



## **FORECLOSURE PREVENTION & REFINANCE REPORT**

**FEDERAL PROPERTY MANAGER'S REPORT**

**SECOND QUARTER 2024**



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**7.004 million** troubled homeowners helped during conservatorships

**32%** of loan modifications in 2Q24 reduced borrowers' monthly payments by over 20%

Serious delinquency rate decreased to **0.49%** at the end of 2Q24

REO inventory decreased **9.2%** in the 2Q24

## 2Q24 Highlights -- Foreclosure Prevention

### The Enterprises' Foreclosure Prevention Actions:

- The Enterprises completed 46,378 foreclosure prevention actions in the second quarter of 2024, bringing the total to 7,004,262 since the start of conservatorships in September 2008. Of these actions, 6,299,035 have helped troubled homeowners stay in their homes, including 2,714,851 permanent loan modifications.
- Initiated forbearance plans decreased to 20,557 in the second quarter from 21,050 in the first quarter of 2024. The total number of loans in forbearance at the end of the quarter was 31,827, representing approximately 0.10 percent of the total loans serviced and 5.9 percent of the total delinquent loans.
- Twenty four percent of modifications in the second quarter of 2024 were modifications with principal forbearance. Modifications that include extend-term only accounted for 76 percent of all loan modifications during the quarter.
- There were 170 completed short sales and deeds-in-lieu during the quarter, bringing the total to 705,227 since the conservatorships began in September 2008.

### The Enterprises' Mortgage Performance:

- The 60+ days delinquency rate remained unchanged at 0.70 percent at the end of the second quarter compared to the end of the first quarter of 2024.
- The Enterprises' serious (90 days or more) delinquency rate declined to 0.49 percent at the end of the second quarter of 2024. This compared with 3.17 percent for Federal Housing Administration (FHA) loans, 2.07 percent for Veterans Affairs (VA) loans, and 1.43 percent for all loans (industry average).

### The Enterprises' Foreclosures:

- Foreclosure starts fell 7.0 percent to 17,339 while third-party and foreclosure sales also declined 7.4 percent to 2,944 in the second quarter of 2024.

For an interactive online map that provides state data, click on the following link: [Fannie Mae and Freddie Mac State Borrower Assistance Map](#)

## 2Q24 Highlights -- Refinance Activities

- Total refinance volume increased in the second quarter of 2024 as mortgage rates remained below the elevated levels observed in late 2023. Mortgage rates rose in the second quarter of 2024: the average interest rate on a 30-year fixed rate mortgage increased to 6.92 percent.
- The percentage of cash-out refinances increased to 75 percent in June after rising as high as 82 percent over the last three years. Higher mortgage rates have reduced the opportunities for non cashout borrowers to refinance at lower rates and lower their monthly payments.

## Foreclosure Prevention Activities

(Number of loans)	1Q24	2Q24
<b>Completed Actions</b>		
Loan Modifications *	15,689	16,970
Repayment Plans	4,486	4,700
Forbearance Plans	6,531	5,130
Charge-offs-in-lieu	718	179
Payment Deferral	24,588	19,229
<b>Home Retention Actions</b>	<b>52,012</b>	<b>46,208</b>
Short Sales	113	128
Deeds-in-lieu	29	42
<b>Home Forfeiture Actions</b>	<b>142</b>	<b>170</b>
<b>TOTAL</b>	<b>52,154</b>	<b>46,378</b>
<b>Inventory</b> (Number of loans at period end)		
Repayment Plans	10,116	9,933
Forbearance Plans	34,348	31,827

\* Includes HAMP permanent modifications

Source: FHFA (Fannie Mae and Freddie Mac)

## Mortgage Performance (at period end)

(Number of loans)	1Q24	2Q24
30-59 Days Delinquent	280,906	326,462
60-plus-days Delinquent	218,010	215,289
Seriously Delinquent*	161,326	153,161
Foreclosure Starts	18,643	17,339
Third-party & Foreclosure Sales	3,178	2,944
REO Inventory	10,404	9,450

(Percent of total loans serviced)

30-59 Days Delinquent	0.91%	1.06%
60-plus-days Delinquent	0.70%	0.70%
Seriously Delinquent*	0.51%	0.49%

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

Source: FHFA (Fannie Mae and Freddie Mac)

## Refinance Activities

(Number of loans)	1Q24	2Q24
Total Refinances	69,877	89,571

Source: FHFA (Fannie Mae and Freddie Mac)

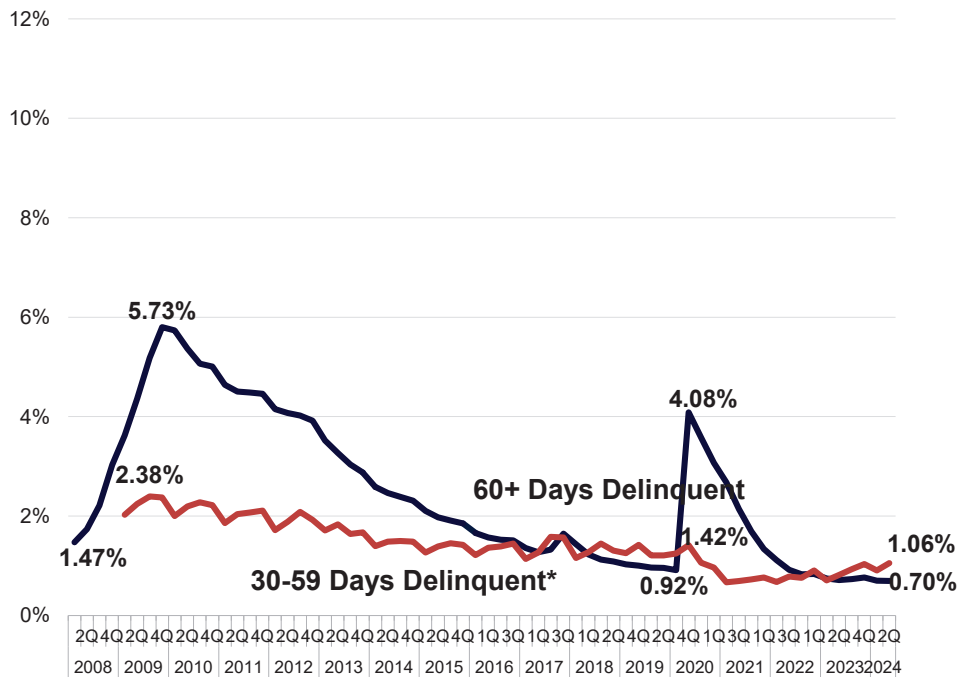
This is the quarterly version of the Foreclosure Prevention and Refinance Report. FHFA produces monthly and quarterly versions of the Foreclosure Prevention and Refinance Report. In addition to the data provided in the monthly reports, the quarterly reports include the following information: benchmarking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



## Mortgage Performance

The percentage of the Enterprises' loans that are 30-59 days delinquent increased to 1.06 percent while the 60+ days delinquency rate remained unchanged at 0.70 percent at the end of the second quarter of 2024. However, the Enterprises' serious delinquency rate decreased to 0.49 percent at the end of the quarter. This compared with 3.17 percent for Federal Housing Administration (FHA) loans, 2.07 percent for Veterans Affairs (VA) loans, and 1.43 percent for all loans (industry average).

Enterprises' Delinquency Rates

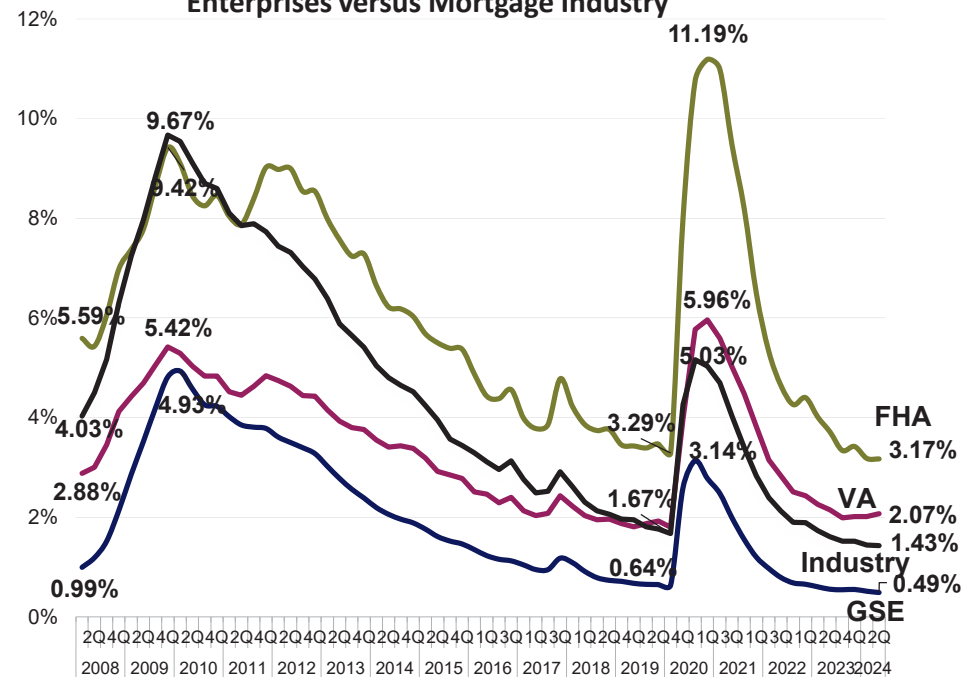


Source: FHFA (Fannie Mae and Freddie Mac)

\*2008 data not available.

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

Serious Delinquency Rates\*\*  
Enterprises versus Mortgage Industry



Source: FHFA (Fannie Mae and Freddie Mac); Mortgage Bankers Association



## Foreclosure Prevention Activity: All Actions Completed

The Enterprises completed 98,532 foreclosure prevention actions in the first half of 2024, bringing the total to 7,004,262 since the start of conservatorships in September 2008. Of these actions, 2,714,851 have been permanent loan modifications, and 3,584,184 actions have been other forms of assistance that allowed troubled homeowners to stay in their homes. In addition, 705,227 of the actions have been short sales and deeds-in-lieu which resulted in borrowers leaving their homes without going through the foreclosure process.

