



## **FORECLOSURE PREVENTION & REFINANCE REPORT**

**FEDERAL PROPERTY MANAGER'S REPORT**

**JULY 2023**



## July 2023 Highlights - Foreclosure Prevention

### The Enterprises' Foreclosure Prevention Actions:

- The Enterprises completed 13,772 foreclosure prevention actions in July, bringing the total to 6,832,243 since the start of the conservatorships in September 2008. Approximately 39 percent of these actions have been permanent loan modifications.
- There were 4,618 permanent loan modifications in July, bringing the total to 2,659,689 since the conservatorships began in September 2008.
- Approximately 77 percent of loan modifications in July involved extend term only. Modifications with principal forbearance accounted for 20 percent of all loan modifications during the month.
- The number of borrowers who received payment deferrals after completing a COVID-19 related forbearance plan decreased 13 percent from 6,078 in June to 5,264 in July 2023.
- Initiated forbearance plans decreased from 8,697 in June to 8,610 in July 2023. The total number of loans in forbearance also decreased from 54,109 at the end of June to 51,736 at the end of July, representing approximately 0.17 percent of the total loans serviced and 11 percent of the total delinquent loans.

### The Enterprises' Mortgage Performance:

- The 30-59 days delinquency rate increased to 0.84 percent while the serious delinquency rate remained unchanged at 0.55 percent at the end of July.

### The Enterprises' Foreclosures:

- Third-party and foreclosure sales decreased 9 percent to 1,209 while foreclosure starts increased 4 percent to 6,438 in July.

## July 2023 Highlights - Refinance Activities

- Total refinance volume decreased in July 2023 as mortgage rates increased in June. Mortgage rates rose in July: the average interest rate on a 30-year fixed rate mortgage increased to 6.84 percent from a June level of 6.71 percent.
- The percentage of borrowers refinancing into shorter term 15-year mortgages continued at 11 percent in July. The average interest rate savings of a 15-year mortgage over a 30-year mortgage has been higher in 2021 through 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 increased mortgage rates.

## Foreclosure Prevention Activities

<b>Completed</b> <i>(Number of loans)</i>	<b>Jun-23</b>	<b>Jul-23</b>
Loan Modifications*	4,827	4,618
Repayment Plans	1,095	1,229
Forbearance Plans	2,922	2,574
Charge-offs-in-lieu	52	36
Payment Deferral	6,078	5,264
<b>Home Retention Actions</b>	<b>14,974</b>	<b>13,721</b>
Short Sales	57	39
Deeds-in-lieu	16	12
<b>Home Forfeiture Actions</b>	<b>73</b>	<b>51</b>
<b>TOTAL</b>	<b>15,047</b>	<b>13,772</b>
<b>Inventory</b> <i>(Number of loans at period end)</i>		
Repayment Plans	8,048	8,251
Forbearance Plans	54,109	51,736

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

## Mortgage Performance *(at period end)*

<i>(Number of loans)</i>	<b>Jun-23</b>	<b>Jul-23</b>
30-59 Days Delinquent	252,579	260,623
60-plus-days Delinquent	221,822	226,385
Foreclosure Starts	6,190	6,438
Third-party & Foreclosure Sales	1,325	1,209
<i>(Percent of total loans serviced)</i>		
30-59 Days Delinquent	0.82%	0.84%
60-plus-days Delinquent	0.72%	0.73%
Seriously Delinquent*	0.55%	0.55%

\* 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>Jun-23</b>	<b>Jul-23</b>
Total Refinances	34,938	26,289

Source: FHFA (Fannie Mae and Freddie Mac)

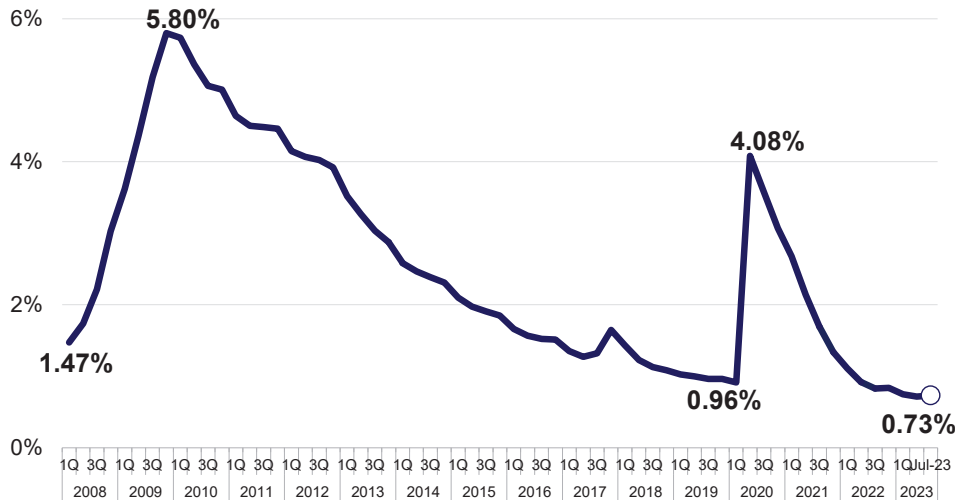


This is the monthly version of the Foreclosure Prevention and Refinance Report. FHFA produces monthly and quarterly versions of the Foreclosure Prevention and Refinance Report. In addition to the data provided in the monthly reports, the quarterly reports include the following information: benchmarking 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

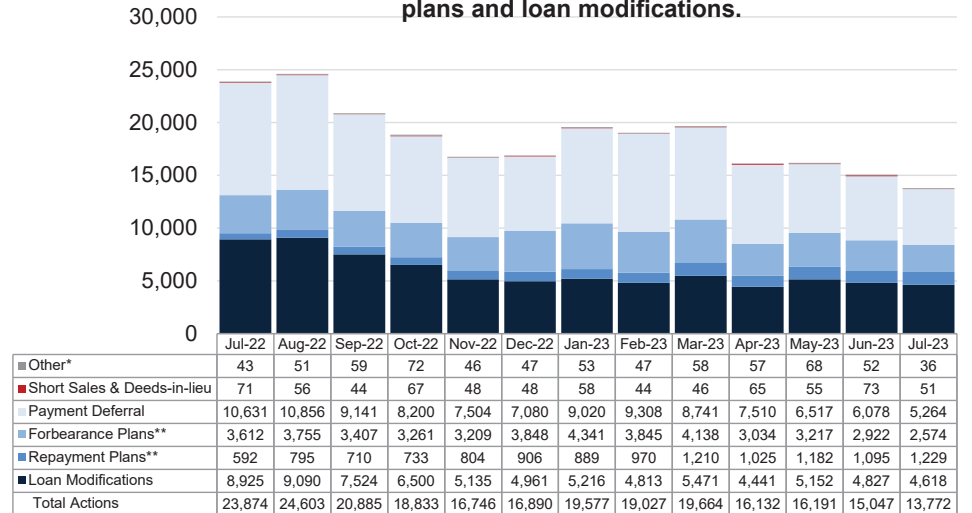
60-plus-days delinquency rate increased slightly in July.



Source: FHFA (Fannie Mae and Freddie Mac)

## Foreclosure Prevention Actions Completed

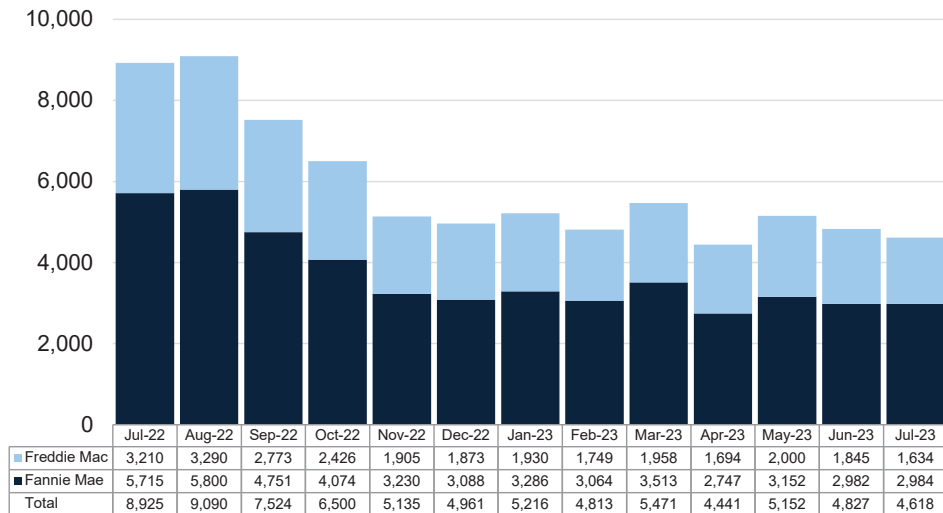
Foreclosure prevention actions decreased 8 percent in July primarily driven by the decrease in payment deferrals, forbearance plans and loan modifications.



