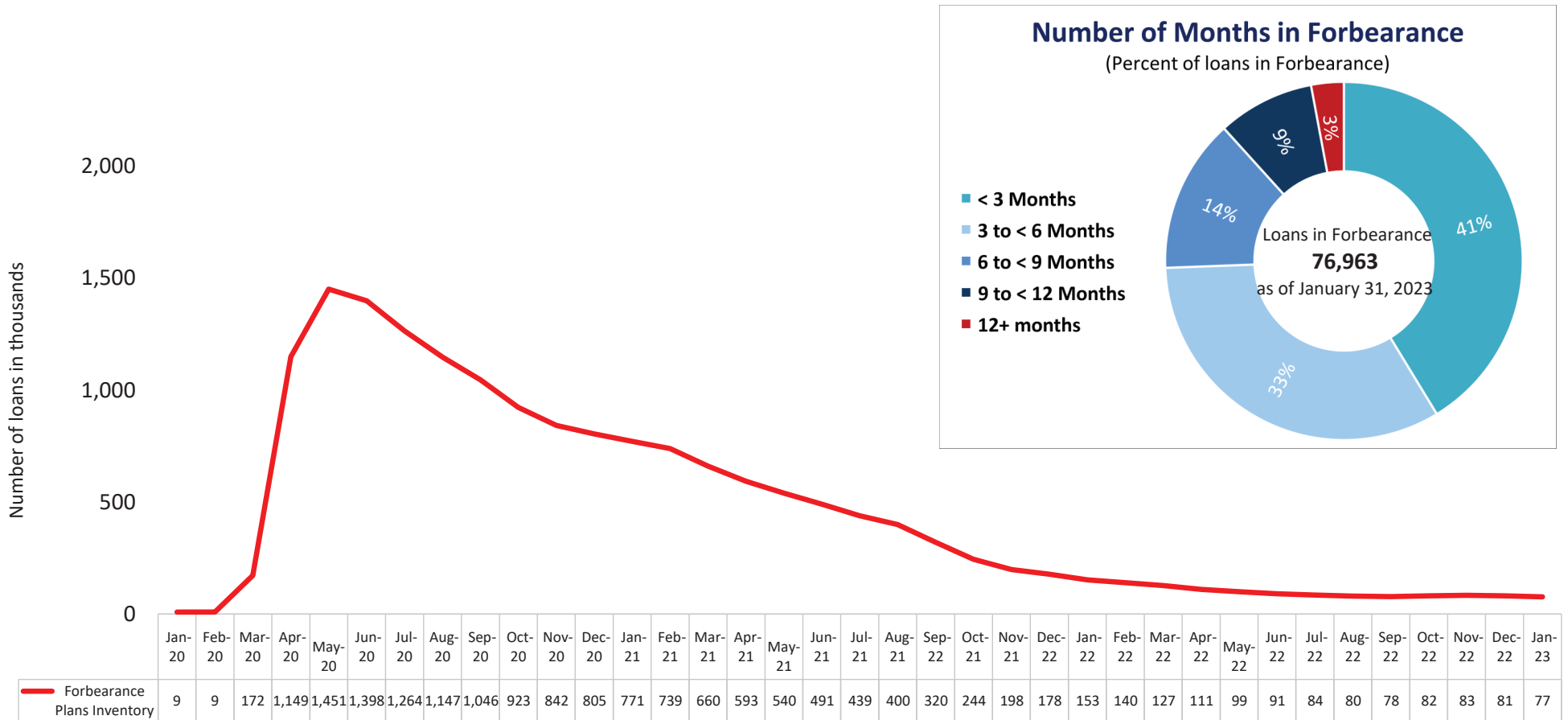
<sup>2</sup> Includes HAMP permanent modifications.

Source: FHFA (Fannie Mae and Freddie Mac)



## Forbearance Plans Inventory

The total number of loans in forbearance plans decreased in January but remained elevated compared with pre-pandemic levels. As of January 31, 2023, there were 76,963 loans in forbearance, representing approximately 0.25 percent of the Enterprises single-family conventional book of business, down from 81,173 or 0.26 percent at the end of December 2022. Approximately 3 percent of these loans have been in forbearance for more than 12 months.



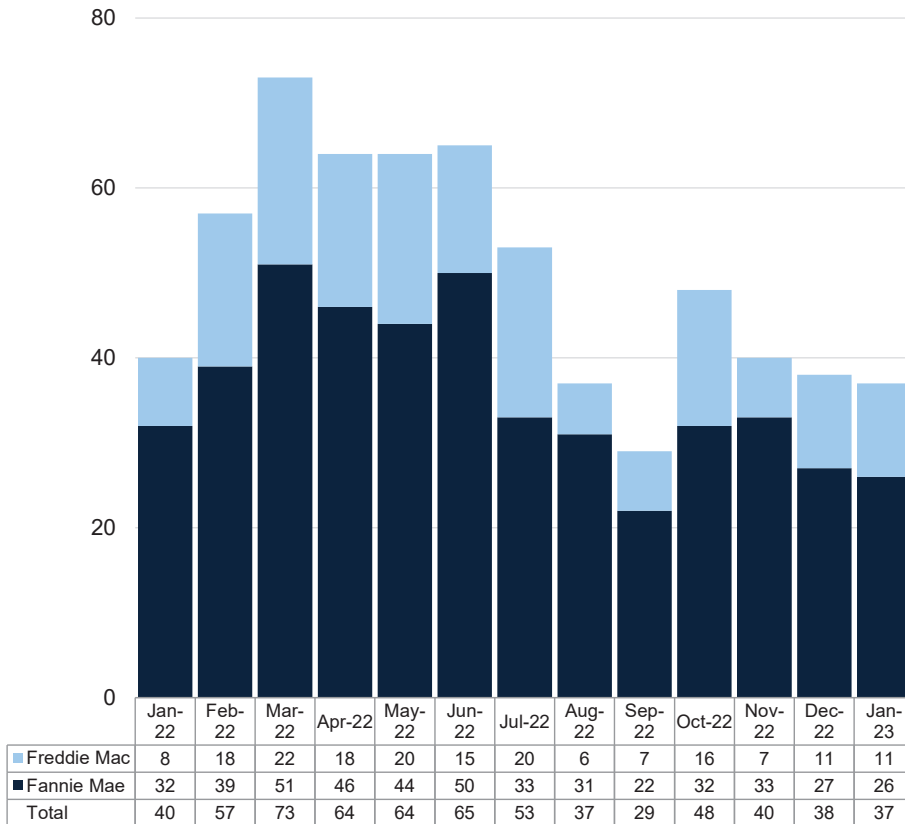
\* See page 10 for data on forbearance plans initiated and completed during the month and pages 15-17 for forbearance plans inventory by state.