	2021	2022	2023	YTD Jun-2024	Conservatorship to Date <sup>1</sup>
<b>Home Retention Actions</b>					
Repayment Plans	11,534	11,045	13,977	9,186	1,031,588
Forbearance Plans	206,908	61,281	36,263	11,661	1,260,688
Charge-offs-in-lieu	976	577	630	897	21,868
HomeSaver Advance ( <i>Fannie Mae</i> )	-	-	-	-	70,178
Payment Deferral	492,076	153,054	84,358	43,817	1,199,862
Loan Modifications <sup>2</sup>	<u>62,411</u>	<u>121,774</u>	<u>57,041</u>	<u>32,659</u>	<u>2,714,851</u>
<b>Total</b>	<b>773,905</b>	<b>347,731</b>	<b>192,269</b>	<b>98,220</b>	<b>6,299,035</b>
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales	1,585	608	472	241	606,829
Deeds-in-lieu	<u>535</u>	<u>216</u>	<u>156</u>	<u>71</u>	<u>98,398</u>
<b>Total</b>	<b>2,120</b>	<b>824</b>	<b>628</b>	<b>312</b>	<b>705,227</b>
<b>Total Foreclosure Prevention Actions</b>	<b>776,025</b>	<b>348,555</b>	<b>192,897</b>	<b>98,532</b>	<b>7,004,262</b>

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

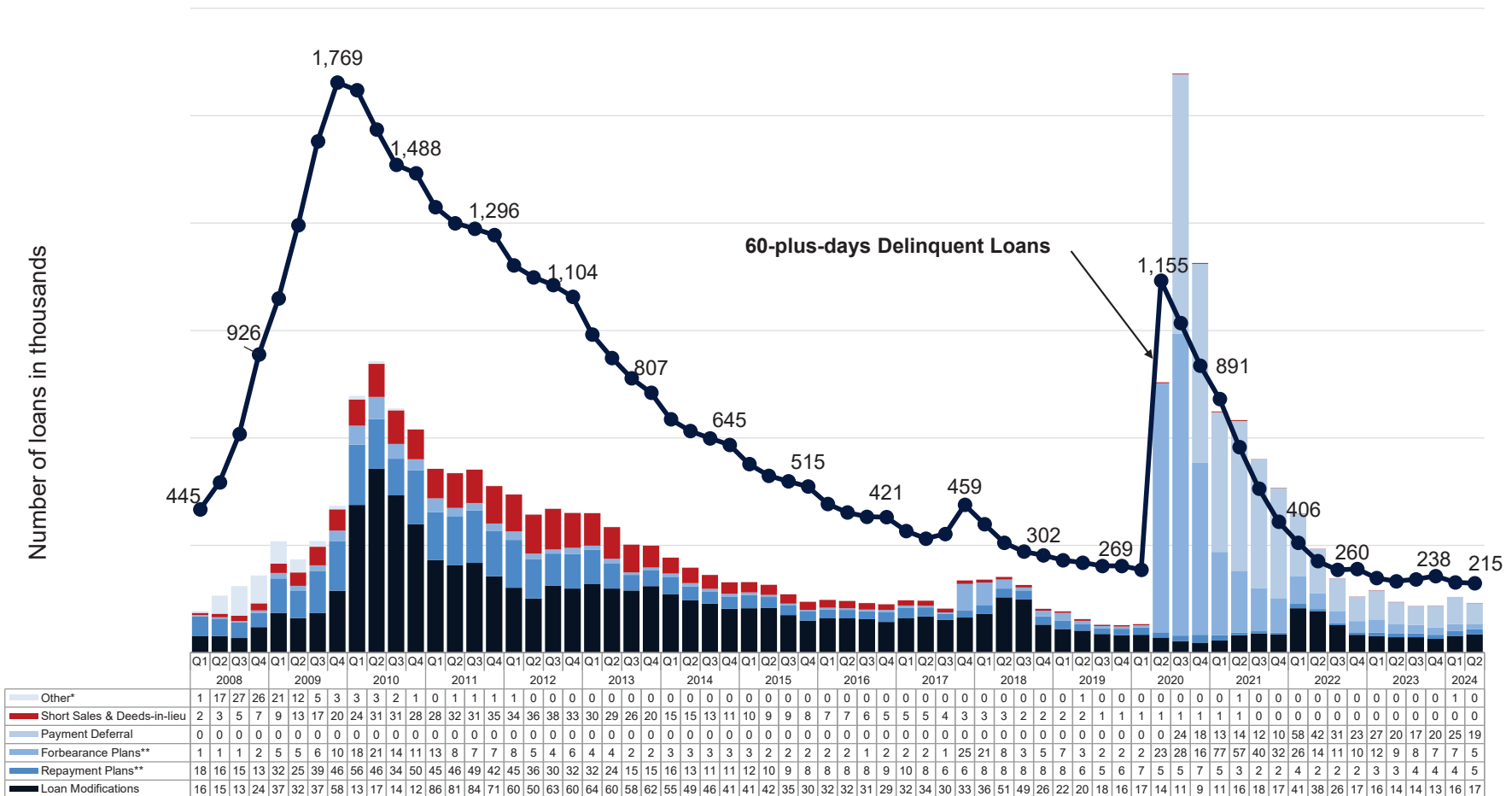
<sup>2</sup> Includes HAMP permanent modifications.

Source: FHFA (Fannie Mae and Freddie Mac)



## 60+ Days Delinquent Loans and Foreclosure Prevention Actions

The number of 60+ days delinquent loans declined slightly in the second quarter of 2024 as loans in forbearance programs continued to decrease. A total of 46,378 foreclosure prevention actions were completed during the quarter, down 11 percent compared with the first quarter of 2024. The vast majority of these actions allowed troubled homeowners to stay in their homes, including 19,229 payment deferrals, 16,970 permanent loan modifications, 5,130 forbearance plans, 4,700 repayment plans and 179 charge-offs-in-lieu of foreclosure.



\*Consists of HomeSaver Advance (Fannie Mae) and Charge-offs-in-lieu. The volumes of these actions are usually small and may appear as zero due to rounding.

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



Source: FHFA (Fannie Mae and Freddie Mac)



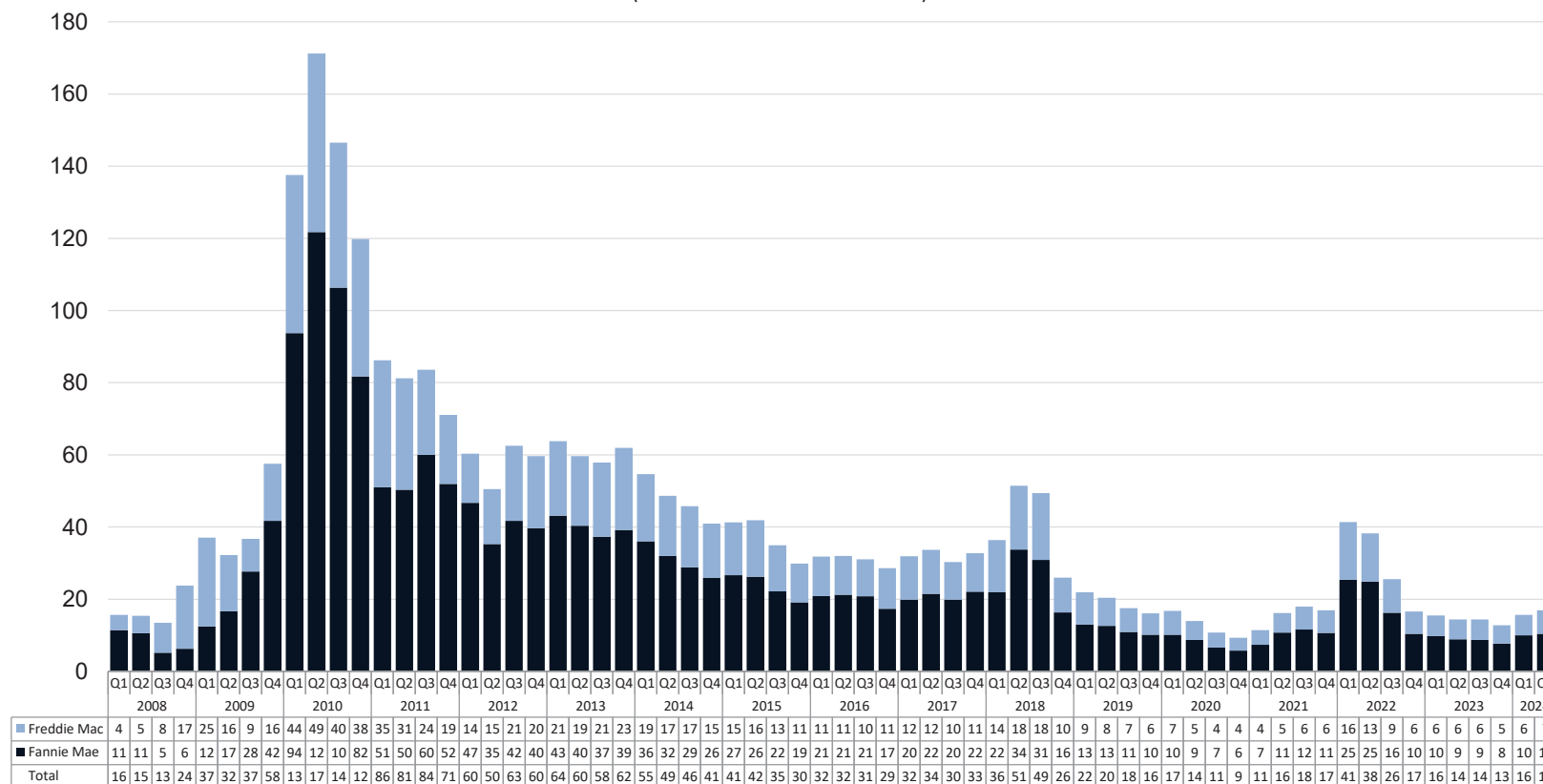


## Enterprises' Loan Modifications

The Enterprises completed 16,970 loan modifications in the second quarter, up from 15,689 in the first quarter of 2024. Fannie Mae's permanent loan modifications increased 4 percent to 10,434 while Freddie Mac's rose 15 percent to 6,536 during the quarter.

**Loan Modifications by Enterprise**

(Number of loans in thousands)



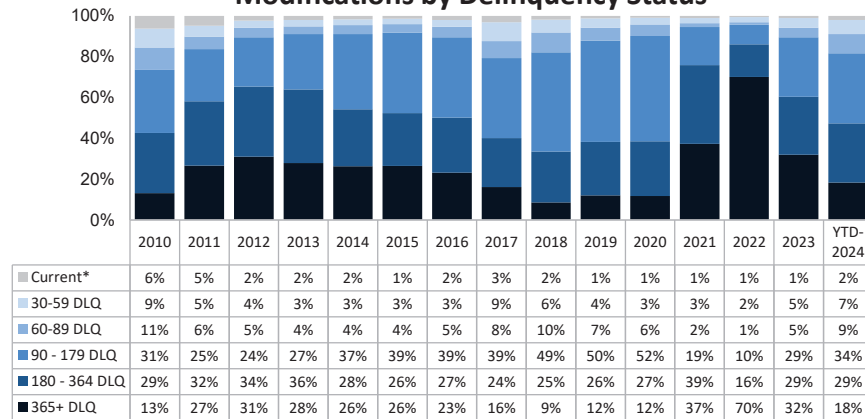
Source: FHFA (Fannie Mae and Freddie Mac)



## Enterprises' Loan Modifications

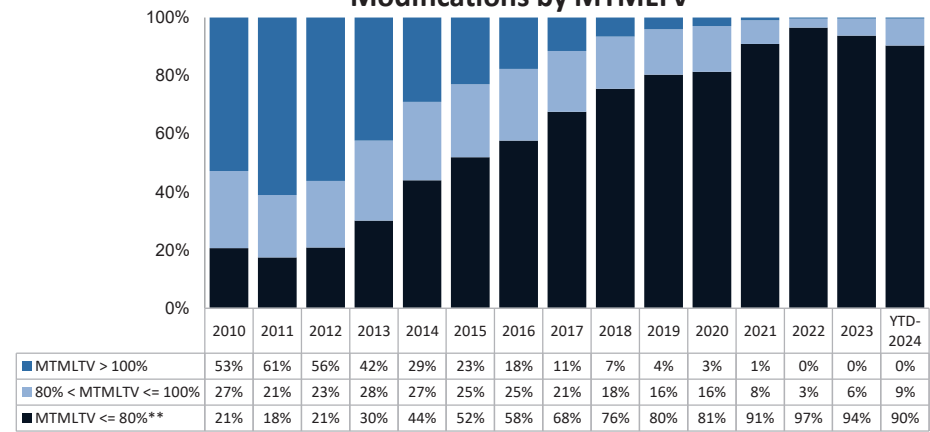
There were 32,659 permanent loan modifications during the first half of 2024. Approximately 18 percent of these loans were one year or more delinquent at the time of modification, 90 percent had mark-to-market LTV <= 80%, and 10 percent were originated prior to 2009.