Source: FHFA (Fannie Mae and Freddie Mac)

## Completed Loan Modifications

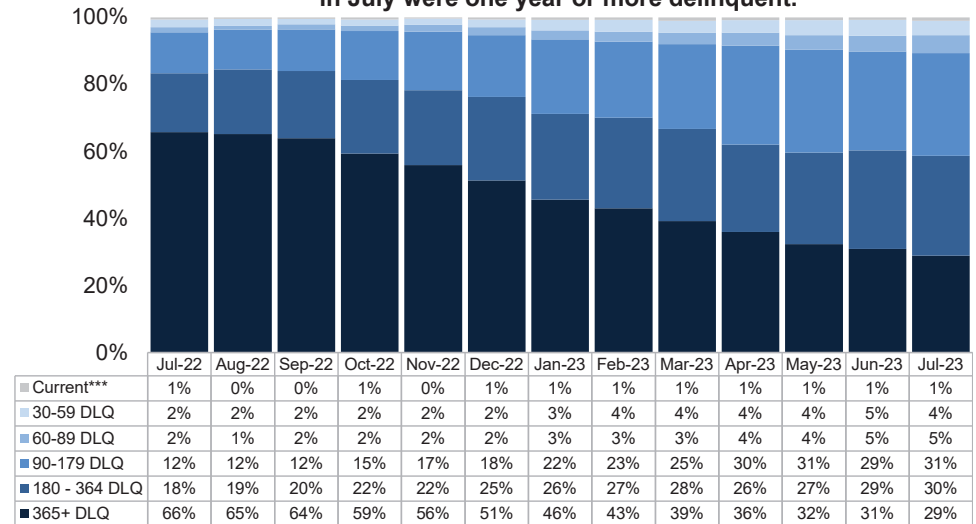
Loan modifications decreased 4 percent in July.



Source: FHFA (Fannie Mae and Freddie Mac)

## Loan Modifications by Delinquency Status

Approximately 29 percent of borrowers who received modification in July 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 6,832,243. Approximately 39 percent of these actions are permanent loan modifications.

	2020	2021	2022	YTD Jul-2023	Conservatorship to Date <sup>1</sup>
<b>Home Retention Actions</b>					
Repayment Plans	23,881	11,534	11,045	7,600	1,016,025
Forbearance Plans	675,194	206,908	61,281	24,071	1,236,835
Charge-offs-in-lieu	954	976	577	371	20,712
Payment Deferral	426,557	492,076	153,054	52,438	1,124,125
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>34,538</u>	<u>2,659,689</u>
<b>Total</b>	<b>1,177,470</b>	<b>773,905</b>	<b>347,731</b>	<b>119,018</b>	<b>6,127,564</b>
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales	2,936	1,585	608	290	606,406
Deeds-in-lieu	<u>881</u>	<u>535</u>	<u>216</u>	<u>102</u>	<u>98,273</u>
<b>Total</b>	<b>3,817</b>	<b>2,120</b>	<b>824</b>	<b>392</b>	<b>704,679</b>
<b>Total Foreclosure Prevention Actions</b>	<b>1,181,287</b>	<b>776,025</b>	<b>348,555</b>	<b>119,410</b>	<b>6,832,243</b>

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

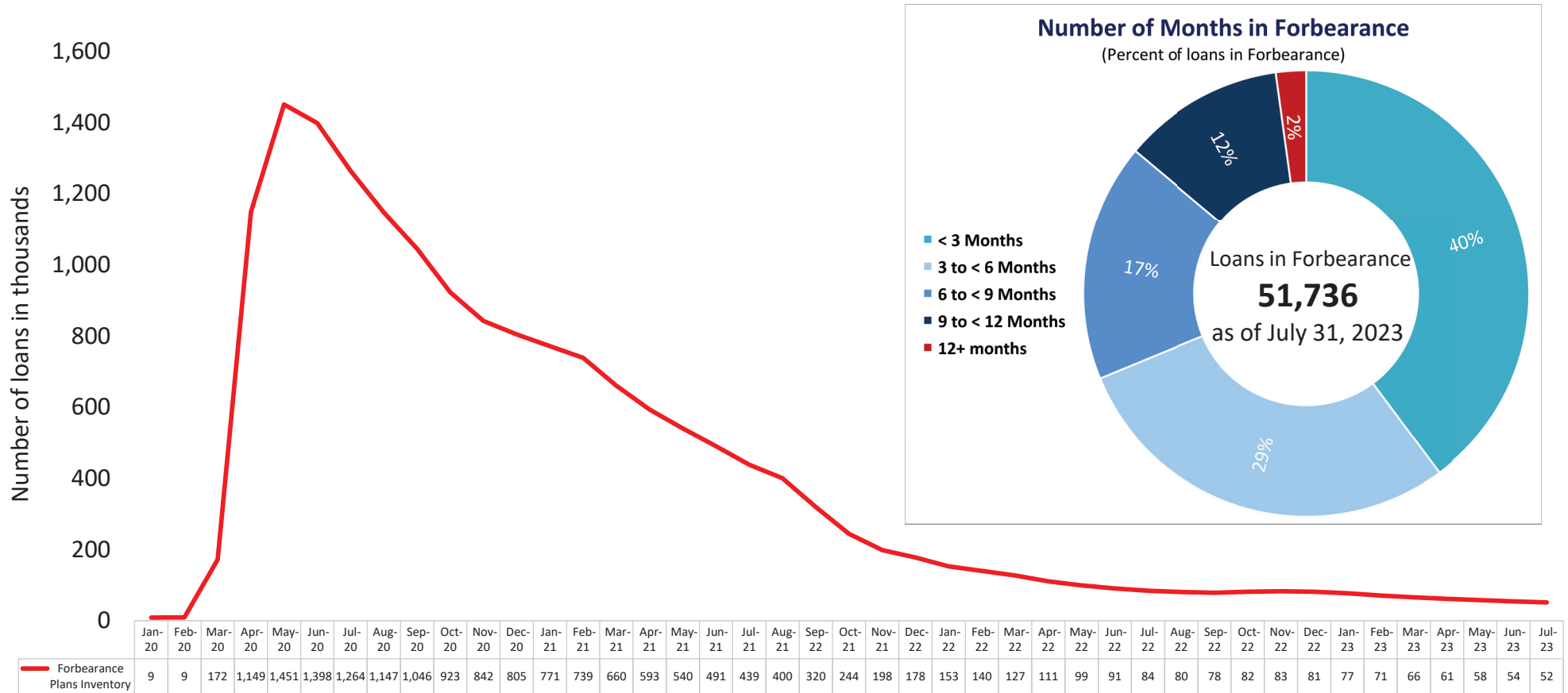
<sup>2</sup> Includes HAMP permanent modifications.

Source: FHFA (Fannie Mae and Freddie Mac)



## Forbearance Plans Inventory

The total number of loans in forbearance plans decreased in July but remained elevated compared with pre-pandemic levels. As of July 31, 2023, there were 51,736 loans in forbearance, representing approximately 0.17 percent of the Enterprises' single-family conventional book of business, down from 54,109 or 0.17 percent at the end of June. Approximately 2 percent of these loans have been in forbearance for more than 12 months.