Source: FHFA (Fannie Mae and Freddie Mac)



**Short Sales**

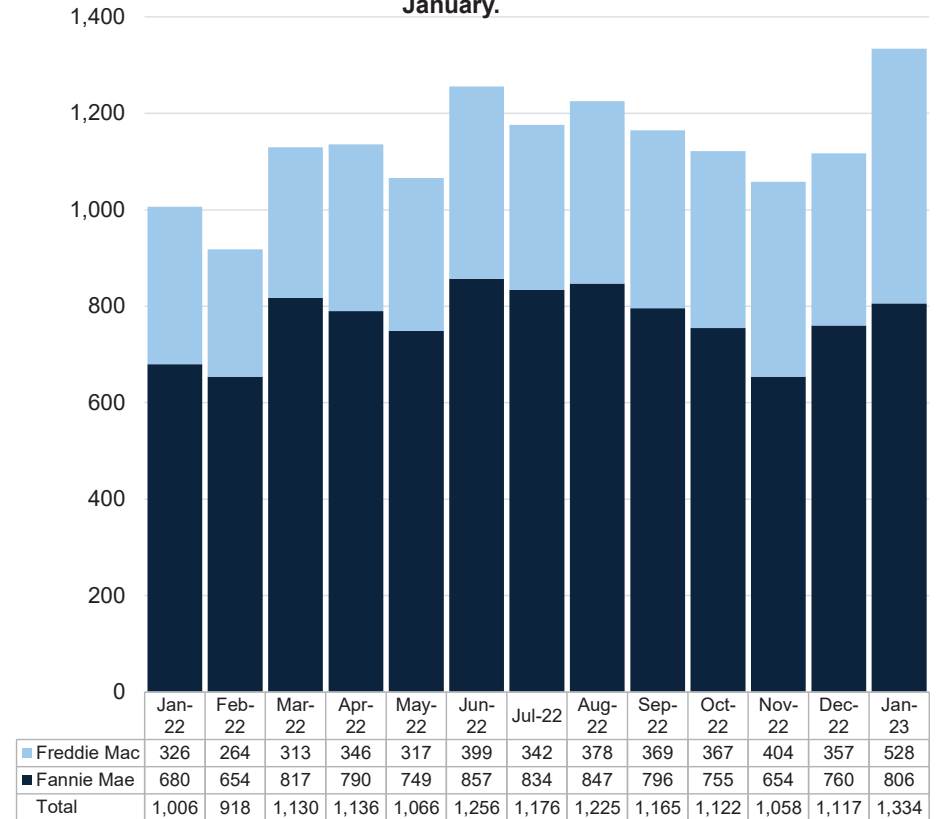
Completed short sales decreased slightly in January.



Source: FHFA (Fannie Mae and Freddie Mac)

**Foreclosure Sales and Third-party Sales**

Foreclosure and third-party sales increased 19 percent in January.



Source: FHFA (Fannie Mae and Freddie Mac)



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

(# of loans in thousands)	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23
<b>Total Loans Serviced</b>	30,558	30,657	30,760	30,812	30,862	30,894	30,919	30,943	30,974	30,986	30,989	31,006	31,020
Original Credit Score >= 660	28,749	28,849	28,953	29,011	29,064	29,101	29,130	29,160	29,195	29,215	29,224	29,246	29,264
Original Credit Score < 660	1,808	1,808	1,806	1,801	1,798	1,794	1,790	1,783	1,779	1,771	1,765	1,760	1,757
<b>Total Delinquent Loans</b>	619	652	549	545	530	526	537	498	492	518	533	542	502
Original Credit Score >= 660	467	497	412	409	398	393	399	369	364	389	399	405	373
Original Credit Score < 660	152	155	137	136	132	133	137	128	128	129	134	137	129
<b>30 - 59 Days Delinquent</b>	231	281	208	229	232	242	260	235	235	264	275	282	247
Original Credit Score >= 660	176	219	158	175	178	184	196	177	176	203	210	214	185
Original Credit Score < 660	55	61	50	55	55	58	64	58	59	61	65	68	62
<b>60 - 89 Days Delinquent</b>	56	60	55	50	51	53	58	56	57	59	68	68	66
Original Credit Score >= 660	40	44	40	36	37	38	42	40	41	43	50	49	48
Original Credit Score < 660	16	16	15	14	14	15	16	16	16	16	18	19	18
<b>60-plus-days Delinquent</b>	388	371	341	316	298	284	276	263	257	254	257	260	255
Original Credit Score >= 660		278	255	234	221	209	203	192	188	186	189	191	187
Original Credit Score < 660	97	94	87	81	78	75	73	71	69	68	68	69	68

Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	2.03%	2.13%	1.79%	1.77%	1.72%	1.70%	1.74%	1.61%	1.59%	1.67%	1.72%	1.75%	1.62%
Original Credit Score >= 660	1.63%	1.72%	1.42%	1.41%	1.37%	1.35%	1.37%	1.27%	1.25%	1.33%	1.37%	1.38%	1.27%
Original Credit Score < 660	8.40%	8.58%	7.59%	7.57%	7.35%	7.43%	7.67%	7.19%	7.18%	7.30%	7.58%	7.78%	7.36%
<b>30 - 59 Days Delinquent</b>	0.76%	0.92%	0.68%	0.74%	0.75%	0.78%	0.84%	0.76%	0.76%	0.85%	0.89%	0.91%	0.80%
Original Credit Score >= 660	0.61%	0.76%	0.54%	0.60%	0.61%	0.63%	0.67%	0.61%	0.60%	0.69%	0.72%	0.73%	0.63%
Original Credit Score < 660	3.05%	3.39%	2.78%	3.04%	3.03%	3.25%	3.57%	3.24%	3.30%	3.45%	3.70%	3.85%	3.50%
<b>60 - 89 Days Delinquent</b>	0.18%	0.20%	0.18%	0.16%	0.17%	0.17%	0.19%	0.18%	0.19%	0.19%	0.22%	0.22%	0.21%
Original Credit Score >= 660	0.14%	0.15%	0.14%	0.13%	0.13%	0.13%	0.14%	0.14%	0.14%	0.15%	0.17%	0.17%	0.16%
Original Credit Score < 660	0.88%	0.91%	0.82%	0.78%	0.79%	0.84%	0.92%	0.90%	0.91%	0.93%	1.04%	1.06%	1.02%
<b>60-plus-days Delinquent</b>	1.27%	1.21%	1.11%	1.03%	0.97%	0.92%	0.89%	0.85%	0.83%	0.82%	0.83%	0.84%	0.82%
Original Credit Score >= 660	0.00%	0.96%	0.88%	0.81%	0.76%	0.72%	0.70%	0.66%	0.64%	0.64%	0.65%	0.65%	0.64%
Original Credit Score < 660	5.35%	5.19%	4.81%	4.52%	4.31%	4.18%	4.10%	3.95%	3.89%	3.85%	3.88%	3.93%	3.86%
<b>Serious Delinquency Rate</b>	1.12%	1.06%	0.97%	0.90%	0.84%	0.79%	0.75%	0.71%	0.68%	0.67%	0.65%	0.65%	0.65%
<b>In Bankruptcy</b>	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%



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

(# of loans in thousands)	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23
<b>Total Loans Serviced</b>	17,596	17,627	17,663	17,678	17,696	17,701	17,696	17,673	17,673	17,671	17,662	17,655	17,651
Original Credit Score >= 660	16,495	16,529	16,568	16,589	16,610	16,620	16,618	16,602	16,606	16,611	16,607	16,604	16,604
Original Credit Score < 660	1,101	1,098	1,095	1,089	1,087	1,082	1,078	1,071	1,067	1,060	1,055	1,051	1,048
<b>Total Delinquent Loans</b>	384	405	339	336	325	324	328	302	299	311	320	326	302
Original Credit Score >= 660	286	305	251	248	240	238	241	220	218	229	236	240	221
Original Credit Score < 660	98	100	88	88	85	86	88	82	81	82	84	86	81
<b>30 - 59 Days Delinquent</b>	142	172	126	139	139	148	158	140	142	156	165	169	148
Original Credit Score >= 660	107	133	94	104	104	111	117	104	105	117	124	126	110
Original Credit Score < 660	35	39	32	35	35	37	41	36	37	38	41	42	39
<b>60 - 89 Days Delinquent</b>	34	37	34	31	32	33	36	34	35	36	41	41	40
Original Credit Score >= 660	24	27	24	22	22	23	25	24	25	26	29	29	28
Original Credit Score < 660	10	11	10	9	9	10	11	10	10	11	12	12	11
<b>60-plus-days Delinquent</b>	242	233	214	197	186	176	171	162	158	155	155	157	153
Original Credit Score >= 660	179	172	157	144	136	128	123	116	113	112	112	113	111
Original Credit Score < 660	63	61	57	53	50	48	47	45	44	43	43	43	42

## Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	<b>2.18%</b>	<b>2.30%</b>	<b>1.92%</b>	<b>1.90%</b>	<b>1.84%</b>	<b>1.83%</b>	<b>1.86%</b>	<b>1.71%</b>	<b>1.69%</b>	<b>1.76%</b>	<b>1.81%</b>	<b>1.84%</b>	<b>1.71%</b>
Original Credit Score >= 660	1.73%	1.84%	1.51%	1.50%	1.44%	1.43%	1.45%	1.33%	1.31%	1.38%	1.42%	1.44%	1.33%
Original Credit Score < 660	8.89%	9.15%	8.08%	8.09%	7.84%	7.94%	8.14%	7.63%	7.60%	7.71%	7.96%	8.17%	7.72%
<b>30 - 59 Days Delinquent</b>	<b>0.81%</b>	<b>0.98%</b>	<b>0.71%</b>	<b>0.79%</b>	<b>0.79%</b>	<b>0.84%</b>	<b>0.89%</b>	<b>0.79%</b>	<b>0.80%</b>	<b>0.88%</b>	<b>0.93%</b>	<b>0.96%</b>	<b>0.84%</b>
Original Credit Score >= 660	0.65%	0.80%	0.57%	0.63%	0.63%	0.67%	0.70%	0.63%	0.63%	0.71%	0.75%	0.76%	0.66%
Original Credit Score < 660	3.20%	3.58%	2.91%	3.23%	3.20%	3.45%	3.77%	3.41%	3.46%	3.62%	3.89%	4.04%	3.68%
<b>60 - 89 Days Delinquent</b>	<b>0.20%</b>	<b>0.21%</b>	<b>0.19%</b>	<b>0.18%</b>	<b>0.18%</b>	<b>0.19%</b>	<b>0.20%</b>	<b>0.20%</b>	<b>0.20%</b>	<b>0.21%</b>	<b>0.23%</b>	<b>0.23%</b>	<b>0.23%</b>
Original Credit Score >= 660	0.15%	0.16%	0.15%	0.13%	0.13%	0.14%	0.15%	0.14%	0.15%	0.15%	0.18%	0.18%	0.17%
Original Credit Score < 660	0.93%	0.97%	0.87%	0.83%	0.86%	0.91%	0.99%	0.97%	0.97%	1.00%	1.11%	1.13%	1.09%
<b>60-plus-days Delinquent</b>	<b>1.37%</b>	<b>1.32%</b>	<b>1.21%</b>	<b>1.11%</b>	<b>1.05%</b>	<b>1.00%</b>	<b>0.96%</b>	<b>0.91%</b>	<b>0.89%</b>	<b>0.88%</b>	<b>0.88%</b>	<b>0.89%</b>	<b>0.87%</b>
Original Credit Score >= 660	1.09%	1.04%	0.95%	0.87%	0.82%	0.77%	0.74%	0.70%	0.68%	0.67%	0.68%	0.68%	0.67%
Original Credit Score < 660	5.70%	5.57%	5.16%	4.85%	4.64%	4.48%	4.37%	4.22%	4.14%	4.09%	4.06%	4.13%	4.04%
<b>Serious Delinquency Rate</b>	<b>1.17%</b>	<b>1.11%</b>	<b>1.01%</b>	<b>0.94%</b>	<b>0.87%</b>	<b>0.81%</b>	<b>0.76%</b>	<b>0.72%</b>	<b>0.69%</b>	<b>0.67%</b>	<b>0.64%</b>	<b>0.65%</b>	<b>0.64%</b>
<b>In Bankruptcy</b>	<b>0.06%</b>	<b>0.06%</b>	<b>0.06%</b>	<b>0.05%</b>	<b>0.05%</b>	<b>0.05%</b>	<b>0.05%</b>	<b>0.05%</b>	<b>0.05%</b>	<b>0.05%</b>	<b>0.05%</b>	<b>0.05%</b>	<b>0.05%</b>





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

(# of loans in thousands)	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23
<b>Total Loans Serviced</b>	12,962	13,030	13,097	13,134	13,166	13,193	13,223	13,270	13,301	13,315	13,327	13,351	13,369
Original Credit Score >= 660	12,255	12,320	12,385	12,422	12,455	12,481	12,511	12,558	12,589	12,604	12,617	12,642	12,660
Original Credit Score < 660	707	710	712	711	711	712	712	713	712	711	710	710	709
<b>Total Delinquent Loans</b>	236	247	210	209	205	202	208	196	193	207	213	216	201
Original Credit Score >= 660	182	192	162	161	158	154	159	149	146	159	163	165	152
Original Credit Score < 660	54	55	49	48	47	47	49	47	47	48	50	51	48
<b>30 - 59 Days Delinquent</b>	89	108	82	90	93	94	102	94	93	108	111	113	99
Original Credit Score >= 660	69	86	64	70	73	73	79	73	72	85	86	88	76
Original Credit Score < 660	20	22	18	20	20	21	23	21	22	23	24	25	23
<b>60 - 89 Days Delinquent</b>	22	23	21	19	19	21	22	22	22	23	27	27	26
Original Credit Score >= 660	16	17	16	14	14	15	16	16	16	17	20	20	19
Original Credit Score < 660	06	06	05	05	05	05	06	06	06	06	07	07	06
<b>60-plus-days Delinquent</b>	147	138	128	119	112	108	106	101	99	98	102	103	102
Original Credit Score >= 660	113	106	97	90	85	81	80	76	74	74	77	77	76
Original Credit Score < 660	34	33	30	29	27	26	26	25	25	25	26	26	25

## Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	1.82%	1.90%	1.60%	1.59%	1.56%	1.53%	1.57%	1.48%	1.45%	1.55%	1.60%	1.62%	1.50%
Original Credit Score >= 660	1.48%	1.56%	1.30%	1.29%	1.27%	1.24%	1.27%	1.19%	1.16%	1.26%	1.29%	1.30%	1.20%
Original Credit Score < 660	7.63%	7.71%	6.83%	6.78%	6.59%	6.66%	6.95%	6.53%	6.56%	6.69%	7.01%	7.20%	6.83%
<b>30 - 59 Days Delinquent</b>	0.69%	0.83%	0.63%	0.69%	0.71%	0.71%	0.77%	0.71%	0.70%	0.81%	0.83%	0.85%	0.74%
Original Credit Score >= 660	0.57%	0.70%	0.52%	0.57%	0.59%	0.59%	0.63%	0.58%	0.57%	0.68%	0.68%	0.70%	0.60%
Original Credit Score < 660	2.81%	3.10%	2.56%	2.75%	2.78%	2.95%	3.25%	2.98%	3.05%	3.20%	3.41%	3.56%	3.24%
<b>60 - 89 Days Delinquent</b>	0.17%	0.18%	0.16%	0.15%	0.15%	0.16%	0.17%	0.16%	0.17%	0.17%	0.20%	0.20%	0.19%
Original Credit Score >= 660	0.13%	0.14%	0.13%	0.12%	0.12%	0.12%	0.13%	0.13%	0.13%	0.14%	0.16%	0.16%	0.15%
Original Credit Score < 660	0.80%	0.82%	0.73%	0.70%	0.69%	0.74%	0.81%	0.78%	0.81%	0.82%	0.93%	0.95%	0.91%
<b>60-plus-days Delinquent</b>	1.13%	1.06%	0.98%	0.90%	0.85%	0.82%	0.80%	0.76%	0.75%	0.74%	0.77%	0.77%	0.76%
Original Credit Score >= 660	0.92%	0.86%	0.79%	0.73%	0.68%	0.65%	0.64%	0.61%	0.59%	0.58%	0.61%	0.61%	0.60%
Original Credit Score < 660	4.81%	4.61%	4.27%	4.02%	3.82%	3.71%	3.70%	3.55%	3.51%	3.49%	3.60%	3.64%	3.59%
<b>Serious Delinquency Rate</b>	1.06%	0.99%	0.92%	0.85%	0.80%	0.76%	0.73%	0.70%	0.67%	0.66%	0.66%	0.66%	0.66%
<b>In Bankruptcy</b>	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%	0.04%	0.04%	0.04%	0.04%	0.04%	0.04%



2 Enterprises Combined - Foreclosure Prevention Actions (# of loans) <sup>1</sup>

	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	YTD 2023
<b>Inventory (at period end)</b>														
Repayment Plans	5,437	5,535	4,082	3,759	3,844	4,151	4,636	4,857	5,331	5,619	6,018	6,243	6,936	6,936
Forbearance Plans	153,075	140,188	126,758	110,535	99,451	90,889	84,385	80,494	78,432	81,556	83,123	81,173	76,963	76,963
<b>Starts</b>														
Repayment Plans <sup>2</sup>	1,517	1,233	1,294	1,251	1,382	1,582	1,684	1,808	2,050	1,993	2,173	2,325	2,691	2,691
Forbearance Plans <sup>2</sup>	22,968	19,709	17,101	13,247	13,397	14,410	13,453	14,664	13,739	18,432	15,190	13,986	12,776	12,776
<b>Completed</b>														
Repayment Plans <sup>2</sup>	1,416	535	2,171	971	681	731	592	795	710	733	804	906	889	889
Forbearance Plans <sup>2</sup>	14,125	5,752	5,917	5,409	4,707	4,279	3,612	3,755	3,407	3,261	3,209	3,848	4,341	4,341
Charge-offs-in-lieu	43	41	30	48	50	47	43	51	59	72	46	47	53	53
Payment Deferral	22,275	19,889	15,970	16,047	12,645	12,816	10,631	10,856	9,141	8,200	7,504	7,080	9,020	9,020
Loan Modifications	8,934	14,350	18,091	14,528	12,830	10,906	8,925	9,090	7,524	6,500	5,135	4,961	5,216	5,216
<b>Home Retention Actions</b>	<b>46,793</b>	<b>40,567</b>	<b>42,179</b>	<b>37,003</b>	<b>30,913</b>	<b>28,779</b>	<b>23,803</b>	<b>24,547</b>	<b>20,841</b>	<b>18,766</b>	<b>16,698</b>	<b>16,842</b>	<b>19,519</b>	<b>19,519</b>
Short Sales	40	57	73	64	64	65	53	37	29	48	40	38	37	37
Deeds-in-lieu	24	24	22	28	13	16	18	19	15	19	8	10	21	21
<b>Nonforeclosure - Home Forfeiture Actions</b>	<b>64</b>	<b>81</b>	<b>95</b>	<b>92</b>	<b>77</b>	<b>81</b>	<b>71</b>	<b>56</b>	<b>44</b>	<b>67</b>	<b>48</b>	<b>48</b>	<b>58</b>	<b>58</b>
<b>Total Foreclosure Prevention Actions</b>	<b>46,857</b>	<b>40,648</b>	<b>42,274</b>	<b>37,095</b>	<b>30,990</b>	<b>28,860</b>	<b>23,874</b>	<b>24,603</b>	<b>20,885</b>	<b>18,833</b>	<b>16,746</b>	<b>16,890</b>	<b>19,577</b>	<b>19,577</b>

Percent of Total Foreclosure Prevention Actions

Repayment Plans	3%	1%	5%	3%	2%	3%	2%	3%	3%	4%	5%	5%	5%	5%
Forbearance Plans	30%	14%	14%	15%	15%	15%	15%	15%	16%	17%	19%	23%	22%	22%
Charge-offs-in-lieu	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Payment Deferral	48%	49%	38%	43%	41%	44%	45%	44%	44%	44%	45%	42%	46%	46%
Loan Modifications	19%	35%	43%	39%	41%	38%	37%	37%	36%	35%	31%	29%	27%	27%
<b>Home Retention Actions</b>	<b>99.9%</b>	<b>99.8%</b>	<b>99.8%</b>	<b>99.8%</b>	<b>99.8%</b>	<b>99.7%</b>	<b>99.7%</b>	<b>99.8%</b>	<b>99.8%</b>	<b>99.6%</b>	<b>99.7%</b>	<b>99.7%</b>	<b>99.7%</b>	<b>99.7%</b>
Short Sales	0.1%	0.1%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.1%	0.3%	0.2%	0.2%	0.2%	0.2%
Deeds-in-lieu	0.1%	0.1%	0.1%	0.1%	0.0%	0.1%	0.1%	0.1%	0.1%	0.1%	0.0%	0.1%	0.1%	0.1%
<b>Nonforeclosure - Home Forfeiture Actions</b>	<b>0.1%</b>	<b>0.2%</b>	<b>0.2%</b>	<b>0.2%</b>	<b>0.2%</b>	<b>0.3%</b>	<b>0.3%</b>	<b>0.2%</b>	<b>0.2%</b>	<b>0.4%</b>	<b>0.3%</b>	<b>0.3%</b>	<b>0.3%</b>	<b>0.3%</b>

<sup>1</sup> 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.

<sup>2</sup> Includes loans that were 30+ days delinquent at initiation of the plan.