**Modifications by Delinquency Status**



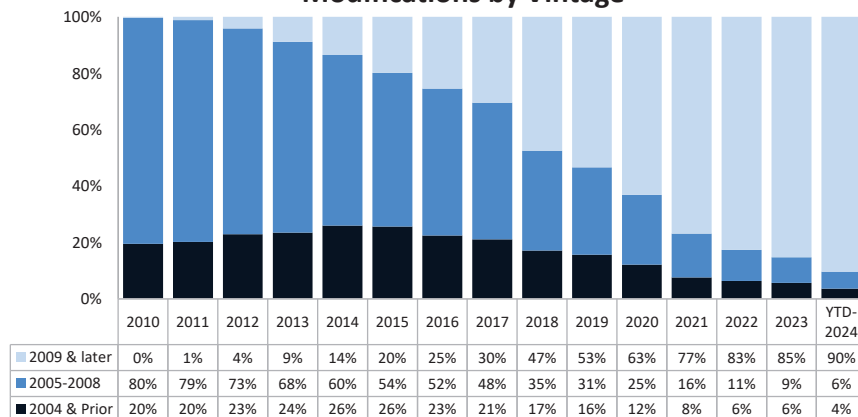
Source: FHFA (Fannie Mae and Freddie Mac)

**Modifications by MTMLTV**



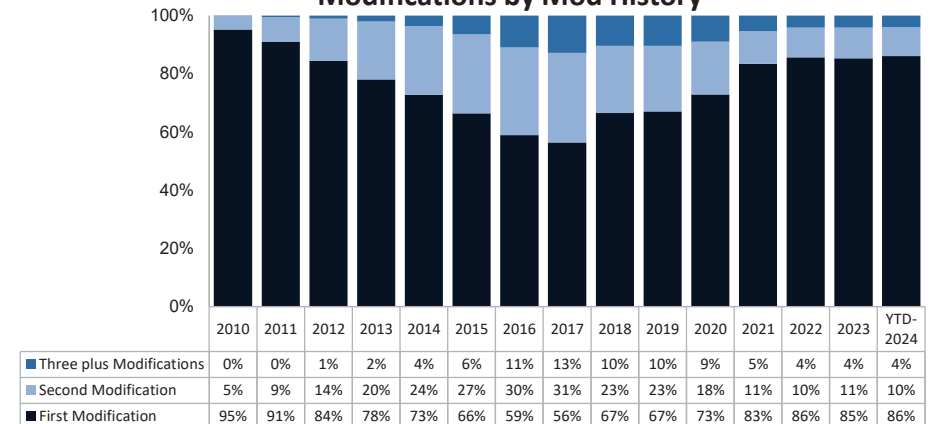
Source: FHFA (Fannie Mae and Freddie Mac)

**Modifications by Vintage**



Source: FHFA (Fannie Mae and Freddie Mac)

**Modifications by Mod History\*\*\***



Source: FHFA (Fannie Mae and Freddie Mac)

\*Includes loans with missing delinquency status.

\*\*Includes loans with missing MTMLTV data.

\*\*\*Data have been revised.

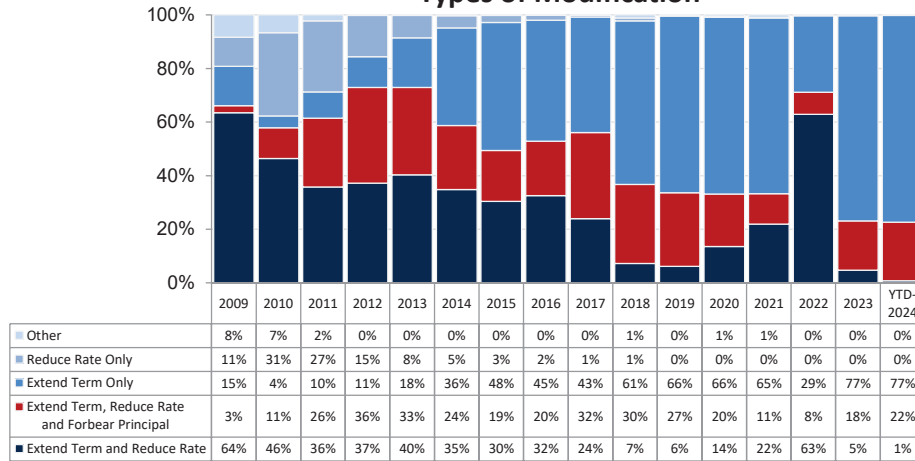


The Enterprises required mandatory implementation of Flex Modification on October 1, 2017. Flex Modification allows more borrowers to qualify for a home retention solution and targets a 20% monthly payment reduction to improve borrower success under the loan modification.

# Enterprises' Loan Modifications

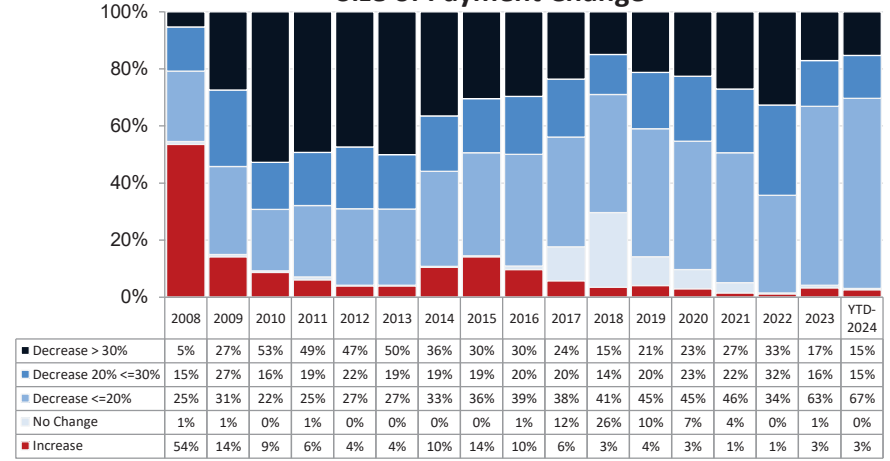
The share of the Enterprises' modifications with reduce rate and extend-term dropped significantly to one percent in the first half of 2024 due to the higher mortgage rates. In an effort to provide an interest rate reduction to COVID-19 impacted borrowers, the Enterprises have removed the post-modification mark-to-market LTV threshold related to setting the modification interest rate when determining the new modified terms for a Flex Modification. Approximately 69 percent of loans modified in the fourth quarter of 2023 were current and performing, six months after modification.

**Types of Modification**



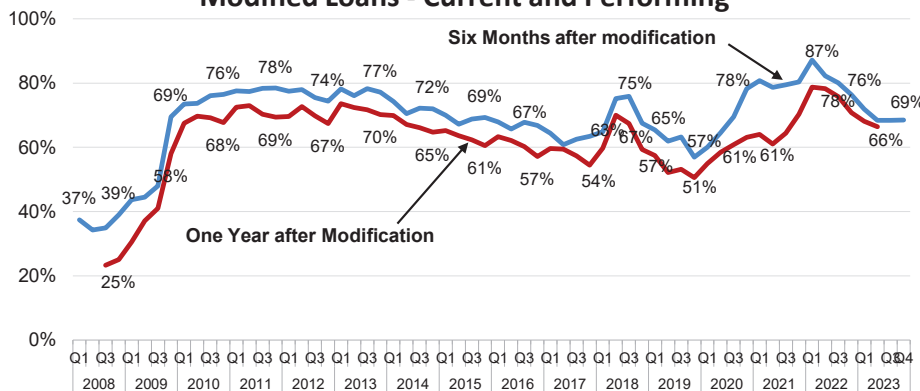
Source: FHFA (Fannie Mae and Freddie Mac)

**Size of Payment Change\***



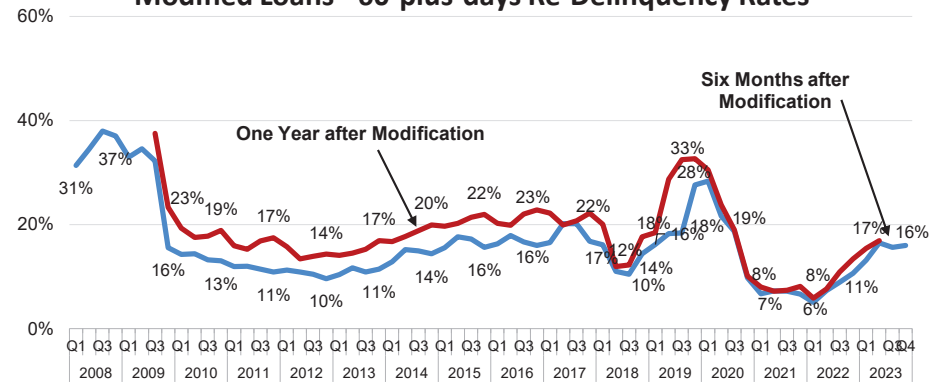
Source: FHFA (Fannie Mae and Freddie Mac)

**Modified Loans - Current and Performing\*\***



Source: FHFA (Fannie Mae and Freddie Mac)

**Modified Loans - 60-plus-days Re-Delinquency Rates**



Source: FHFA (Fannie Mae and Freddie Mac)

\* The 2019-2021 data have been revised.

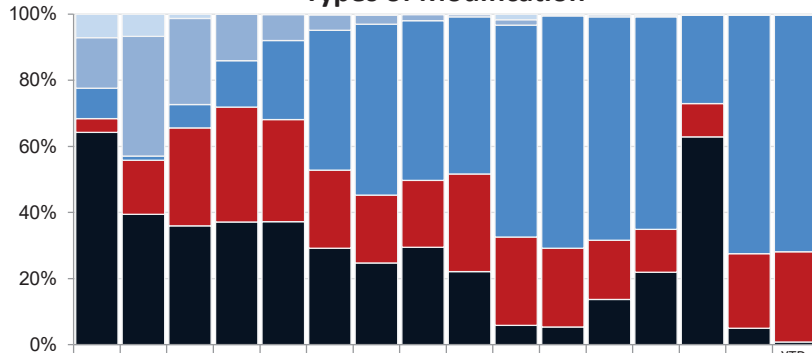
\*\* The reported percentage at the end of each period represents the number of current loans remaining at the end of the period, divided by the total number of loan modifications, including loans that have since paid off. In 2016, the Enterprises began its Reperforming Loan (PRL) sale program. Over time, an increasing number of modified, reperforming loans will be sold through this program which will result in a lower percentage of Current and Performing loans.