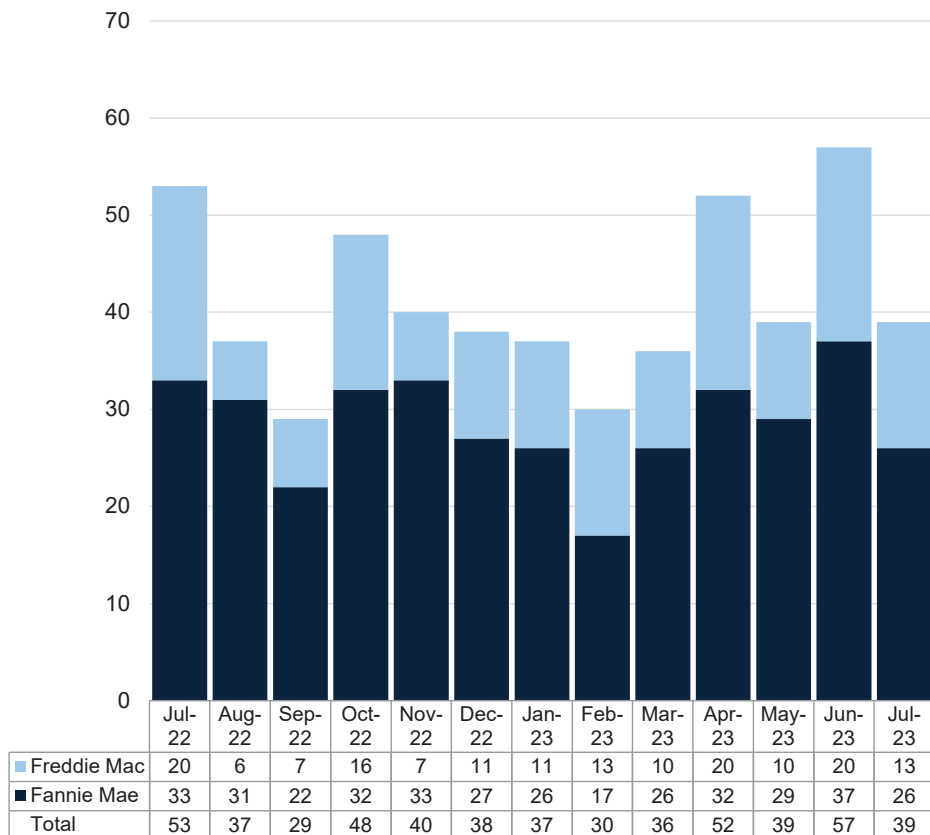
\* See page 10 for data on forbearance plans initiated and completed during the month and pages 15-17 for forbearance plans inventory by state.

Source: FHFA (Fannie Mae and Freddie Mac)



**Short Sales**

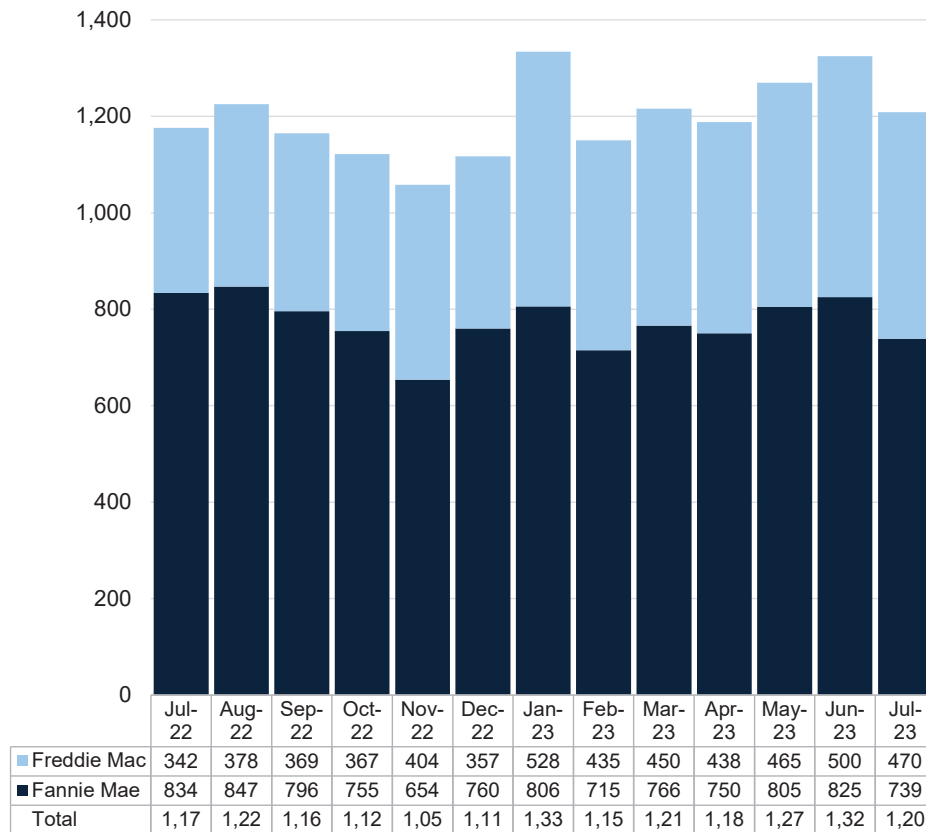
Completed short sales decreased 32 percent in July.



Source: FHFA (Fannie Mae and Freddie Mac)

**Foreclosure Sales and Third-party Sales**

Foreclosure and third-party sales decreased 9 percent in July.



Source: FHFA (Fannie Mae and Freddie Mac)



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

(# of loans in thousands)	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23
<b>Total Loans Serviced</b>	30,919	30,943	30,974	30,986	30,989	31,006	31,020	30,987	30,960	30,947	30,942	30,955	30,956
Original Credit Score >= 660	29,130	29,160	29,195	29,215	29,224	29,246	29,264	29,240	29,222	29,216	29,217	29,237	29,245
Original Credit Score < 660	1,790	1,783	1,779	1,771	1,765	1,760	1,757	1,747	1,739	1,731	1,725	1,718	1,712
<b>Total Delinquent Loans</b>	537	498	492	518	533	542	502	539	450	513	471	474	487
Original Credit Score >= 660	399	369	364	389	399	405	373	406	335	384	352	355	365
Original Credit Score < 660	137	128	128	129	134	137	129	133	114	129	119	120	123
<b>30 - 59 Days Delinquent</b>	260	235	235	264	275	282	247	290	218	282	247	253	261
Original Credit Score >= 660	196	177	176	203	210	214	185	223	165	213	187	191	197
Original Credit Score < 660	64	58	59	61	65	68	62	67	54	69	60	62	63
<b>60 - 89 Days Delinquent</b>	58	56	57	59	68	68	66	64	57	59	59	60	65
Original Credit Score >= 660	42	40	41	43	50	49	48	46	42	43	43	44	47
Original Credit Score < 660	16	16	16	16	18	19	18	17	15	16	16	16	18
<b>60-plus-days Delinquent</b>	276	263	257	254	257	260	255	249	231	232	225	222	226
Original Credit Score >= 660		192	188	186	189	191	187	183	171	171	166	164	167
Original Credit Score < 660	73	71	69	68	68	69	68	66	61	61	59	58	59

Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	1.74%	1.61%	1.59%	1.67%	1.72%	1.75%	1.62%	1.74%	1.45%	1.66%	1.52%	1.53%	1.57%
Original Credit Score >= 660	1.37%	1.27%	1.25%	1.33%	1.37%	1.38%	1.27%	1.39%	1.15%	1.31%	1.21%	1.21%	1.25%
Original Credit Score < 660	7.67%	7.19%	7.18%	7.30%	7.58%	7.78%	7.36%	7.61%	6.58%	7.48%	6.89%	6.96%	7.16%
<b>30 - 59 Days Delinquent</b>	0.84%	0.76%	0.76%	0.85%	0.89%	0.91%	0.80%	0.94%	0.71%	0.91%	0.80%	0.82%	0.84%
Original Credit Score >= 660	0.67%	0.61%	0.60%	0.69%	0.72%	0.73%	0.63%	0.76%	0.56%	0.73%	0.64%	0.65%	0.67%
Original Credit Score < 660	3.57%	3.24%	3.30%	3.45%	3.70%	3.85%	3.50%	3.85%	3.10%	3.96%	3.48%	3.59%	3.70%
<b>60 - 89 Days Delinquent</b>	0.19%	0.18%	0.19%	0.19%	0.22%	0.22%	0.21%	0.21%	0.18%	0.19%	0.19%	0.19%	0.21%
Original Credit Score >= 660	0.14%	0.14%	0.14%	0.15%	0.17%	0.17%	0.16%	0.16%	0.14%	0.15%	0.15%	0.15%	0.16%
Original Credit Score < 660	0.92%	0.90%	0.91%	0.93%	1.04%	1.06%	1.02%	0.99%	0.87%	0.93%	0.94%	0.94%	1.03%
<b>60-plus-days Delinquent</b>	0.89%	0.85%	0.83%	0.82%	0.83%	0.84%	0.82%	0.80%	0.75%	0.75%	0.73%	0.72%	0.73%
Original Credit Score >= 660	0.00%	0.66%	0.64%	0.64%	0.65%	0.65%	0.64%	0.63%	0.58%	0.58%	0.57%	0.56%	0.57%
Original Credit Score < 660	4.10%	3.95%	3.89%	3.85%	3.88%	3.93%	3.86%	3.77%	3.48%	3.52%	3.41%	3.37%	3.46%
<b>Serious Delinquency Rate</b>	0.75%	0.71%	0.68%	0.67%	0.65%	0.65%	0.65%	0.63%	0.60%	0.59%	0.57%	0.55%	0.55%
<b>In Bankruptcy</b>	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%	0.04%	0.05%	0.05%	0.05%	0.05%