3(i) Enterprises Combined - Loan Modifications

	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	YTD 2023
<b>Loan Modifications (# of loans)</b>	8,934	14,350	18,091	14,528	12,830	10,906	8,925	9,090	7,524	6,500	5,135	4,961	5,216	5,216
<b>Delinquency Status at Modification (% of loan mods)</b>														
Current <sup>1</sup>	1%	1%	1%	1%	0%	1%	1%	0%	0%	1%	0%	1%	1%	1%
30 - 59 days delinquent	3%	3%	3%	2%	2%	3%	2%	2%	2%	2%	2%	2%	3%	3%
60 - 89 days delinquent	1%	1%	1%	1%	1%	2%	2%	1%	2%	2%	2%	2%	3%	3%
90 - 179 days delinquent	7%	6%	6%	7%	9%	11%	12%	12%	12%	15%	17%	18%	22%	22%
180 - 364 days delinquent	15%	12%	12%	14%	14%	16%	18%	19%	20%	22%	22%	25%	26%	26%
365+ days delinquent	74%	78%	78%	76%	73%	68%	66%	65%	64%	59%	56%	51%	46%	46%
<b>MTMLTV at Modification (% of loan mods)</b>														
MTMLTV <= 80% <sup>2</sup>	95%	96%	96%	97%	97%	98%	97%	97%	97%	96%	96%	96%	95%	95%
80% < MTMLTV <= 100%	5%	4%	4%	3%	2%	2%	2%	2%	3%	4%	4%	4%	4%	4%
MTMLTV > 100%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
<b>Year of Origination (% of loan mods)</b>														
2004 & Prior	6%	6%	6%	6%	6%	6%	7%	6%	7%	7%	6%	7%	6%	6%
2005-2008	12%	12%	12%	11%	11%	11%	11%	10%	10%	10%	10%	11%	10%	10%
2009 & later	82%	82%	82%	83%	83%	83%	82%	83%	83%	83%	84%	83%	84%	84%
<b>Modification History (% of loan mods)</b>														
First time modification	84%	88%	87%	86%	85%	85%	84%	86%	86%	85%	85%	86%	86%	86%
Second time modification	12%	9%	9%	10%	11%	11%	11%	10%	10%	10%	10%	10%	10%	10%
Three plus time modification	4%	3%	4%	4%	4%	4%	5%	4%	4%	5%	4%	4%	4%	4%
<b>Property type (% of loan mods)</b>														
Primary residency	90%	90%	89%	90%	90%	91%	91%	92%	93%	92%	93%	94%	94%	94%
Second home	2%	2%	4%	2%	2%	2%	2%	2%	2%	2%	2%	1%	2%	2%
Investment	8%	8%	6%	8%	8%	7%	7%	6%	5%	6%	5%	5%	4%	4%
<b>Types of Modification (% of loan mods)</b>														
Extend Term Only	33%	21%	17%	17%	17%	20%	24%	32%	44%	57%	66%	70%	71%	71%
Reduce Rate Only	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	59%	73%	77%	76%	75%	72%	65%	58%	44%	31%	21%	18%	14%	14%
Reduce Rate, Extend Term and Forbear Principal <sup>3</sup>	7%	6%	6%	7%	7%	8%	11%	11%	11%	12%	13%	12%	15%	15%

<sup>1</sup> Includes loans with missing delinquency status.

<sup>2</sup> Includes loans with missing MTMLTV data.

<sup>3</sup> May include principal forgiveness and deferred payment modifications.



3(ii) Fannie Mae - Loan Modifications

	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	YTD 2023
<b>Loan Modifications (# of loans)</b>	5,409	8,551	11,430	9,350	8,343	7,163	5,715	5,800	4,751	4,074	3,230	3,088	3,286	3,286
<b>Delinquency Status at Modification (% of loan mods)</b>														
Current <sup>1</sup>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
30 - 59 days delinquent	0%	0%	0%	0%	0%	0%	1%	1%	1%	1%	0%	1%	1%	1%
60 - 89 days delinquent	1%	0%	0%	0%	1%	1%	1%	1%	1%	1%	2%	1%	2%	2%
90 - 179 days delinquent	7%	6%	6%	7%	9%	11%	12%	11%	13%	14%	18%	19%	23%	23%
180 - 364 days delinquent	16%	12%	13%	13%	15%	16%	17%	19%	20%	21%	22%	26%	27%	27%
365+ days delinquent	76%	81%	81%	79%	75%	71%	69%	68%	65%	62%	58%	54%	47%	47%
<b>MTMLTV at Modification (% of loan mods)</b>														
MTMLTV <= 80% <sup>2</sup>	95%	96%	96%	97%	98%	98%	97%	97%	97%	96%	96%	96%	95%	95%
80% < MTMLTV <= 100%	4%	4%	4%	2%	2%	2%	2%	2%	3%	3%	3%	4%	4%	4%
MTMLTV > 100%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	1%
<b>Year of Origination (% of loan mods)</b>														
2004 & Prior	7%	7%	7%	6%	6%	6%	7%	7%	7%	8%	7%	8%	6%	6%
2005-2008	12%	13%	13%	10%	11%	11%	12%	11%	10%	11%	10%	11%	11%	11%
2009 & later	81%	80%	80%	83%	82%	82%	81%	82%	83%	81%	83%	82%	84%	84%
<b>Modification History (% of loan mods)</b>														
First time modification	81%	82%	81%	84%	83%	82%	81%	84%	84%	81%	83%	84%	83%	83%
Second time modification	13%	13%	13%	11%	13%	13%	13%	12%	12%	13%	12%	12%	12%	12%
Three plus time modification	6%	5%	6%	5%	4%	5%	6%	5%	5%	6%	5%	5%	5%	5%
<b>Property type (% of loan mods)</b>														
Primary residency	90%	89%	89%	90%	90%	91%	91%	91%	92%	92%	93%	94%	94%	94%
Second home	3%	3%	2%	2%	2%	2%	2%	2%	2%	2%	2%	1%	2%	2%
Investment	8%	9%	9%	8%	8%	7%	7%	7%	6%	6%	5%	5%	4%	4%
<b>Types of Modification (% of loan mods)</b>														
Extend Term Only	33%	22%	17%	16%	15%	18%	23%	29%	40%	51%	62%	65%	68%	68%
Reduce Rate Only	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	58%	70%	75%	76%	76%	73%	64%	58%	45%	33%	22%	19%	15%	15%
Reduce Rate, Extend Term and Forbear Principal <sup>3</sup>	9%	8%	8%	8%	8%	9%	12%	13%	14%	15%	16%	15%	16%	16%

<sup>1</sup> Includes loans with missing delinquency status.

<sup>2</sup> Includes loans with missing MTMLTV data.

<sup>3</sup> May include principal forgiveness.





3(iii) Freddie Mac - Loan Modifications

	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	YTD 2023
<b>Loan Modifications (# of loans)</b>	3,525	5,799	6,661	5,178	4,487	3,743	3,210	3,290	2,773	2,426	1,905	1,873	1,930	1,930
<b>Delinquency Status at Modification (% of loan mods)</b>														
Current	1%	1%	1%	1%	1%	2%	1%	1%	1%	1%	0%	1%	1%	1%
30 - 59 days delinquent	8%	8%	9%	5%	5%	7%	5%	5%	3%	4%	4%	5%	7%	7%
60 - 89 days delinquent	2%	2%	2%	2%	2%	3%	2%	2%	2%	2%	3%	5%	5%	5%
90 - 179 days delinquent	6%	5%	6%	8%	10%	12%	12%	13%	12%	16%	17%	18%	21%	21%
180 - 364 days delinquent	12%	11%	11%	14%	14%	16%	18%	19%	20%	23%	23%	24%	24%	24%
365+ days delinquent	71%	72%	71%	71%	68%	61%	61%	61%	62%	54%	53%	48%	42%	42%
<b>MTMLTV at Modification (% of loan mods)</b>														
MTMLTV <= 80%	94%	95%	96%	97%	97%	98%	97%	97%	96%	95%	95%	95%	95%	95%
80% < MTMLTV <= 100%	5%	4%	4%	3%	3%	2%	3%	3%	3%	4%	4%	4%	5%	5%
MTMLTV > 100%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
<b>Year of Origination (% of loan mods)</b>														
2004 & Prior	5%	4%	5%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
2005-2008	11%	10%	11%	11%	10%	9%	10%	9%	10%	8%	10%	10%	10%	10%
2009 & later	84%	86%	84%	83%	84%	86%	84%	86%	84%	86%	84%	84%	84%	84%
<b>Modification History (% of loan mods)</b>														
First time modification	88%	97%	97%	89%	89%	90%	90%	91%	90%	91%	90%	90%	91%	91%
Second time modification	9%	2%	3%	8%	8%	8%	8%	7%	8%	6%	7%	7%	6%	6%
Three plus time modification	3%	1%	1%	3%	3%	2%	3%	2%	2%	2%	3%	3%	2%	2%
<b>Property type (% of loan mods)</b>														
Primary residency	90%	91%	90%	90%	90%	92%	92%	92%	93%	93%	93%	94%	94%	94%
Second home	2%	2%	8%	2%	2%	2%	2%	2%	2%	1%	2%	2%	2%	2%
Investment	7%	7%	2%	7%	8%	6%	6%	6%	5%	6%	5%	4%	5%	5%
<b>Types of Modification (% of loan mods)</b>														
Extend Term Only	34%	20%	17%	19%	21%	24%	25%	37%	51%	66%	74%	79%	77%	77%
Reduce Rate Only	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	61%	76%	80%	76%	73%	69%	67%	56%	42%	27%	19%	15%	10%	10%
Reduce Rate, Extend Term and Forbear Principal <sup>1</sup>	4%	3%	3%	5%	6%	6%	8%	7%	7%	7%	7%	6%	12%	12%