The Enterprises required mandatory implementation of Flex Modification on October 1, 2017. Flex Modification allows more borrowers to qualify for a home retention solution and targets a 20% monthly payment reduction to improve borrower success under the loan modification.

# Fannie Mae's Loan Modifications

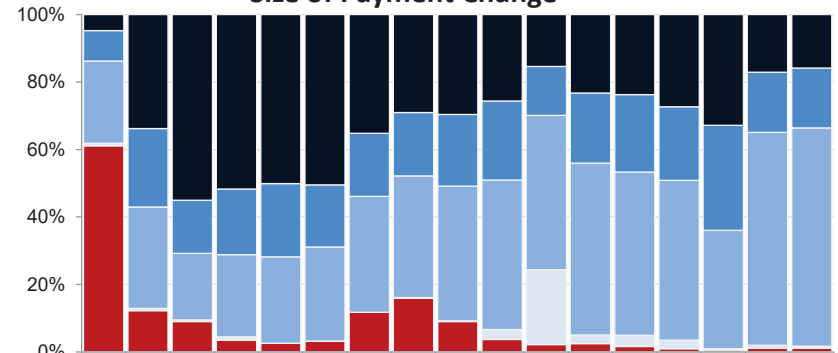
Types of Modification



	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	YTD-2024
Other	7%	7%	1%	0%	0%	0%	0%	0%	0%	2%	0%	0%	0%	0%	0%	0%
Reduce Rate Only	15%	36%	26%	14%	8%	5%	3%	2%	1%	2%	0%	1%	0%	0%	0%	0%
Extend Term Only	9%	1%	7%	14%	24%	42%	52%	48%	48%	64%	70%	68%	64%	27%	72%	72%
Extend Term, Reduce Rate and Forbear Principal	4%	16%	30%	35%	31%	24%	21%	20%	30%	27%	24%	18%	13%	10%	23%	27%
Extend Term and Reduce Rate	64%	39%	36%	37%	37%	29%	25%	29%	22%	6%	5%	14%	22%	63%	5%	1%

Source: FHFA (Fannie Mae and Freddie Mac)

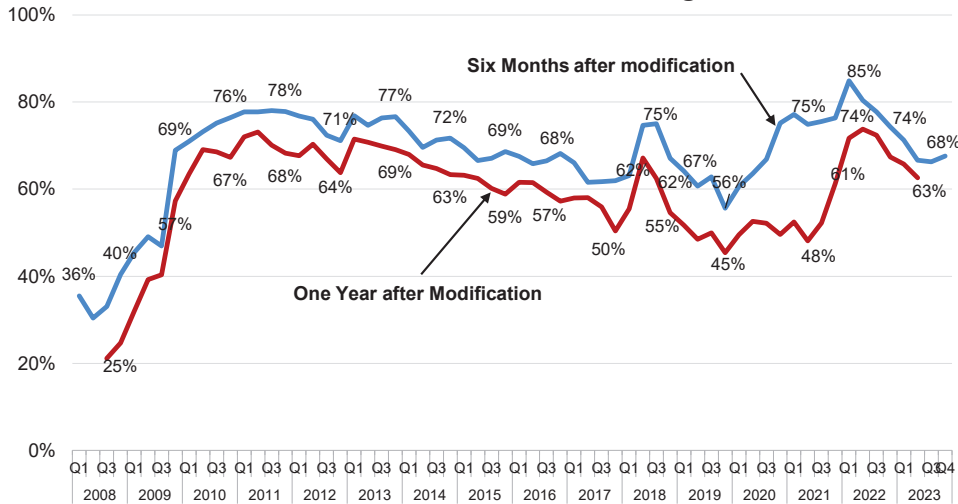
Size of Payment Change



	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	YTD-2024
Decrease > 30%	5%	34%	55%	52%	50%	50%	35%	29%	30%	26%	15%	23%	24%	27%	33%	17%	16%
Decrease 20% <=30%	9%	23%	16%	19%	22%	18%	19%	19%	21%	23%	15%	21%	23%	22%	31%	18%	18%
Decrease <=20%	24%	30%	20%	24%	26%	28%	34%	36%	40%	44%	46%	51%	48%	47%	35%	63%	65%
No Change	1%	1%	0%	1%	0%	0%	0%	0%	0%	3%	22%	3%	3%	3%	0%	1%	1%
Increase	61%	12%	9%	4%	3%	3%	12%	16%	9%	4%	2%	2%	2%	1%	1%	1%	1%

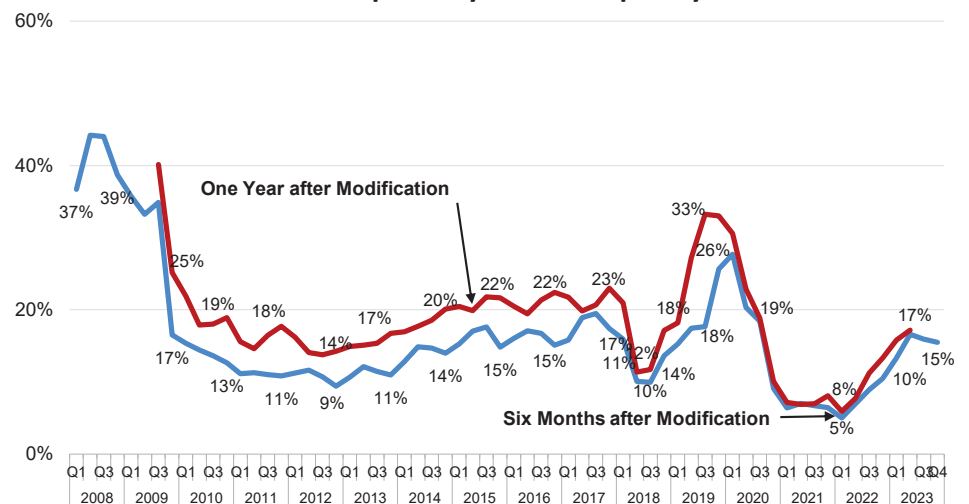
Source: FHFA (Fannie Mae and Freddie Mac)

Modified Loans - Current and Performing\*



Source: FHFA (Fannie Mae and Freddie Mac)

Modified Loans - 60-plus-days Re-Delinquency Rates



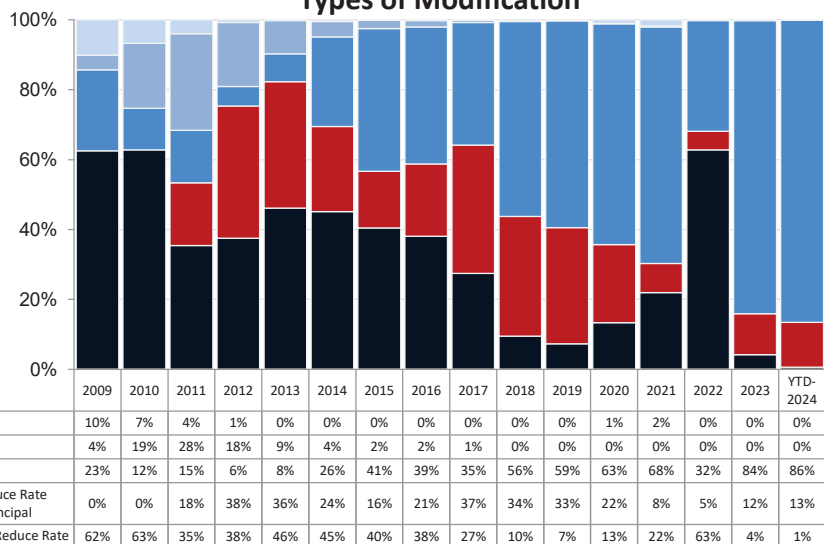
Source: FHFA (Fannie Mae and Freddie Mac)



\* The reported percentage at the end of each period represents the number of current loans remaining at the end of the period, divided by the total number of loan modifications, including loans that have since paid off. In 2016, Fannie Mae began its Reperforming Loan (PRL) sale program. Over time, an increasing number of modified, reperforming loans will be sold through this program which will result in a lower percentage of Current and Performing loans.

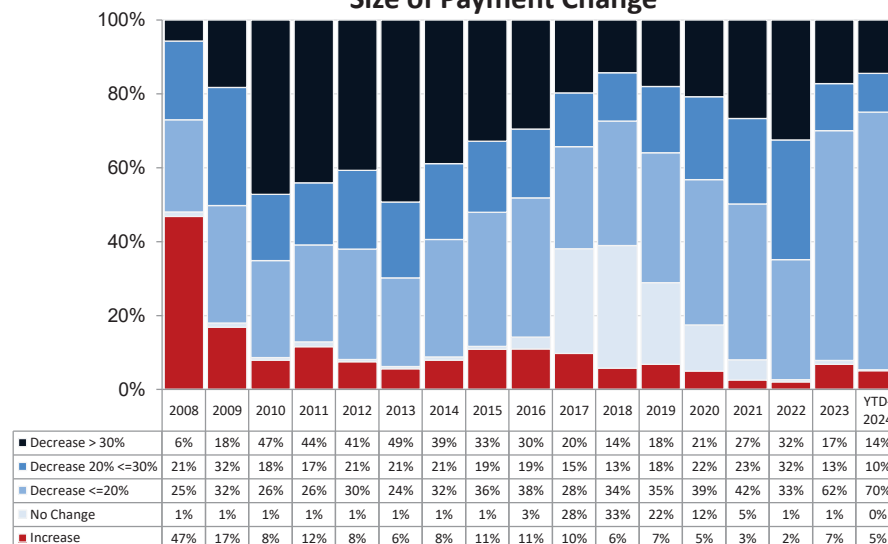
### Freddie Mac's Loan Modifications

Types of Modification



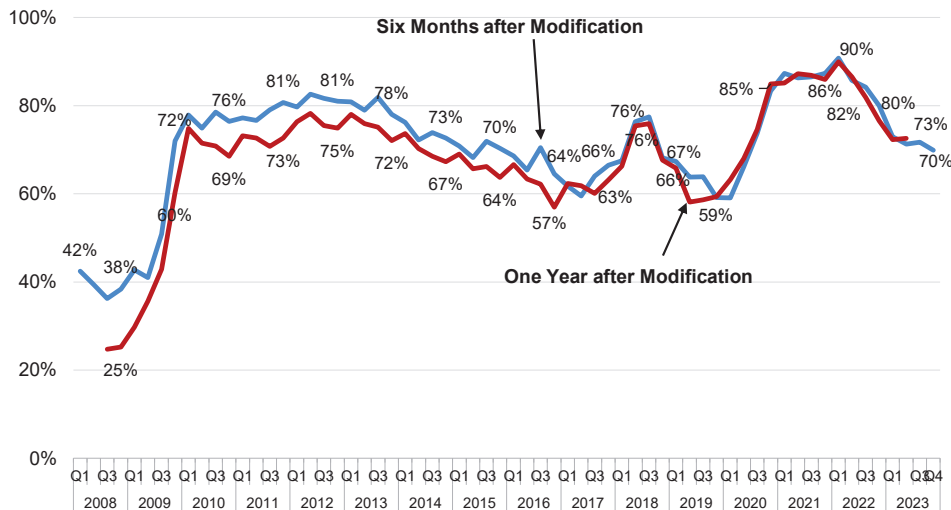
Source: FHFA (Fannie Mae and Freddie Mac)