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

(# of loans in thousands)	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23
<b>Total Loans Serviced</b>	17,696	17,673	17,673	17,671	17,662	17,655	17,651	17,622	17,600	17,591	17,574	17,565	17,554
Original Credit Score >= 660	16,618	16,602	16,606	16,611	16,607	16,604	16,604	16,582	16,565	16,561	16,549	16,544	16,538
Original Credit Score < 660	1,078	1,071	1,067	1,060	1,055	1,051	1,048	1,040	1,035	1,030	1,025	1,021	1,016
<b>Total Delinquent Loans</b>	328	302	299	311	320	326	302	321	267	308	280	280	286
Original Credit Score >= 660	241	220	218	229	236	240	221	239	197	227	207	206	211
Original Credit Score < 660	88	82	81	82	84	86	81	82	71	80	73	74	75
<b>30 - 59 Days Delinquent</b>	158	140	142	156	165	169	148	172	129	170	146	147	152
Original Credit Score >= 660	117	104	105	117	124	126	110	131	96	127	109	109	113
Original Credit Score < 660	41	36	37	38	41	42	39	42	33	43	37	38	38
<b>60 - 89 Days Delinquent</b>	36	34	35	36	41	41	40	38	34	36	36	36	39
Original Credit Score >= 660	25	24	25	26	29	29	28	27	25	26	26	26	28
Original Credit Score < 660	11	10	10	11	12	12	11	11	09	10	10	10	11
<b>60-plus-days Delinquent</b>	171	162	158	155	155	157	153	149	138	138	134	133	135
Original Credit Score >= 660	123	116	113	112	112	113	111	108	101	100	98	97	98
Original Credit Score < 660	47	45	44	43	43	43	42	41	37	38	36	36	37

Percent of Total Loans Serviced

<b>Total Delinquent Loans</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>	<b>1.82%</b>	<b>1.52%</b>	<b>1.75%</b>	<b>1.59%</b>	<b>1.59%</b>	<b>1.63%</b>
Original Credit Score >= 660	1.45%	1.33%	1.31%	1.38%	1.42%	1.44%	1.33%	1.44%	1.19%	1.37%	1.25%	1.24%	1.28%
Original Credit Score < 660	8.14%	7.63%	7.60%	7.71%	7.96%	8.17%	7.72%	7.92%	6.84%	7.80%	7.15%	7.23%	7.38%
<b>30 - 59 Days Delinquent</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>	<b>0.98%</b>	<b>0.74%</b>	<b>0.96%</b>	<b>0.83%</b>	<b>0.84%</b>	<b>0.86%</b>
Original Credit Score >= 660	0.70%	0.63%	0.63%	0.71%	0.75%	0.76%	0.66%	0.79%	0.58%	0.77%	0.66%	0.66%	0.68%
Original Credit Score < 660	3.77%	3.41%	3.46%	3.62%	3.89%	4.04%	3.68%	4.00%	3.23%	4.14%	3.59%	3.72%	3.78%
<b>60 - 89 Days Delinquent</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>	<b>0.22%</b>	<b>0.19%</b>	<b>0.20%</b>	<b>0.21%</b>	<b>0.21%</b>	<b>0.22%</b>
Original Credit Score >= 660	0.15%	0.14%	0.15%	0.15%	0.18%	0.18%	0.17%	0.16%	0.15%	0.15%	0.16%	0.16%	0.17%
Original Credit Score < 660	0.99%	0.97%	0.97%	1.00%	1.11%	1.13%	1.09%	1.04%	0.91%	0.99%	0.99%	0.98%	1.09%
<b>60-plus-days Delinquent</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>	<b>0.84%</b>	<b>0.78%</b>	<b>0.78%</b>	<b>0.76%</b>	<b>0.75%</b>	<b>0.77%</b>
Original Credit Score >= 660	0.74%	0.70%	0.68%	0.67%	0.68%	0.68%	0.67%	0.65%	0.61%	0.61%	0.59%	0.58%	0.59%
Original Credit Score < 660	4.37%	4.22%	4.14%	4.09%	4.06%	4.13%	4.04%	3.92%	3.61%	3.65%	3.56%	3.51%	3.60%
<b>Serious Delinquency Rate</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>0.62%</b>	<b>0.59%</b>	<b>0.58%</b>	<b>0.56%</b>	<b>0.55%</b>	<b>0.54%</b>
<b>In Bankruptcy</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>	<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)	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23
<b>Total Loans Serviced</b>	13,223	13,270	13,301	13,315	13,327	13,351	13,369	13,366	13,361	13,356	13,367	13,390	13,403
Original Credit Score >= 660	12,511	12,558	12,589	12,604	12,617	12,642	12,660	12,659	12,656	12,655	12,668	12,693	12,707
Original Credit Score < 660	712	713	712	711	710	710	709	707	704	702	700	698	696
<b>Total Delinquent Loans</b>	208	196	193	207	213	216	201	218	183	206	191	195	201
Original Credit Score >= 660	159	149	146	159	163	165	152	168	139	157	146	149	153
Original Credit Score < 660	49	47	47	48	50	51	48	51	44	49	46	46	48
<b>30 - 59 Days Delinquent</b>	102	94	93	108	111	113	99	118	89	112	101	106	109
Original Credit Score >= 660	79	73	72	85	86	88	76	92	69	86	77	82	84
Original Credit Score < 660	23	21	22	23	24	25	23	26	20	26	23	24	25
<b>60 - 89 Days Delinquent</b>	22	22	22	23	27	27	26	25	23	23	23	24	26
Original Credit Score >= 660	16	16	16	17	20	20	19	19	17	17	17	18	20
Original Credit Score < 660	06	06	06	06	07	07	06	07	06	06	06	06	07
<b>60-plus-days Delinquent</b>	106	101	99	98	102	103	102	100	94	94	90	89	92
Original Credit Score >= 660	80	76	74	74	77	77	76	75	70	70	68	67	69
Original Credit Score < 660	26	25	25	25	26	26	25	25	23	23	22	22	23

## Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	1.57%	1.48%	1.45%	1.55%	1.60%	1.62%	1.50%	1.63%	1.37%	1.54%	1.43%	1.46%	1.50%
Original Credit Score >= 660	1.27%	1.19%	1.16%	1.26%	1.29%	1.30%	1.20%	1.33%	1.10%	1.24%	1.15%	1.17%	1.21%
Original Credit Score < 660	6.95%	6.53%	6.56%	6.69%	7.01%	7.20%	6.83%	7.17%	6.20%	7.01%	6.53%	6.57%	6.83%
<b>30 - 59 Days Delinquent</b>	0.77%	0.71%	0.70%	0.81%	0.83%	0.85%	0.74%	0.88%	0.67%	0.84%	0.75%	0.79%	0.81%
Original Credit Score >= 660	0.63%	0.58%	0.57%	0.68%	0.68%	0.70%	0.60%	0.73%	0.54%	0.68%	0.61%	0.64%	0.66%
Original Credit Score < 660	3.25%	2.98%	3.05%	3.20%	3.41%	3.56%	3.24%	3.62%	2.90%	3.69%	3.33%	3.40%	3.59%
<b>60 - 89 Days Delinquent</b>	0.17%	0.16%	0.17%	0.17%	0.20%	0.20%	0.19%	0.19%	0.17%	0.18%	0.17%	0.18%	0.20%
Original Credit Score >= 660	0.13%	0.13%	0.13%	0.14%	0.16%	0.16%	0.15%	0.15%	0.13%	0.14%	0.14%	0.14%	0.15%
Original Credit Score < 660	0.81%	0.78%	0.81%	0.82%	0.93%	0.95%	0.91%	0.92%	0.81%	0.85%	0.86%	0.87%	0.95%
<b>60-plus-days Delinquent</b>	0.80%	0.76%	0.75%	0.74%	0.77%	0.77%	0.76%	0.75%	0.70%	0.70%	0.68%	0.67%	0.68%
Original Credit Score >= 660	0.64%	0.61%	0.59%	0.58%	0.61%	0.61%	0.60%	0.59%	0.56%	0.56%	0.54%	0.53%	0.54%
Original Credit Score < 660	3.70%	3.55%	3.51%	3.49%	3.60%	3.64%	3.59%	3.55%	3.30%	3.32%	3.20%	3.17%	3.25%
<b>Serious Delinquency Rate</b>	0.73%	0.70%	0.67%	0.66%	0.66%	0.66%	0.66%	0.65%	0.62%	0.61%	0.58%	0.56%	0.56%
<b>In Bankruptcy</b>	0.05%	0.04%	0.04%	0.04%	0.04%	0.04%	0.04%	0.04%	0.04%	0.04%	0.04%	0.05%	0.05%