<sup>1</sup> May include principal forgiveness and deferred payment modifications.



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

	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	YTD 2023
Short Sales	40	57	73	64	64	65	53	37	29	48	40	38	37	37
Deeds-in-lieu	24	24	22	28	13	16	18	19	15	19	8	10	21	21
Nonforeclosure - Home Forfeiture Actions <sup>1</sup>	64	81	95	92	77	81	71	56	44	67	48	48	58	58
Third-party Sales	481	463	546	616	585	645	554	572	541	507	515	561	654	654
Foreclosure Sales	525	455	584	520	481	611	622	593	684	615	543	556	680	680
Third-party & Foreclosure Sales	1,006	918	1,130	1,136	1,066	1,256	1,176	1,165	1,225	1,122	1,058	1,117	1,334	1,334
Foreclosure Starts	6,807	7,298	6,519	6,467	6,665	6,256	5,424	6,248	5,655	6,192	6,201	6,300	6,367	6,367

## Top Five Reasons for Delinquency

National emergency declaration			70%	68%	66%	65%	63%	62%	61%	59%	58%	55%	53%
Curtailment of Income	7%	7%	8%	8%	8%	8%	9%	9%	9%	9%	10%	10%	11%
Excessive obligations	5%	5%	5%	5%	6%	6%	6%	6%	7%	7%	7%	7%	8%
Illness of principal mortgagor or family member	2%	2%	2%	2%	2%	2%	2%	3%	3%	3%	3%	3%	4%
Unemployment	2%	2%	2%	2%	2%	2%	2%	2%	3%	3%	3%	3%	4%

<sup>1</sup> Short sales and deeds-in-lieu of foreclosure completed.



## Enterprises Single-Family Forbearance Loans - As of January 31, 2023

State	Loans in Forbearance Plan					Total
	30-89 Days	90-179 Days	180-269 Days	270-364 Days	365+ Days	
AK	37	34	22	19	3	115
AL	323	238	124	74	22	781
AR	190	124	67	38	27	446
AZ	1,055	768	310	181	49	2,363
CA	3,962	3,072	1,512	959	216	9,721
CO	646	479	213	127	46	1,511
CT	315	254	137	97	18	821
DC	88	71	47	29	8	243
DE	98	98	40	22	11	269
FL	4,009	4,583	858	493	139	10,082
GA	1,104	812	404	248	66	2,634
HI	69	61	23	27	6	186
IA	198	179	64	35	15	491
ID	165	114	53	29	4	365
IL	1,396	1,019	512	355	104	3,386
IN	594	398	151	94	32	1,269
KS	196	140	64	43	11	454
KY	258	205	93	47	25	628
LA	442	296	116	88	38	980
MA	594	427	188	127	45	1,381
MD	810	582	311	213	52	1,968
ME	92	56	24	28	7	207
MI	950	636	310	187	68	2,151
MN	648	490	226	149	43	1,556
MO	519	409	161	103	42	1,234
MS	174	138	75	34	15	436
MT	63	51	31	19	10	174
NC	717	532	254	158	36	1,697
ND	44	23	7	11	4	89
NE	163	117	48	27	3	358
NH	106	87	41	30	5	269
NJ	936	689	376	252	72	2,325
NM	181	114	49	32	11	387
NV	442	329	131	82	23	1,007
NY	1,255	989	500	400	131	3,275
OH	833	623	277	152	161	2,046
OK	271	225	94	74	111	775
OR	467	346	148	89	38	1,088
PA	920	730	339	228	65	2,282
RI	90	63	38	20	67	278
SC	429	340	136	104	31	1,040
SD	24	23	15	7	3	72
TN	424	345	174	91	39	1,073
TX	3,005	2,171	1,057	597	152	6,982
UT	500	367	153	77	28	1,125
VA	659	516	272	188	66	1,701
VT	48	32	18	7	2	107
WA	770	500	275	155	42	1,742
WI	286	244	101	66	37	734
WV	88	58	35	15	6	202
WY	38	27	14	7	-	86
Other <sup>1</sup>	102	224	13	10	22	371
<b>Total</b>	<b>31,793</b>	<b>25,448</b>	<b>10,701</b>	<b>6,744</b>	<b>2,277</b>	<b>76,963</b>

<sup>1</sup> Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.



Fannie Mae Single-Family Forbearance Loans - As of January 31, 2023

State	Loans in Forbearance Plan					Total
	30-89 Days	90-179 Days	180-269 Days	270-364 Days	365+ Days	
AK	22	21	11	14	3	71
AL	214	147	66	43	14	484
AR	121	74	24	23	22	264
AZ	718	450	173	110	35	1,486
CA	2,704	1,875	872	605	126	6,182
CO	443	273	116	91	28	951
CT	196	141	66	61	7	471
DC	55	43	27	20	2	147
DE	60	63	26	16	6	171
FL	2,784	2,780	527	304	89	6,484
GA	714	470	229	157	38	1,608
HI	53	41	14	19	4	131
IA	149	105	38	24	12	328
ID	111	64	31	21	3	230
IL	952	610	310	219	64	2,155
IN	371	217	72	52	20	732
KS	128	82	33	25	6	274
KY	166	105	48	26	22	367
LA	295	187	67	49	27	625
MA	388	252	104	78	30	852
MD	554	354	195	123	33	1,259
ME	47	33	13	19	4	116
MI	610	344	160	108	38	1,260
MN	432	295	141	90	26	984
MO	328	205	74	60	29	696
MS	118	100	50	23	12	303
MT	45	26	17	13	5	106
NC	473	318	136	100	26	1,053
ND	23	12	3	3	4	45
NE	112	85	28	16	2	243
NH	63	43	21	17	3	147
NJ	643	425	221	155	41	1,485
NM	125	67	32	20	9	253
NV	319	231	86	52	13	701
NY	887	611	295	250	92	2,135
OH	540	360	161	95	139	1,295
OK	175	139	57	51	93	515
OR	305	195	88	58	16	662
PA	618	424	193	148	41	1,424
RI	58	41	28	9	66	202
SC	278	202	88	55	19	642
SD	19	13	7	3	2	44
TN	296	187	101	54	27	665
TX	2,097	1,357	654	391	103	4,602
UT	312	189	77	50	18	646
VA	408	278	155	121	41	1,003
VT	32	25	13	6	2	78
WA	524	305	142	96	27	1,094
WI	191	163	56	42	26	478
WV	59	39	23	7	5	133
WY	27	16	9	-	-	55
Other <sup>1</sup>	87	169	8	3	19	286
<b>Total</b>	<b>21,449</b>	<b>15,251</b>	<b>6,186</b>	<b>4,198</b>	<b>1,539</b>	<b>48,623</b>

<sup>1</sup> Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.