Size of Payment Change\*



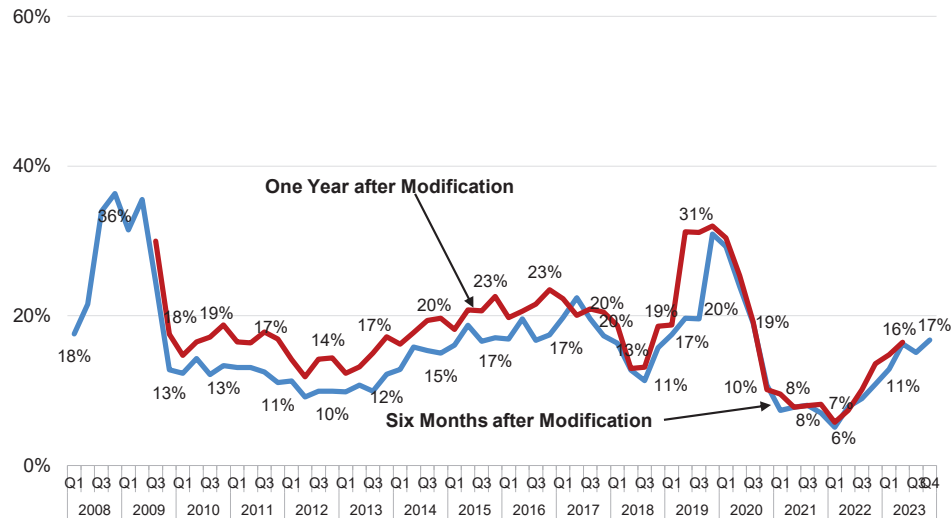
Source: FHFA (Fannie Mae and Freddie Mac)

Modified Loans - Current and Performing\*\*



Source: FHFA (Fannie Mae and Freddie Mac)

Modified Loans - 60-plus-days Re-Delinquency Rates



Source: FHFA (Fannie Mae and Freddie Mac)

\* The 2019-2021 data have been revised.

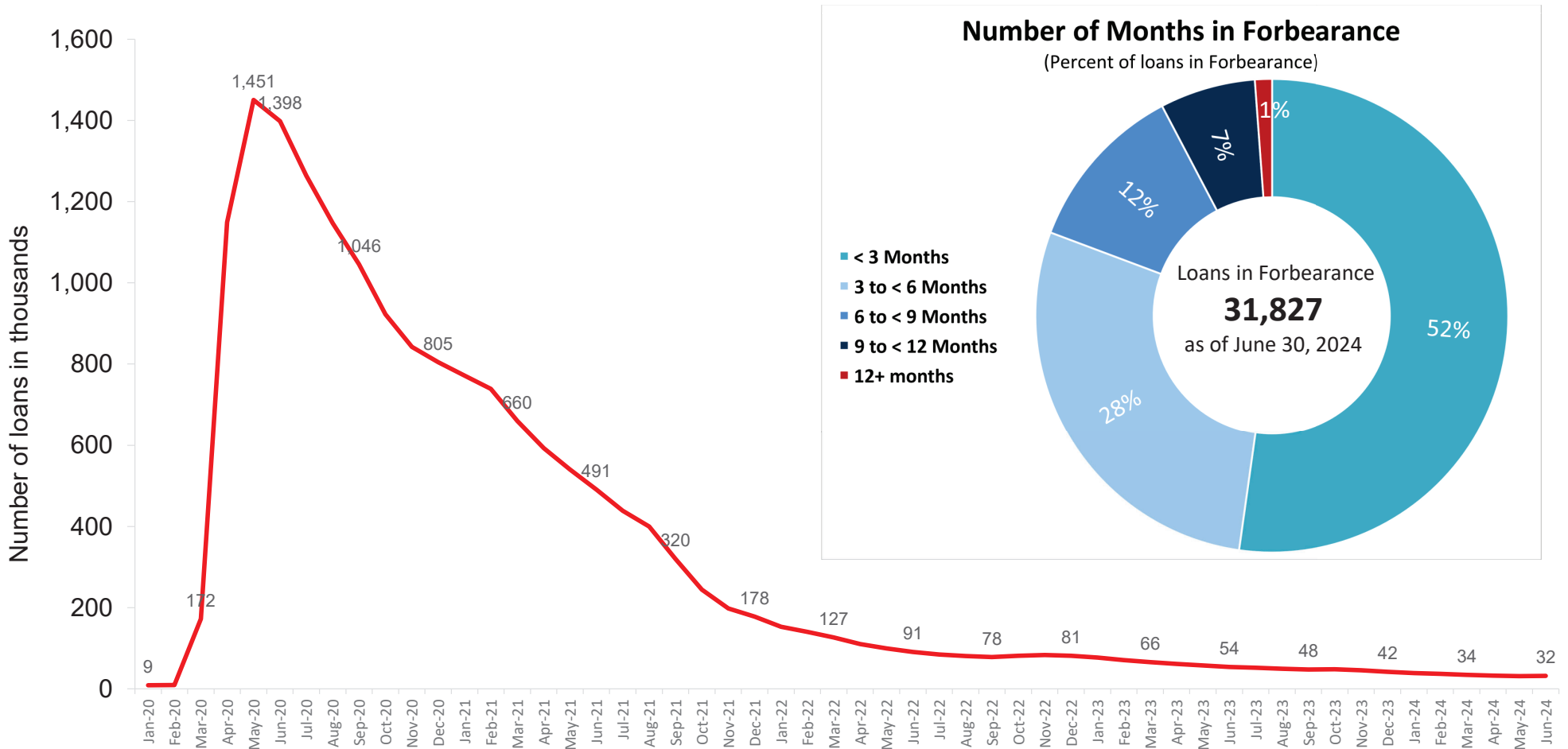
\*\* The reported percentage at the end of each period represents the number of current loans remaining or paid in full at the end of the period, divided by the total number of loan modifications, including loans that have since paid off. In 2016, Freddie Mac began its Reperforming Loan (PRL) sale program. Over time, an increasing number of modified, reperforming loans will be sold through this program which will result in a lower percentage of Current and Performing loans.





### Forbearance Plans Inventory<sup>1</sup>

The total number of loans in forbearance plans continued to decline through the second quarter of 2024. As of June 30, 2024, there were 31,827 loans in forbearance, representing approximately 0.10 percent of the Enterprises' single-family conventional book of business, down from 34,348 or 0.11 percent at the end of the first quarter. Approximately 1 percent of these loans have been on the plan for more than 12 months.



<sup>1</sup> Number of loans in forbearance plans at period end. These numbers may not match results reported in the Enterprises' financial statements due to timing differences in reporting.

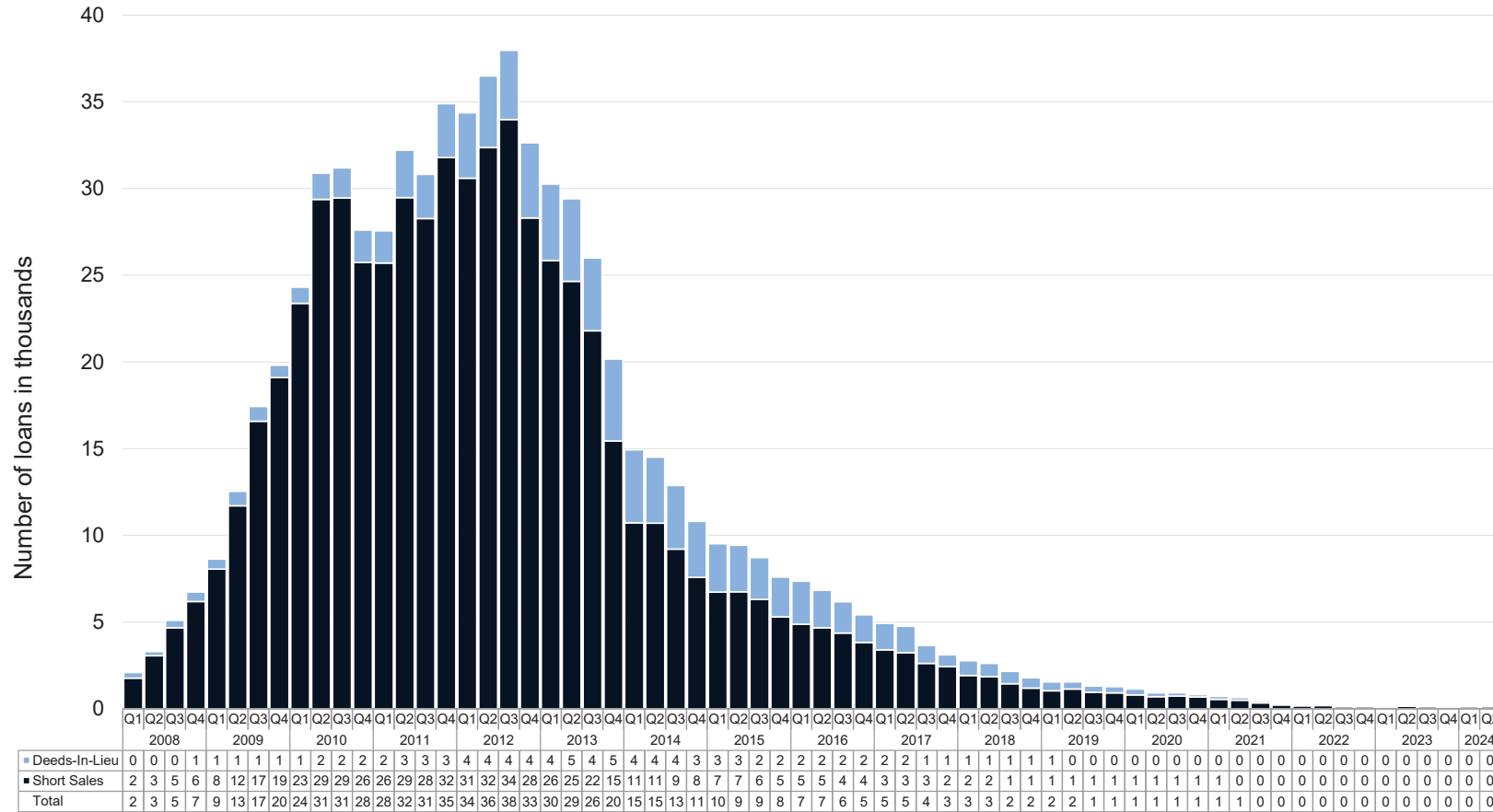
\* See page 24 for data on forbearance plans initiated and completed during the month and pages 35-37 for forbearance plans inventory by state.