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

	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	YTD 2023
<b>Inventory (at period end)</b>														
Repayment Plans	4,636	4,857	5,331	5,619	6,018	6,243	6,936	7,320	7,094	7,508	7,405	8,048	8,251	8,251
Forbearance Plans	84,385	80,494	78,432	81,556	83,123	81,173	76,963	70,637	65,757	61,317	57,858	54,109	51,736	51,736
<b>Starts</b>														
Repayment Plans <sup>2</sup>	1,684	1,808	2,050	1,993	2,173	2,325	2,691	2,463	2,233	2,390	2,493	2,990	2,920	18,180
Forbearance Plans <sup>2</sup>	13,453	14,664	13,739	18,432	15,190	13,986	12,776	11,183	10,790	9,220	9,821	8,697	8,610	71,097
<b>Completed</b>														
Repayment Plans <sup>2</sup>	592	795	710	733	804	906	889	970	1,210	1,025	1,182	1,095	1,229	7,600
Forbearance Plans <sup>2</sup>	3,612	3,755	3,407	3,261	3,209	3,848	4,341	3,845	4,138	3,034	3,217	2,922	2,574	24,071
Charge-offs-in-lieu	43	51	59	72	46	47	53	47	58	57	68	52	36	371
Payment Deferral	10,631	10,856	9,141	8,200	7,504	7,080	9,020	9,308	8,741	7,510	6,517	6,078	5,264	52,438
Loan Modifications	8,925	9,090	7,524	6,500	5,135	4,961	5,216	4,813	5,471	4,441	5,152	4,827	4,618	34,538
<b>Home Retention Actions</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>18,983</b>	<b>19,618</b>	<b>16,067</b>	<b>16,136</b>	<b>14,974</b>	<b>13,721</b>	<b>119,018</b>
Short Sales	53	37	29	48	40	38	37	30	36	52	39	57	39	290
Deeds-in-lieu	18	19	15	19	8	10	21	14	10	13	16	16	12	102
<b>Nonforeclosure - Home Forfeiture Actions</b>	<b>71</b>	<b>56</b>	<b>44</b>	<b>67</b>	<b>48</b>	<b>48</b>	<b>58</b>	<b>44</b>	<b>46</b>	<b>65</b>	<b>55</b>	<b>73</b>	<b>51</b>	<b>392</b>
<b>Total Foreclosure Prevention Actions</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>19,027</b>	<b>19,664</b>	<b>16,132</b>	<b>16,191</b>	<b>15,047</b>	<b>13,772</b>	<b>119,410</b>

Percent of Total Foreclosure Prevention Actions

Repayment Plans	2%	3%	3%	4%	5%	5%	5%	5%	6%	6%	7%	7%	9%	6%
Forbearance Plans	15%	15%	16%	17%	19%	23%	22%	20%	21%	19%	20%	19%	19%	20%
Charge-offs-in-lieu	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Payment Deferral	45%	44%	44%	44%	45%	42%	46%	49%	44%	47%	40%	40%	38%	44%
Loan Modifications	37%	37%	36%	35%	31%	29%	27%	25%	28%	28%	32%	32%	34%	29%
<b>Home Retention Actions</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>99.8%</b>	<b>99.8%</b>	<b>99.6%</b>	<b>99.7%</b>	<b>99.5%</b>	<b>99.6%</b>	<b>99.7%</b>
Short Sales	0.2%	0.2%	0.1%	0.3%	0.2%	0.2%	0.2%	0.2%	0.2%	0.3%	0.2%	0.4%	0.3%	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%	0.1%	0.1%	0.1%	0.1%
<b>Nonforeclosure - Home Forfeiture Actions</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>0.2%</b>	<b>0.2%</b>	<b>0.4%</b>	<b>0.3%</b>	<b>0.5%</b>	<b>0.4%</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

	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	YTD 2023
<b>Loan Modifications (# of loans)</b>	8,925	9,090	7,524	6,500	5,135	4,961	5,216	4,813	5,471	4,441	5,152	4,827	4,618	34,538
<b>Delinquency Status at Modification (% of loan mods)</b>														
Current <sup>1</sup>	1%	0%	0%	1%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%
30 - 59 days delinquent	2%	2%	2%	2%	2%	2%	3%	4%	4%	4%	4%	5%	4%	4%
60 - 89 days delinquent	2%	1%	2%	2%	2%	2%	3%	3%	3%	4%	4%	5%	5%	4%
90 - 179 days delinquent	12%	12%	12%	15%	17%	18%	22%	23%	25%	30%	31%	29%	31%	27%
180 - 364 days delinquent	18%	19%	20%	22%	22%	25%	26%	27%	28%	26%	27%	29%	30%	28%
365+ days delinquent	66%	65%	64%	59%	56%	51%	46%	43%	39%	36%	32%	31%	29%	37%
<b>MTMLTV at Modification (% of loan mods)</b>														
MTMLTV <= 80% <sup>2</sup>	97%	97%	97%	96%	96%	96%	95%	95%	94%	94%	94%	94%	95%	94%
80% < MTMLTV <= 100%	2%	2%	3%	4%	4%	4%	4%	5%	5%	5%	6%	5%	5%	5%
MTMLTV > 100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%
<b>Year of Origination (% of loan mods)</b>														
2004 & Prior	7%	6%	7%	7%	6%	7%	6%	6%	6%	7%	7%	6%	6%	6%
2005-2008	11%	10%	10%	10%	10%	11%	10%	10%	10%	9%	10%	9%	8%	10%
2009 & later	82%	83%	83%	83%	84%	83%	84%	83%	83%	84%	84%	85%	86%	84%
<b>Modification History (% of loan mods)</b>														
First time modification	84%	86%	86%	85%	85%	86%	86%	83%	85%	86%	85%	85%	84%	85%
Second time modification	11%	10%	10%	10%	10%	10%	10%	12%	11%	10%	10%	11%	11%	11%
Three plus time modification	5%	4%	4%	5%	4%	4%	4%	5%	4%	4%	5%	4%	4%	4%
<b>Property type (% of loan mods)</b>														
Primary residency	91%	92%	93%	92%	93%	94%	94%	94%	94%	95%	95%	96%	95%	95%
Second home	2%	2%	2%	2%	2%	1%	2%	2%	2%	2%	2%	1%	1%	2%
Investment	7%	6%	5%	6%	5%	5%	4%	4%	4%	4%	3%	3%	4%	4%
<b>Types of Modification (% of loan mods)</b>														
Extend Term Only	24%	32%	44%	57%	66%	70%	71%	73%	75%	77%	77%	77%	77%	75%
Reduce Rate Only	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	65%	58%	44%	31%	21%	18%	14%	11%	7%	5%	4%	3%	2%	7%
Reduce Rate, Extend Term and Forbear Principal <sup>3</sup>	11%	11%	11%	12%	13%	12%	15%	16%	17%	18%	19%	20%	20%	18%