## Freddie Mac Single-Family Forbearance Loans - As of January 31, 2023

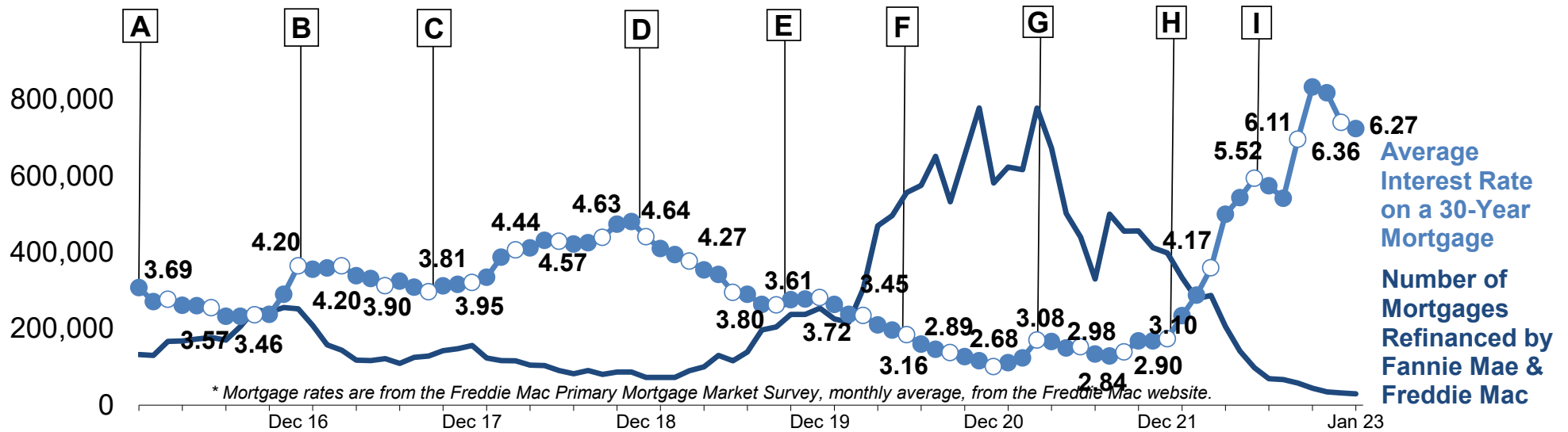
State	Loans in Forbearance Plan					Total
	30-89 Days	90-179 Days	180-269 Days	270-364 Days	365+ Days	
AK	15	13	11	5	-	44
AL	109	91	58	31	8	297
AR	69	50	43	15	5	182
AZ	337	318	137	71	14	877
CA	1,258	1,197	640	354	90	3,539
CO	203	206	97	36	18	560
CT	119	113	71	36	11	350
DC	33	28	20	9	6	96
DE	38	35	14	6	5	98
FL	1,225	1,803	331	189	50	3,598
GA	390	342	175	91	28	1,026
HI	16	20	9	8	2	55
IA	49	74	26	11	3	163
ID	54	50	22	8	1	135
IL	444	409	202	136	40	1,231
IN	223	181	79	42	12	537
KS	68	58	31	18	5	180
KY	92	100	45	21	3	261
LA	147	109	49	39	11	355
MA	206	175	84	49	15	529
MD	256	228	116	90	19	709
ME	45	23	11	9	3	91
MI	340	292	150	79	30	891
MN	216	195	85	59	17	572
MO	191	204	87	43	13	538
MS	56	38	25	11	3	133
MT	18	25	14	6	5	68
NC	244	214	118	58	10	644
ND	21	11	4	8	-	44
NE	51	32	20	11	1	115
NH	43	44	20	13	2	122
NJ	293	264	155	97	31	840
NM	56	47	17	12	2	134
NV	123	98	45	30	10	306
NY	368	378	205	150	39	1,140
OH	293	263	116	57	22	751
OK	96	86	37	23	18	260
OR	162	151	60	31	22	426
PA	302	306	146	80	24	858
RI	32	22	10	11	1	76
SC	151	138	48	49	12	398
SD	5	10	8	4	1	28
TN	128	158	73	37	12	408
TX	908	814	403	206	49	2,380
UT	188	178	76	27	10	479
VA	251	238	117	67	25	698
VT	16	7	5	1	-	29
WA	246	195	133	59	15	648
WI	95	81	45	24	11	256
WV	29	19	12	8	1	69
WY	11	11	5	4	-	31
Other <sup>1</sup>	15	55	5	7	3	85
<b>Total</b>	<b>10,344</b>	<b>10,197</b>	<b>4,515</b>	<b>2,546</b>	<b>738</b>	<b>28,340</b>

<sup>1</sup> Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.



Total refinance volume decreased in January 2023 as mortgage rates decreased from the October peak of 6.90 percent but remained high compared to the levels observed earlier in 2022. Mortgage rates fell in January: the average interest rate on a 30-year fixed rate mortgage decreased to 6.27 percent from a December level of 6.36 percent.

### Mortgage Rates vs Refinance Volume



Source: FHFA (Fannie Mae and Freddie Mac)

- A - 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.
- B - 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.
- C - Mortgage rates trended downward in 2017, as investors cheered the Federal Reserve enacted steady path to normalize its benchmark rate: The target Federal Funds

rate was raised to 1% on March 16, 1.25% on June 15, and 1.5% on December 14.

D - Mortgage rates peaked in 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.

E - Mortgage rates trended downward in 2019 amid the growing effects of a China-US trade war on international trade slowing economic expansion.

F - Mortgage rates continued to fall in 2020, as the target Federal Funds rate was cut to near zero levels in response to reduced economic activity driven by the COVID-19 pandemic.

G - Mortgage rates rose above 3 percent in March, for the first time since July 2020.