Source: FHFA (Fannie Mae and Freddie Mac)

### Foreclosure Prevention Activity: Home Forfeiture Actions

There were 170 completed short sales and deeds-in-lieu in the second quarter of 2024, bringing the total to 705,227 since the start of conservatorships. The number of completed short sales and deeds-in-lieu increased 20 percent during the quarter compared with the first quarter of 2024. These foreclosure alternatives help to reduce the severity of losses resulting from a borrower’s default and minimize the impact of foreclosures on borrowers, communities, and neighborhoods.

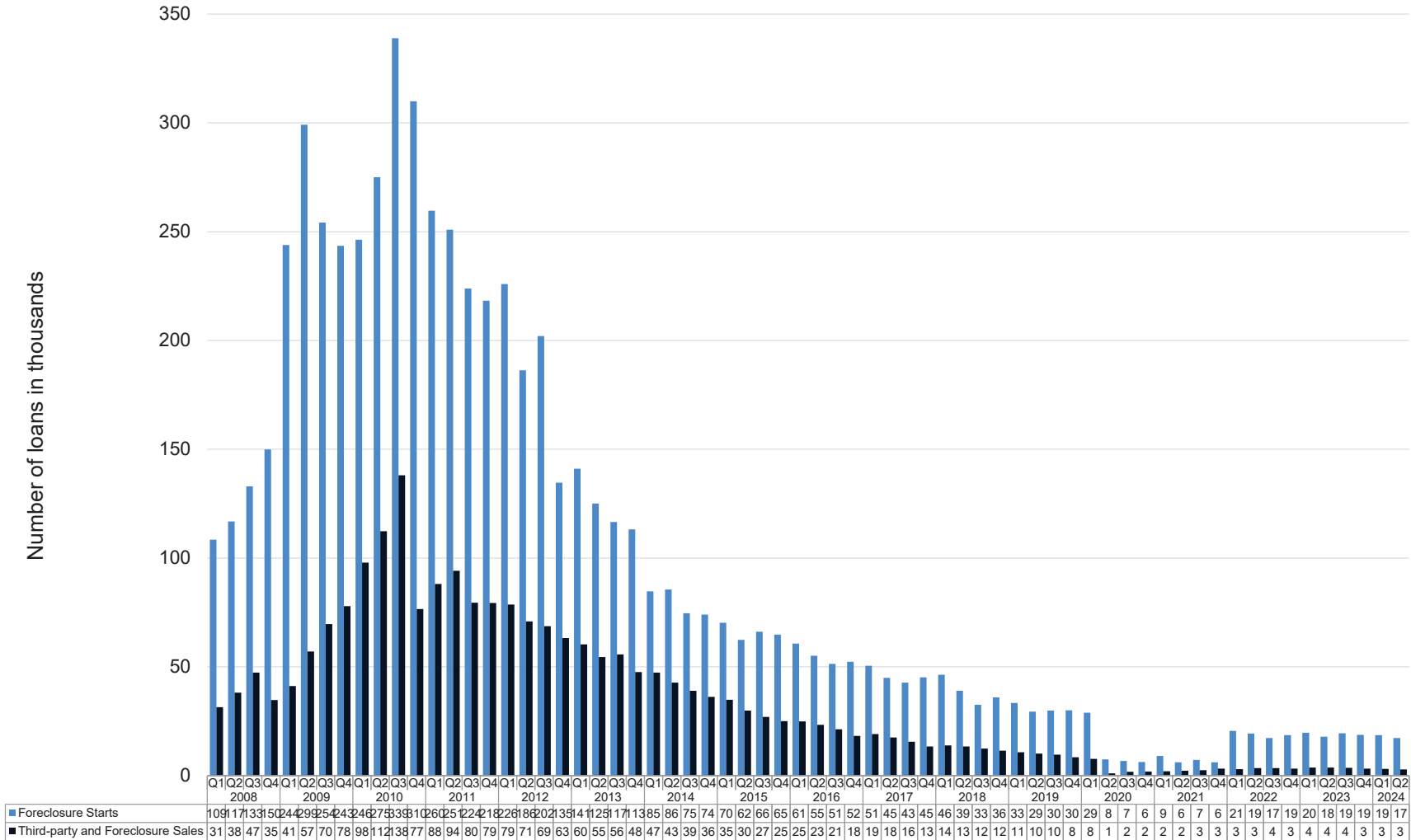


Source: FHFA (Fannie Mae and Freddie Mac)



## Foreclosures

There were 2,944 completed third-party and foreclosure sales during the quarter, down 7 percent compared with the first quarter of 2024. The number of foreclosure starts decreased from 18,643 in the first quarter to 17,339 in the second quarter of 2024.

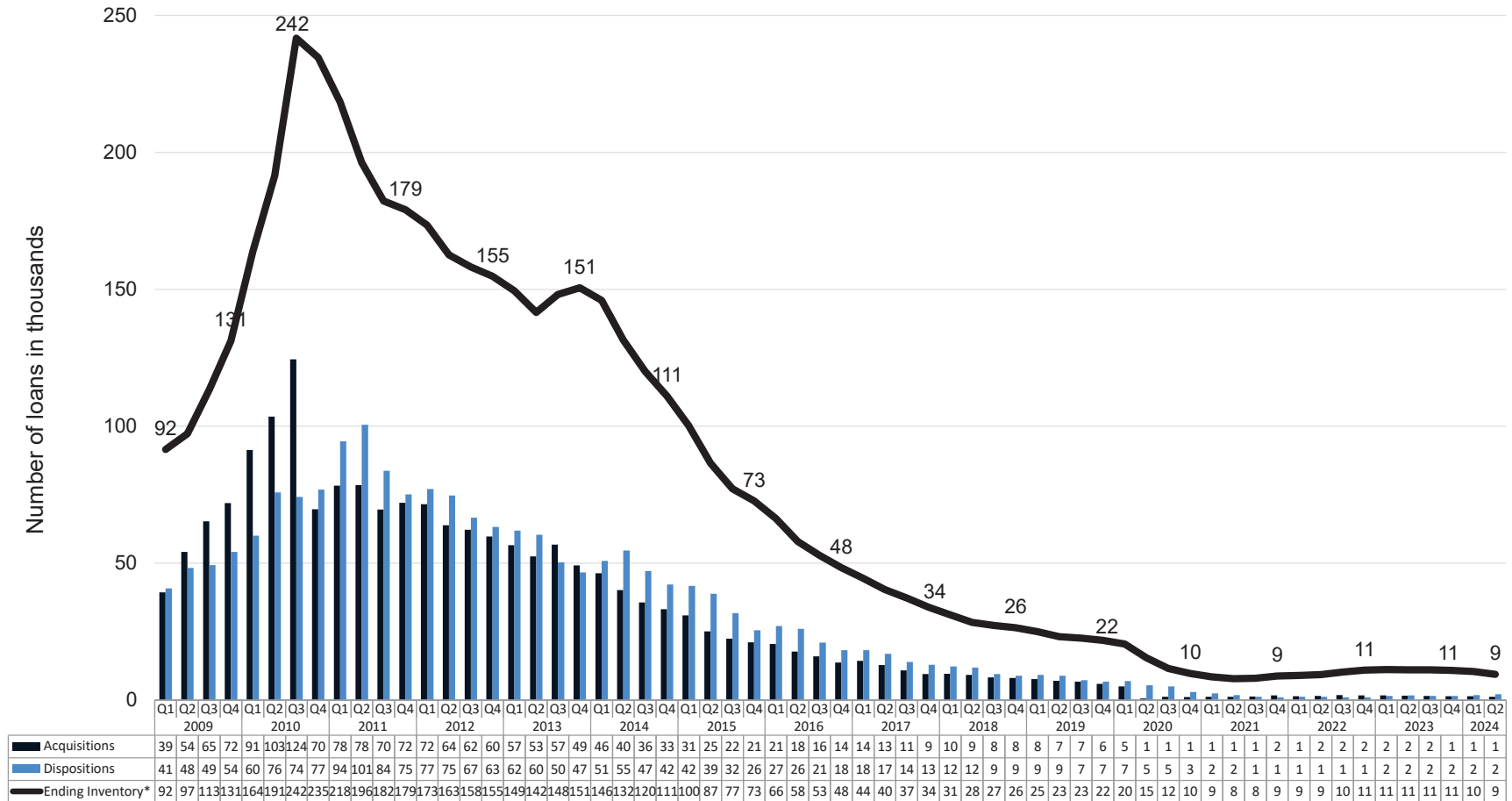


Source: FHFA (Fannie Mae and Freddie Mac)



### Real Estate Owned (REO) Activity & Inventory

The Enterprises' REO inventory decreased 9 percent from 10,404 in the first quarter to 9,450 in the second quarter of 2024, as REO property dispositions outpaced acquisitions. The total number of property acquisitions decreased 14 percent to 1,200, while disposition rose 11 percent to 2,105 during the quarter.



\* 2020 and 2021 data includes MECA REO properties.

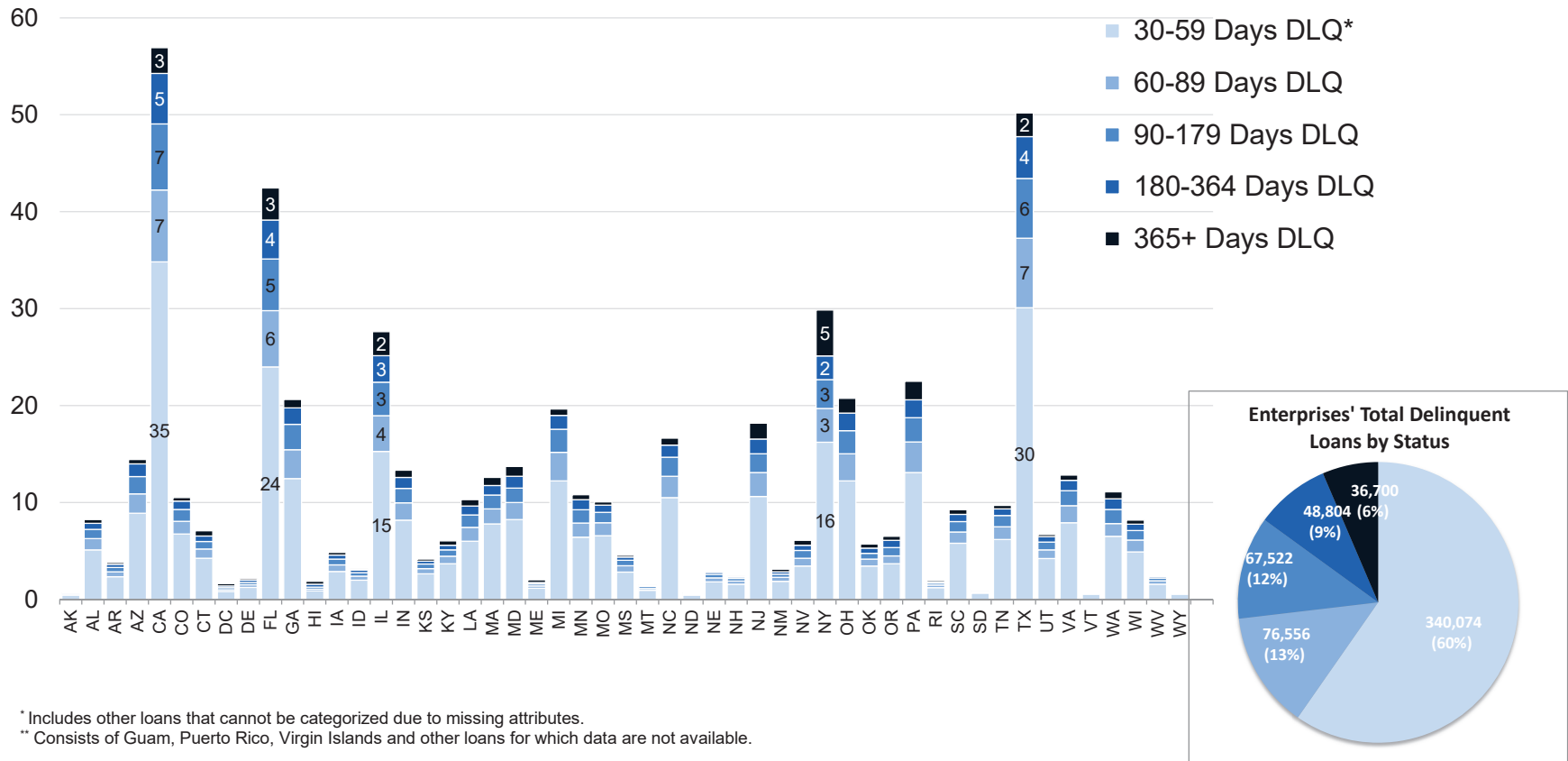
Source: FHFA (Fannie Mae and Freddie Mac)