<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

	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	YTD 2023
<b>Loan Modifications (# of loans)</b>	5,715	5,800	4,751	4,074	3,230	3,088	3,286	3,064	3,513	2,747	3,152	2,982	2,984	21,728
<b>Delinquency Status at Modification (% of loan mods)</b>														
Current <sup>1</sup>	0%	0%	0%	0%	0%	0%	0%	1%	1%	0%	0%	0%	1%	0%
30 - 59 days delinquent	1%	1%	1%	1%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%
60 - 89 days delinquent	1%	1%	1%	1%	2%	1%	2%	2%	2%	2%	2%	2%	3%	2%
90 - 179 days delinquent	12%	11%	13%	14%	18%	19%	23%	24%	26%	31%	33%	31%	31%	28%
180 - 364 days delinquent	17%	19%	20%	21%	22%	26%	27%	26%	28%	28%	29%	32%	33%	29%
365+ days delinquent	69%	68%	65%	62%	58%	54%	47%	46%	42%	38%	35%	34%	31%	39%
<b>MTMLTV at Modification (% of loan mods)</b>														
MTMLTV <= 80% <sup>2</sup>	97%	97%	97%	96%	96%	96%	95%	94%	94%	95%	93%	95%	94%	95%
80% < MTMLTV <= 100%	2%	2%	3%	3%	3%	4%	4%	5%	5%	5%	6%	5%	5%	5%
MTMLTV > 100%	0%	0%	0%	0%	0%	0%	1%	0%	1%	0%	1%	1%	0%	0%
<b>Year of Origination (% of loan mods)</b>														
2004 & Prior	7%	7%	7%	8%	7%	8%	6%	7%	7%	7%	7%	6%	6%	7%
2005-2008	12%	11%	10%	11%	10%	11%	11%	11%	11%	10%	9%	11%	9%	10%
2009 & later	81%	82%	83%	81%	83%	82%	84%	82%	82%	83%	83%	83%	85%	83%
<b>Modification History (% of loan mods)</b>														
First time modification	81%	84%	84%	81%	83%	84%	83%	80%	82%	82%	82%	82%	81%	82%
Second time modification	13%	12%	12%	13%	12%	12%	12%	14%	13%	13%	12%	12%	14%	13%
Three plus time modification	6%	5%	5%	6%	5%	5%	5%	6%	5%	5%	6%	5%	5%	5%
<b>Property type (% of loan mods)</b>														
Primary residency	91%	91%	92%	92%	93%	94%	94%	94%	94%	95%	95%	95%	95%	94%
Second home	2%	2%	2%	2%	2%	1%	2%	2%	2%	2%	2%	1%	2%	2%
Investment	7%	7%	6%	6%	5%	5%	4%	4%	4%	4%	3%	3%	4%	4%
<b>Types of Modification (% of loan mods)</b>														
Extend Term Only	23%	29%	40%	51%	62%	65%	68%	68%	71%	74%	74%	74%	72%	71%
Reduce Rate Only	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	64%	58%	45%	33%	22%	19%	15%	11%	8%	5%	3%	3%	2%	7%
Reduce Rate, Extend Term and Forbear Principal <sup>3</sup>	12%	13%	14%	15%	16%	15%	16%	20%	21%	21%	23%	23%	25%	21%

<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

	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	YTD 2023
<b>Loan Modifications (# of loans)</b>	3,210	3,290	2,773	2,426	1,905	1,873	1,930	1,749	1,958	1,694	2,000	1,845	1,634	12,810
<b>Delinquency Status at Modification (% of loan mods)</b>														
Current	1%	1%	1%	1%	0%	1%	1%	1%	2%	1%	1%	2%	2%	1%
30 - 59 days delinquent	5%	5%	3%	4%	4%	5%	7%	8%	8%	8%	10%	12%	10%	9%
60 - 89 days delinquent	2%	2%	2%	2%	3%	5%	5%	5%	6%	7%	9%	9%	10%	7%
90 - 179 days delinquent	12%	13%	12%	16%	17%	18%	21%	20%	23%	28%	28%	27%	29%	25%
180 - 364 days delinquent	18%	19%	20%	23%	23%	24%	24%	28%	27%	23%	24%	25%	24%	25%
365+ days delinquent	61%	61%	62%	54%	53%	48%	42%	37%	34%	32%	28%	26%	24%	32%
<b>MTMLTV at Modification (% of loan mods)</b>														
MTMLTV <= 80%	97%	97%	96%	95%	95%	95%	95%	95%	95%	93%	94%	93%	95%	94%
80% < MTMLTV <= 100%	3%	3%	3%	4%	4%	4%	5%	5%	5%	6%	6%	7%	5%	6%
MTMLTV > 100%	0%	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%	6%	4%	5%	7%	5%	6%	4%	5%
2005-2008	10%	9%	10%	8%	10%	10%	10%	10%	9%	8%	10%	7%	7%	9%
2009 & later	84%	86%	84%	86%	84%	84%	84%	86%	86%	85%	85%	87%	89%	86%
<b>Modification History (% of loan mods)</b>														
First time modification	90%	91%	90%	91%	90%	90%	91%	89%	89%	91%	90%	90%	90%	90%
Second time modification	8%	7%	8%	6%	7%	7%	6%	8%	8%	7%	7%	8%	7%	7%
Three plus time modification	3%	2%	2%	2%	3%	3%	2%	2%	3%	2%	3%	2%	3%	2%
<b>Property type (% of loan mods)</b>														
Primary residency	92%	92%	93%	93%	93%	94%	94%	95%	94%	95%	95%	96%	96%	95%
Second home	2%	2%	2%	1%	2%	2%	2%	1%	2%	1%	2%	1%	1%	2%
Investment	6%	6%	5%	6%	5%	4%	5%	4%	5%	3%	3%	3%	3%	4%
<b>Types of Modification (% of loan mods)</b>														
Extend Term Only	25%	37%	51%	66%	74%	79%	77%	81%	82%	82%	83%	82%	86%	82%
Reduce Rate Only	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	67%	56%	42%	27%	19%	15%	10%	9%	7%	5%	4%	3%	2%	6%
Reduce Rate, Extend Term and Forbear Principal <sup>1</sup>	8%	7%	7%	7%	7%	6%	12%	9%	11%	13%	14%	14%	12%	12%

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





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

	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	YTD 2023
Short Sales	53	37	29	48	40	38	37	30	36	52	39	57	39	290
Deeds-in-lieu	18	19	15	19	8	10	21	14	10	13	16	16	12	102
Nonforeclosure - Home Forfeiture Actions <sup>1</sup>	71	56	44	67	48	48	58	44	46	65	55	73	51	392
Third-party Sales	554	572	541	507	515	561	654	655	704	663	755	738	673	4,842
Foreclosure Sales	622	593	684	615	543	556	680	495	512	525	515	587	536	3,850
Third-party & Foreclosure Sales	1,176	1,165	1,225	1,122	1,058	1,117	1,334	1,150	1,216	1,188	1,270	1,325	1,209	8,692
Foreclosure Starts	5,424	6,248	5,655	6,192	6,201	6,300	6,367	6,710	6,732	5,604	6,125	6,190	6,438	44,166

## Top Five Reasons for Delinquency

National emergency declaration			61%	59%	58%	55%	53%	51%	50%	48%	47%	44%	38%
Curtailement of Income	9%	9%	9%	9%	10%	10%	11%	12%	12%	13%	13%	14%	16%
Excessive obligations	6%	6%	7%	7%	7%	7%	8%	8%	9%	9%	10%	10%	11%
Illness of principal mortgagor or family member	2%	3%	3%	3%	3%	3%	4%	4%	4%	4%	4%	5%	5%
Unemployment	2%	2%	3%	3%	3%	3%	4%	4%	4%	5%	5%	6%	6%