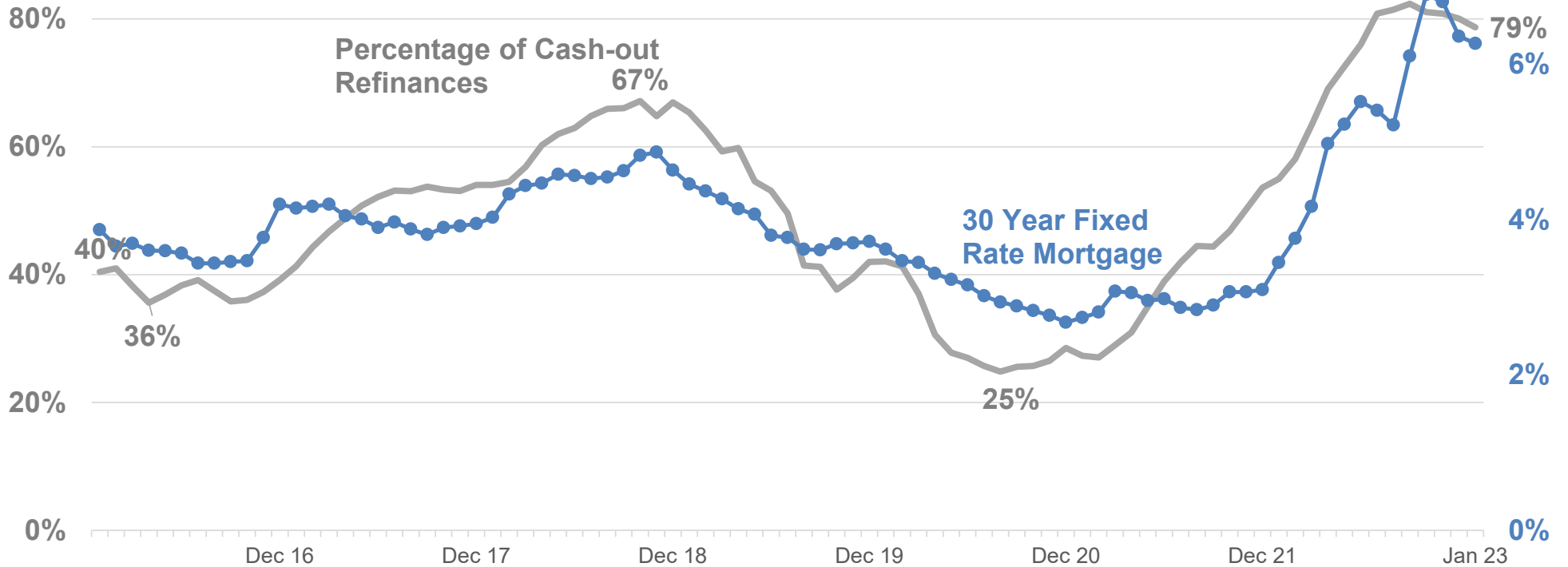
H - Mortgage rates rose above 3 percent in the fourth quarter amid concerns of inflation.

I - Mortgage rates continued to rise amid a series of increases to the target Federal Funds rate in response to continued signs of inflation.



The percentage of cash-out refinances decreased to 79 percent in January. Higher mortgage rates have decreased the opportunities for non cash-out borrowers to refinance at lower rates and lower their monthly payments.

**Percentage of Cash-out Refinances vs Mortgage Rates**

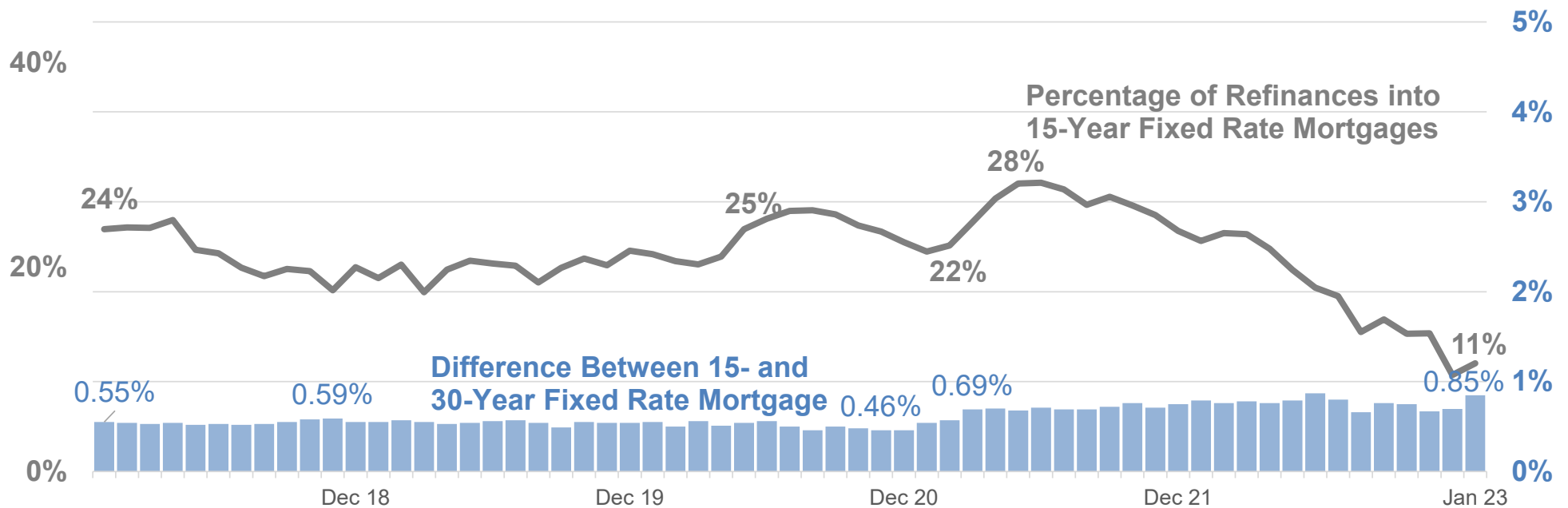


Source: FHFA (Fannie Mae and Freddie Mac). Mortgage rates are from the Freddie Mac Primary Mortgage Market Survey, monthly average, from the Freddie Mac website.



The percentage of borrowers refinancing into shorter term 15-year mortgages increased to 11 percent in January. The average interest rate savings of a 15-year mortgage over a 30-year mortgage has been higher in 2022 and 2023 compared to previous years. However, over this period, the higher monthly cost of a 15-year mortgage compared to the greater affordability of a 30-year mortgage has limited borrower interest in the 15-year mortgage due to rising mortgage rates.

### 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 - Monthly Refinance Volume (# of loans)

	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23
<b>Total Refinances</b>													
Fannie Mae	181,719	150,483	155,180	110,829	76,032	53,020	36,868	32,656	29,329	24,386	19,324	16,116	16,293
Freddie Mac	151,978	128,331	131,827	94,940	65,168	44,861	32,297	34,443	28,596	20,009	15,619	15,797	13,321
Total	333,697	278,814	287,007	205,769	141,200	97,881	69,165	67,099	57,925	44,395	34,943	31,913	29,614
<b>Fannie Mae</b>													
FRM 30 (incl FRM 25 & 40)	118,124	96,467	102,633	76,377	54,798	39,988	28,318	26,486	23,470	19,724	15,679	13,290	13,536
FRM 20	17,968	13,902	12,197	7,143	4,129	2,429	1,514	1,437	1,221	1,153	793	873	865
FRM 15	44,556	38,910	39,439	26,489	16,551	10,100	6,579	4,208	4,203	3,217	2,624	1,568	1,719
All Other	1,071	1,204	911	820	554	503	457	525	435	292	228	385	173
<b>Freddie Mac</b>													
FRM 30 (incl FRM 25 & 40)	104,794	88,119	91,082	67,141	48,302	34,494	24,887	27,156	22,303	15,850	12,477	13,481	11,150
FRM 20	12,965	10,918	10,484	7,186	4,002	1,931	1,224	1,295	1,118	875	634	513	507
FRM 15	30,781	26,146	27,201	18,369	11,310	7,510	5,287	4,953	4,416	2,768	2,101	1,446	1,415
All Other	3,438	3,148	3,060	2,244	1,554	926	899	1,039	759	516	407	357	249

Notes:

**Total Refinances**

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



## 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).

**Payment Deferral** - A home retention workout option that defers past-due principal and interest payments (and amounts advanced if applicable) as a non-interest bearing balance, due and payable at maturity of the mortgage loan, or earlier upon the sale or transfer of the property, refinance of the mortgage loan, or payoff of the interest-bearing UPB.

**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.