### Delinquent Loans by State

The total number of the Enterprises' delinquent loans increased in the second quarter of 2024. Approximately 27 percent of the Enterprises' troubled borrowers had missed three or more payments at the end of the quarter. California has the highest number of 90+ days delinquent loans, followed by Texas and Florida. As of June 30, 2024, approximately 25.8 percent of the troubled borrowers in California had missed three or more monthly payments, compared with 25.7 percent in Texas and 29.8 percent in Florida.

**Delinquent Loans by State - As of June 30, 2024**  
(Number of loans in thousands)



\* Includes other loans that cannot be categorized due to missing attributes.  
\*\* Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.

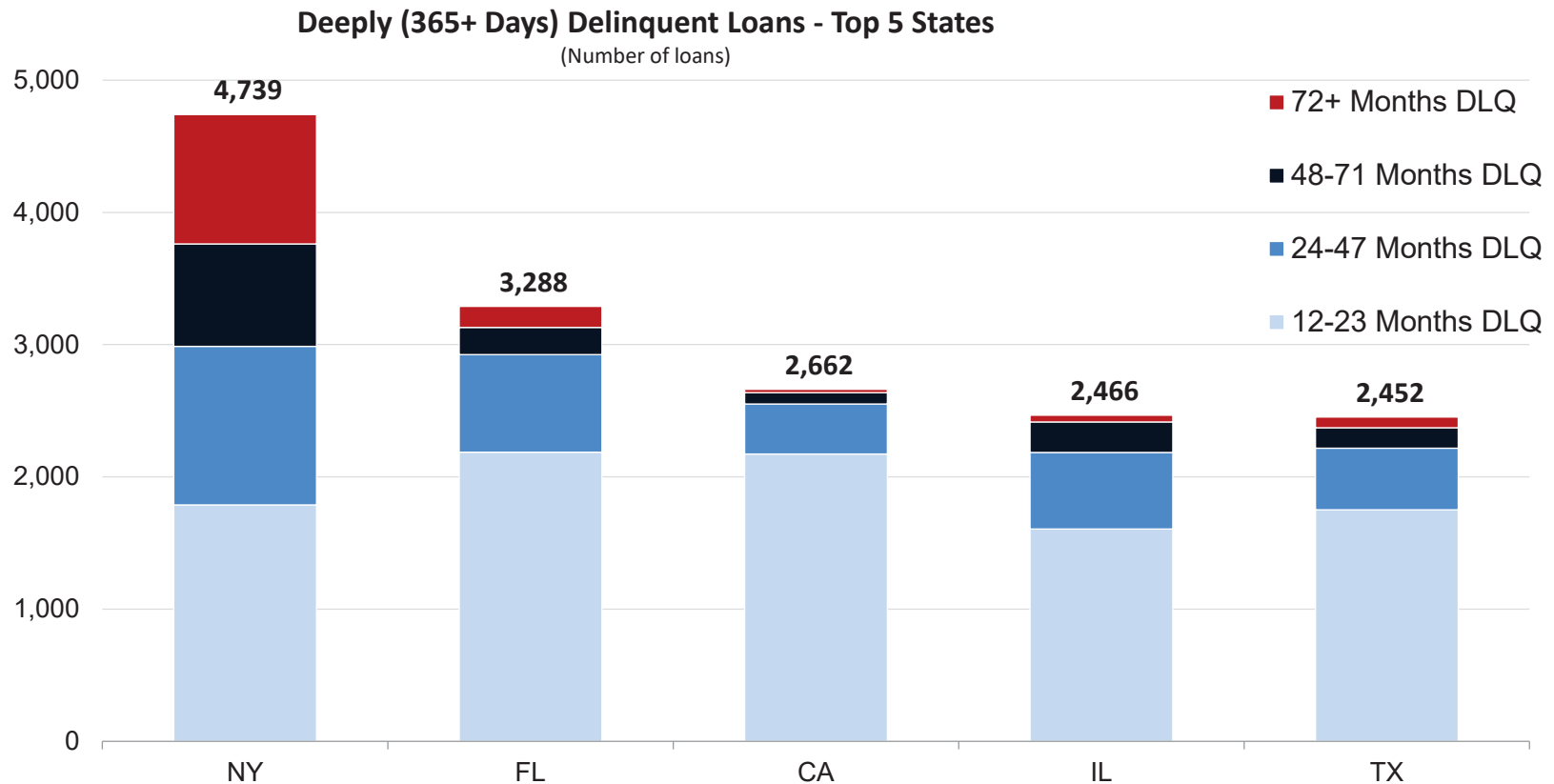
Source: FHFA (Fannie Mae and Freddie Mac)





## Deeply Delinquent Loans in Selected States

Deeply delinquent loans (365+ days) are highly concentrated in certain states that require a judicial review of foreclosure activity and two other states with higher concentrations of the Enterprises' single-family guaranty book of business. As of June 30, 2024, approximately 43 percent of the Enterprises' deeply delinquent loans were in three judicial states (Florida, New York and Illinois) and two non-judicial states (California and Texas). In New York, approximately 21 percent of these loans have been delinquent for over six years.



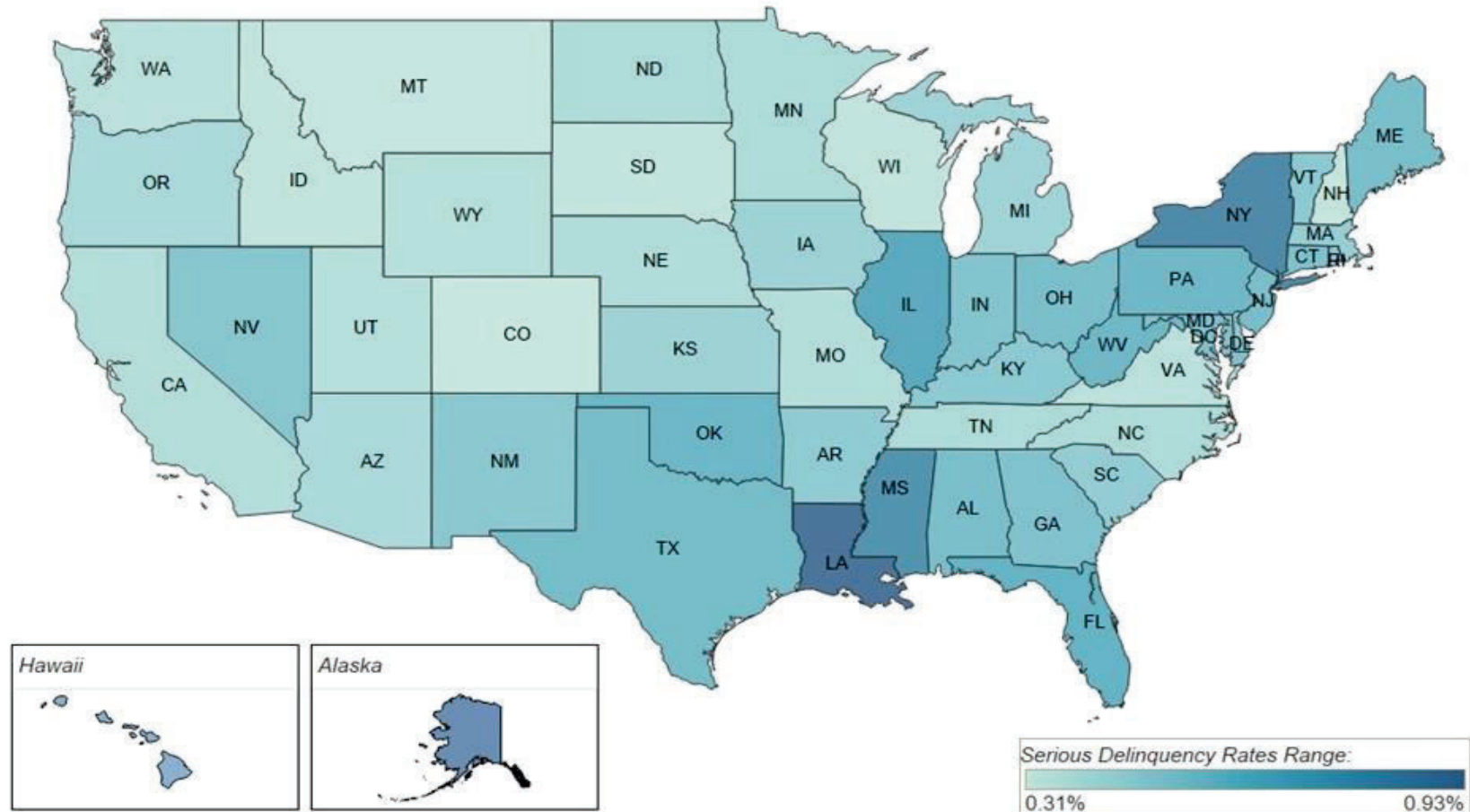
Source: FHFA (Fannie Mae and Freddie Mac)



# Serious Delinquency Rates of the Enterprises Single-Family Mortgages\*

For an interactive online map that provides state data, click on the following link:

[Fannie Mae and Freddie Mac State Borrower Assistance Map](#)