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



Enterprises Single-Family Forbearance Loans - As of July 31, 2023

State	Loans in Forbearance Plan					Total
	30-89 Days	90-179 Days	180-269 Days	270-364 Days	365+ Days	
AK	20	21	13	6	5	65
AL	188	152	65	45	11	461
AR	116	88	41	28	7	280
AZ	709	517	326	193	26	1,771
CA	2,766	2,316	1,397	933	152	7,564
CO	475	337	194	134	23	1,163
CT	157	142	78	70	11	458
DC	70	47	29	25	3	174
DE	64	44	31	20	1	160
FL	1,828	1,325	839	830	76	4,898
GA	826	563	335	213	44	1,981
HI	56	34	20	16	2	128
IA	151	79	53	37	5	325
ID	127	82	52	33	5	299
IL	919	691	426	263	47	2,346
IN	374	240	156	84	10	864
KS	114	91	62	37	12	316
KY	161	92	64	53	20	390
LA	287	192	85	63	10	637
MA	376	295	169	87	12	939
MD	457	336	233	149	28	1,203
ME	40	35	17	17	3	112
MI	550	414	270	158	36	1,428
MN	460	346	203	108	25	1,142
MO	332	240	150	86	13	821
MS	114	65	38	24	9	250
MT	47	40	17	12	-	116
NC	501	333	168	125	23	1,150
ND	27	7	10	4	-	48
NE	110	66	40	32	3	251
NH	76	64	28	24	3	195
NJ	594	422	281	178	34	1,509
NM	84	61	38	24	7	214
NV	328	216	164	98	16	822
NY	800	578	354	258	57	2,047
OH	573	368	234	127	107	1,409
OK	176	128	73	59	13	449
OR	303	240	165	103	19	830
PA	581	433	231	173	26	1,444
RI	60	30	23	12	1	126
SC	268	195	116	71	11	661
SD	30	18	6	5	2	61
TN	327	233	116	84	21	781
TX	2,279	1,543	776	520	97	5,215
UT	282	240	179	116	11	828
VA	403	321	160	114	20	1,018
VT	30	24	14	5	1	74
WA	532	405	304	124	29	1,394
WI	242	146	64	59	13	524
WV	58	31	16	12	6	123
WY	30	33	9	9	4	85
Other <sup>1</sup>	134	15	15	20	3	187
<b>Total</b>	<b>20,612</b>	<b>14,974</b>	<b>8,947</b>	<b>6,080</b>	<b>1,123</b>	<b>51,736</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 July 31, 2023

State	Loans in Forbearance Plan					Total
	30-89 Days	90-179 Days	180-269 Days	270-364 Days	365+ Days	
AK	14	11	5	6	2	38
AL	131	85	33	27	6	282
AR	83	47	24	12	4	170
AZ	467	266	202	115	14	1,064
CA	1,953	1,326	838	595	80	4,792
CO	322	176	111	71	13	693
CT	106	66	37	38	3	250
DC	53	30	19	11	-	113
DE	40	29	13	12	-	94
FL	1,271	762	509	515	38	3,095
GA	556	289	172	125	18	1,160
HI	46	22	12	10	2	92
IA	98	35	28	26	2	189
ID	88	52	31	20	4	195
IL	616	417	245	159	26	1,463
IN	242	129	93	40	5	509
KS	73	41	32	23	8	177
KY	107	47	29	21	15	219
LA	197	102	48	36	5	388
MA	251	161	109	62	3	586
MD	311	196	148	89	15	759
ME	21	17	10	10	1	59
MI	341	203	149	101	11	805
MN	298	209	126	70	15	718
MO	198	117	79	37	6	437
MS	77	36	26	16	6	161
MT	29	26	13	8	-	76
NC	333	184	90	77	12	696
ND	14	4	2	2	-	22
NE	75	40	26	25	1	167
NH	54	28	14	11	-	107
NJ	390	252	156	95	16	909
NM	61	34	29	9	5	138
NV	243	142	103	65	10	563
NY	541	311	205	156	36	1,249
OH	370	208	136	75	91	880
OK	123	70	45	35	3	276
OR	204	124	94	56	12	490
PA	388	249	129	97	6	869
RI	39	19	13	10	-	81
SC	167	109	68	41	7	392
SD	18	12	3	3	1	37
TN	214	130	63	38	10	455
TX	1,550	906	471	318	49	3,294
UT	174	130	83	64	5	456
VA	241	176	70	58	11	556
VT	20	14	10	5	1	50
WA	357	239	169	71	9	845
WI	165	76	31	41	11	324
WV	39	22	8	9	4	82
WY	21	22	5	6	2	56
Other <sup>1</sup>	56	14	9	10	2	91
<b>Total</b>	<b>13,846</b>	<b>8,412</b>	<b>5,173</b>	<b>3,632</b>	<b>606</b>	<b>31,669</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 July 31, 2023

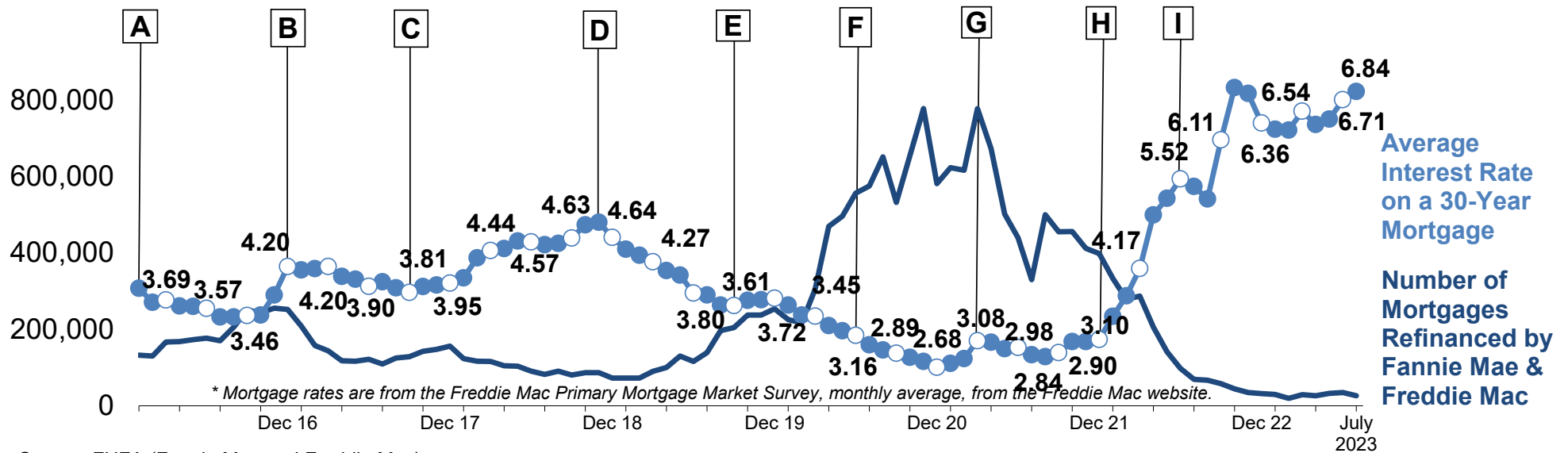
State	Loans in Forbearance Plan					Total
	30-89 Days	90-179 Days	180-269 Days	270-364 Days	365+ Days	
AK	6	10	8	-	3	27
AL	57	67	32	18	5	179
AR	33	41	17	16	3	110
AZ	242	251	124	78	12	707
CA	813	990	559	338	72	2,772
CO	153	161	83	63	10	470
CT	51	76	41	32	8	208
DC	17	17	10	14	3	61
DE	24	15	18	8	1	66
FL	557	563	330	315	38	1,803
GA	270	274	163	88	26	821
HI	10	12	8	6	-	36
IA	53	44	25	11	3	136
ID	39	30	21	13	1	104
IL	303	274	181	104	21	883
IN	132	111	63	44	5	355
KS	41	50	30	14	4	139
KY	54	45	35	32	5	171
LA	90	90	37	27	5	249
MA	125	134	60	25	9	353
MD	146	140	85	60	13	444
ME	19	18	7	7	2	53
MI	209	211	121	57	25	623
MN	162	137	77	38	10	424
MO	134	123	71	49	7	384
MS	37	29	12	8	3	89
MT	18	14	4	4	-	40
NC	168	149	78	48	11	454
ND	13	3	8	2	-	26
NE	35	26	14	7	2	84
NH	22	36	14	13	3	88
NJ	204	170	125	83	18	600
NM	23	27	9	15	2	76
NV	85	74	61	33	6	259
NY	259	267	149	102	21	798
OH	203	160	98	52	16	529
OK	53	58	28	24	10	173
OR	99	116	71	47	7	340
PA	193	184	102	76	20	575
RI	21	11	10	2	1	45
SC	101	86	48	30	4	269
SD	12	6	3	2	1	24
TN	113	103	53	46	11	326
TX	729	637	305	202	48	1,921
UT	108	110	96	52	6	372
VA	162	145	90	56	9	462
VT	10	10	4	-	-	24
WA	175	166	135	53	20	549
WI	77	70	33	18	2	200
WV	19	9	8	3	2	41
WY	9	11	4	3	2	29
Other <sup>1</sup>	78	1	6	10	1	96
<b>Total</b>	<b>6,766</b>	<b>6,562</b>	<b>3,774</b>	<b>2,448</b>	<b>517</b>	<b>20,067</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 July 2023 as mortgage rates increased in June. Mortgage rates rose in July: the average interest rate on a 30-year fixed rate mortgage increased to 6.84 percent from a June level of 6.71 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 the Federal Reserve enacted a 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.

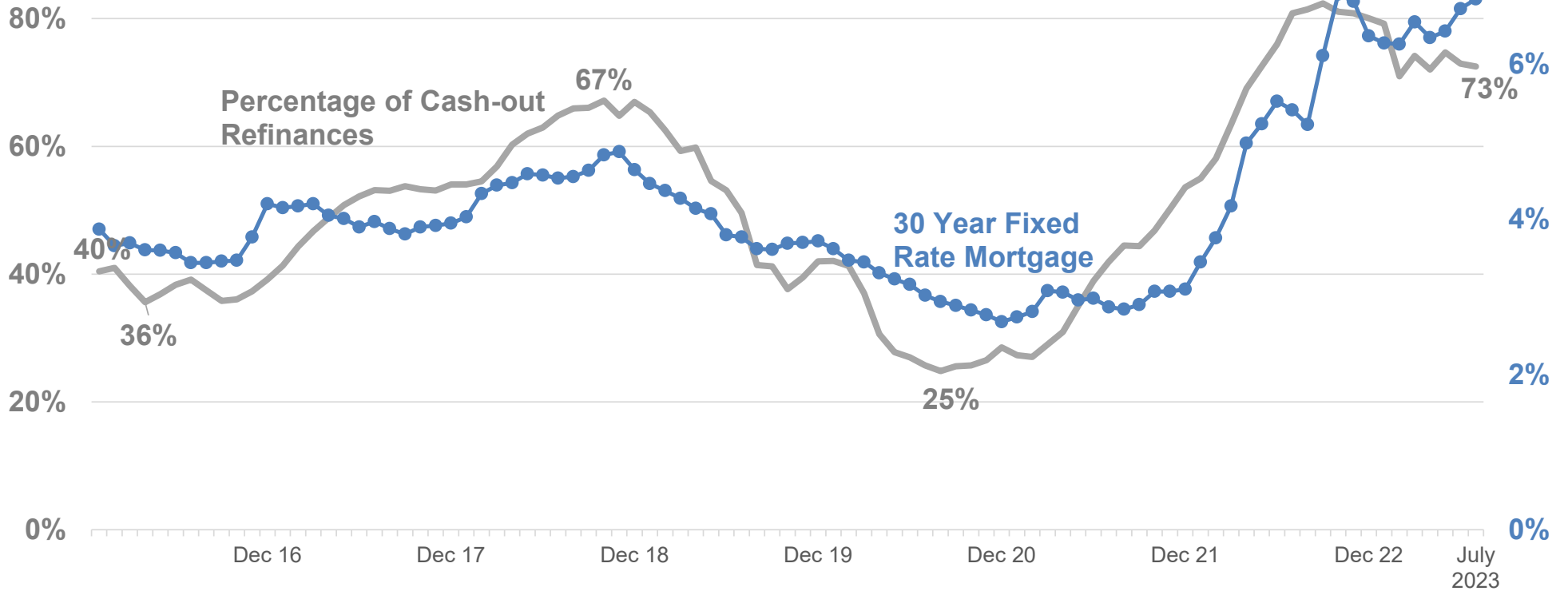
I - Mortgage rates continued to rise amid a series of increases to the target Federal Funds rate in response to continued signs of inflation.





The percentage of cash-out refinances continued at 73 percent in July remaining in a range of 71 to 74 percent over the last six months. Higher mortgage rates have reduced 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**

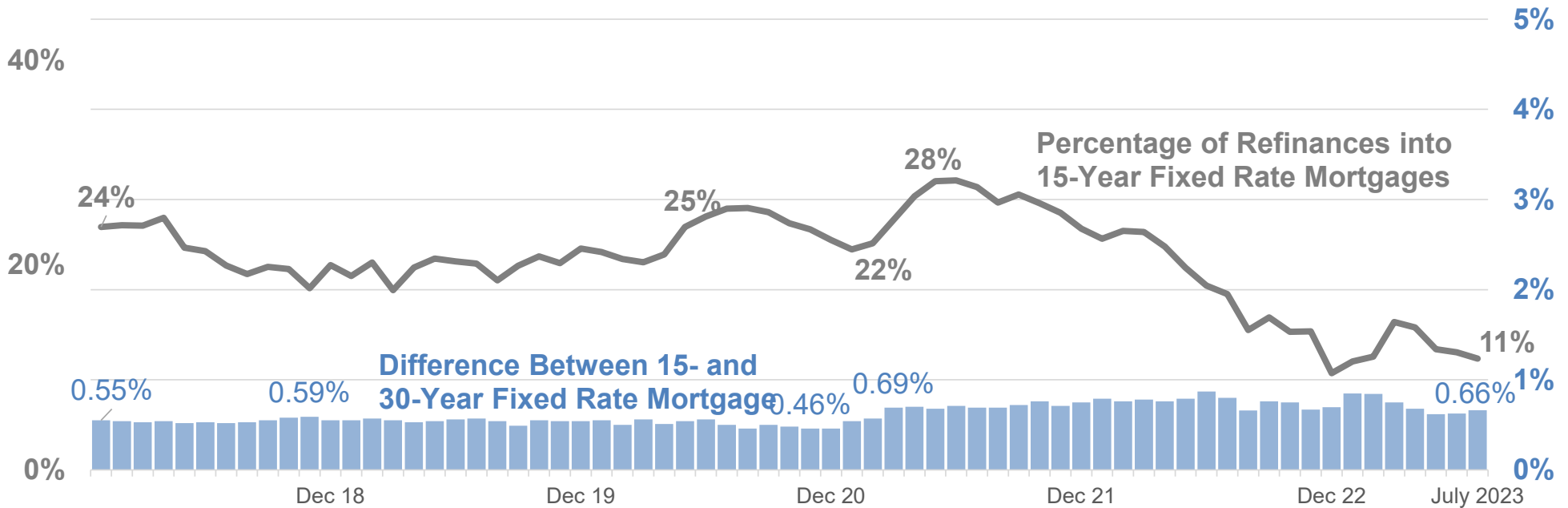


Source: FHFA (Fannie Mae and Freddie Mac). Mortgage rates are from the Freddie Mac Primary Mortgage Market Survey, monthly average, from the Freddie Mac website.



The percentage of borrowers refinancing into shorter term 15-year mortgages continued at 11 percent in July. The average interest rate savings of a 15-year mortgage over a 30-year mortgage has been higher in 2021 through 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 increased 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)

	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23
<b>Total Refinances</b>													
Fannie Mae	36,868	32,656	29,329	24,386	19,324	16,116	16,293	11,169	17,584	16,132	18,408	19,292	14,500
Freddie Mac	32,297	34,443	28,596	20,009	15,619	15,797	13,321	8,356	11,722	10,171	14,303	15,646	11,789
Total	69,165	67,099	57,925	44,395	34,943	31,913	29,614	19,525	29,306	26,303	32,711	34,938	26,289
<b>Fannie Mae</b>													
FRM 30 (incl FRM 25 & 40)	28,318	26,486	23,470	19,724	15,679	13,290	13,536	9,297	13,892	13,041	15,057	15,904	12,146
FRM 20	1,514	1,437	1,221	1,153	793	873	865	575	970	877	1,041	1,011	728
FRM 15	6,579	4,208	4,203	3,217	2,624	1,568	1,719	1,199	2,577	2,113	2,213	2,277	1,545
All Other	457	525	435	292	228	385	173	98	145	101	97	100	81
<b>Freddie Mac</b>													
FRM 30 (incl FRM 25 & 40)	24,887	27,156	22,303	15,850	12,477	13,481	11,150	6,982	9,395	7,902	11,839	12,868	9,738
FRM 20	1,224	1,295	1,118	875	634	513	507	248	440	512	646	793	578
FRM 15	5,287	4,953	4,416	2,768	2,101	1,446	1,415	960	1,657	1,547	1,639	1,736	1,311
All Other	899	1,039	759	516	407	357	249	166	230	210	179	249	162

#### 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.