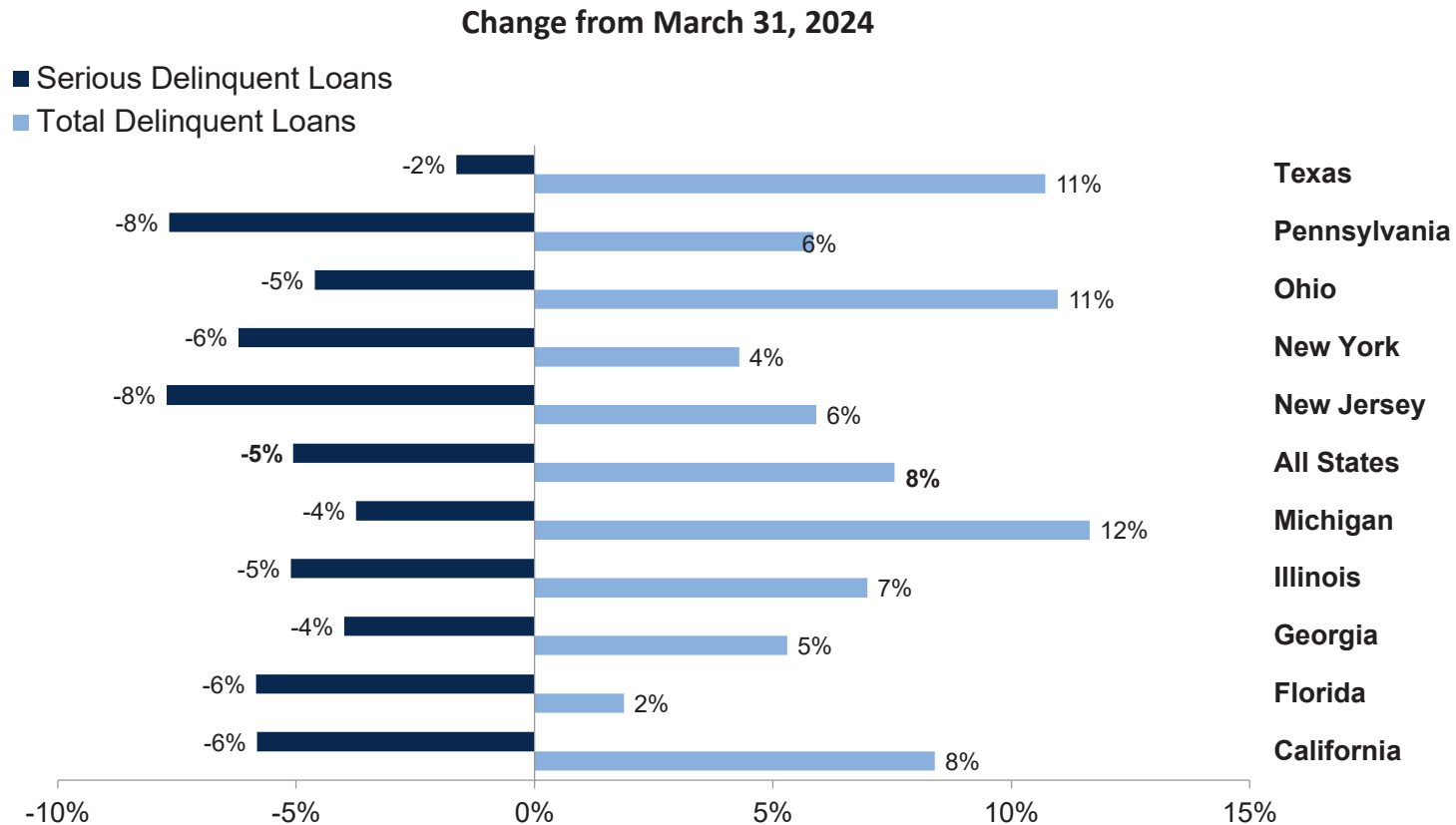


\* Loans that have missed three or more payments or are in the process of foreclosure.

Source: FHFA (Fannie Mae and Freddie Mac)

## Change in the Number of Delinquent Loans in Key States\*

The total number of the Enterprises' delinquent loans increased 8 percent as early stage (30-89 day) delinquent loans rose while seriously delinquent loans (loans that have missed three or more payments or are in foreclosure) decreased in the second quarter of 2024. The Enterprises' 30-day delinquency rate increased to 1.06 percent while the serious delinquency rate declined to 0.49 percent at the end of the quarter. In Michigan, the total number of the Enterprises' delinquent loans increased 12 percent while seriously delinquent loans declined 4 percent during the quarter.



\*Top 10 states based on the number of seriously delinquent loans in the Enterprises' single-family portfolios.

Source: FHFA (Fannie Mae and Freddie Mac)



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

(# of loans in thousands)	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24
<b>Total Loans Serviced</b>	28,273	28,581	29,010	29,395	29,775	30,040	30,387	30,760	30,894	30,974	31,006	30,960	30,955	30,980	31,003	30,958	30,932
Original Credit Score >= 660	26,182	26,554	27,045	27,468	27,914	28,206	28,581	28,953	29,101	29,195	29,246	29,222	29,237	29,282	29,323	29,296	29,286
Original Credit Score < 660	2,091	2,027	1,965	1,927	1,861	1,834	1,806	1,806	1,794	1,779	1,760	1,739	1,718	1,698	1,680	1,663	1,646
<b>Total Delinquent Loans</b>	1,556	1,326	1,171	984	845	728	638	549	526	492	542	450	474	515	559	499	542
Original Credit Score >= 660	1,243	1,039	906	759	648	553	483	412	393	364	405	335	355	387	423	379	415
Original Credit Score < 660	312	286	266	225	197	174	155	137	133	128	137	114	120	128	135	120	127
<b>30 - 59 Days Delinquent</b>	401	303	280	197	207	219	232	208	242	235	282	218	253	288	321	281	326
Original Credit Score >= 660	309	227	210	146	155	165	176	158	184	176	214	165	191	219	246	215	252
Original Credit Score < 660	92	76	70	51	52	54	55	50	58	59	68	54	62	69	75	66	74
<b>60 - 89 Days Delinquent</b>	440	138	101	73	58	55	56	55	53	57	68	57	60	68	76	67	71
Original Credit Score >= 660	375	105	75	54	43	39	40	40	38	41	49	42	44	50	56	50	53
Original Credit Score < 660	66	33	26	19	16	15	15	15	15	16	19	15	16	18	20	17	18
<b>60-plus-days Delinquent</b>	1,155	1,023	891	787	638	509	406	341	284	257	260	231	222	227	238	218	215
Original Credit Score >= 660	935	813	696	612	493	388	307	255	209	188	191	171	164	168	177	164	163
Original Credit Score < 660	220	211	195	175	145	120	100	87	75	69	69	61	58	59	60	54	53

Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	5.50%	4.64%	4.04%	3.35%	2.84%	2.42%	2.10%	1.79%	1.70%	1.59%	1.75%	1.45%	1.53%	1.66%	1.80%	1.61%	1.75%
Original Credit Score >= 660	4.75%	3.91%	3.35%	2.76%	2.32%	1.96%	1.69%	1.42%	1.35%	1.25%	1.38%	1.15%	1.21%	1.32%	1.44%	1.29%	1.42%
Original Credit Score < 660	14.93%	14.13%	13.51%	11.70%	10.60%	9.50%	8.56%	7.59%	7.43%	7.18%	7.78%	6.58%	6.96%	7.55%	8.06%	7.21%	7.71%
<b>30 - 59 Days Delinquent</b>	1.42%	1.06%	0.97%	0.67%	0.70%	0.73%	0.76%	0.68%	0.78%	0.76%	0.91%	0.71%	0.82%	0.93%	1.04%	0.91%	1.06%
Original Credit Score >= 660	1.18%	0.85%	0.78%	0.53%	0.55%	0.59%	0.62%	0.54%	0.63%	0.60%	0.73%	0.56%	0.65%	0.75%	0.84%	0.73%	0.86%
Original Credit Score < 660	4.41%	3.75%	3.58%	2.62%	2.80%	2.93%	3.05%	2.78%	3.25%	3.30%	3.85%	3.10%	3.59%	4.07%	4.46%	3.97%	4.51%
<b>60 - 89 Days Delinquent</b>	1.56%	0.48%	0.35%	0.25%	0.20%	0.18%	0.18%	0.18%	0.17%	0.19%	0.22%	0.18%	0.19%	0.22%	0.25%	0.22%	0.23%
Original Credit Score >= 660	1.43%	0.40%	0.28%	0.20%	0.15%	0.14%	0.14%	0.14%	0.13%	0.14%	0.17%	0.14%	0.15%	0.17%	0.19%	0.17%	0.18%
Original Credit Score < 660	3.14%	1.62%	1.33%	0.97%	0.84%	0.84%	0.85%	0.82%	0.84%	0.91%	1.06%	0.87%	0.94%	1.07%	1.21%	1.02%	1.10%
<b>60-plus-days Delinquent</b>	4.08%	3.58%	3.07%	2.68%	2.14%	1.69%	1.34%	1.11%	0.92%	0.83%	0.84%	0.75%	0.72%	0.73%	0.77%	0.70%	0.70%
Original Credit Score >= 660	3.57%	3.06%	2.57%	2.23%	1.77%	1.38%	1.07%	0.88%	0.72%	0.64%	0.65%	0.58%	0.56%	0.57%	0.60%	0.56%	0.56%
Original Credit Score < 660	10.52%	10.39%	9.93%	9.08%	7.80%	6.56%	5.51%	4.81%	4.18%	3.89%	3.93%	3.48%	3.37%	3.48%	3.60%	3.24%	3.19%
<b>Serious Delinquency Rate</b>	2.58%	3.14%	2.78%	2.48%	1.99%	1.55%	1.19%	0.97%	0.79%	0.68%	0.65%	0.60%	0.55%	0.54%	0.55%	0.51%	0.49%
<b>In Bankruptcy</b>	0.11%	0.09%	0.09%	0.08%	0.07%	0.07%	0.06%	0.05%	0.05%	0.05%	0.05%	0.04%	0.05%	0.05%	0.05%	0.05%	0.05%



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

(# of loans in thousands)	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24
<b>Total Loans Serviced</b>	17,150	17,210	17,304	17,370	17,514	17,481	17,527	17,663	17,701	17,673	17,655	17,600	17,565	17,537	17,507	17,449	17,394
Original Credit Score >= 660	15,826	15,925	16,061	16,155	16,346	16,344	16,424	16,568	16,620	16,606	16,604	16,565	16,544	16,530	16,513	16,468	16,426
Original Credit Score < 660	1,325	1,285	1,243	1,214	1,167	1,137	1,103	1,095	1,082	1,067	1,051	1,035	1,021	1,007	994	981	968
<b>Total Delinquent Loans</b>	980	829	734	617	529	453	394	339	324	299	326	267	280	302	328	294	313
Original Credit Score >= 660	777	642	559	469	400	340	294	251	238	218	240	197	206	224	245	221	236
Original Credit Score < 660	203	187	175	148	129	114	100	88	86	81	86	71	74	78	83	73	77
<b>30 - 59 Days Delinquent</b>	251	189	174	122	128	135	140	126	148	142	169	129	147	167	186	164	186
Original Credit Score >= 660	191	140	128	90	95	100	105	94	111	105	126	96	109	125	140	124	141
Original Credit Score < 660	60	50	46	33	34	35	35	32	37	37	42	33	38	42	45	40	44
<b>60 - 89 Days Delinquent</b>	275	87	63	46	36	34	34	34	33	35	41	34	36	41	45	40	42
Original Credit Score >= 660	233	65	46	33	26	24	24	24	23	25	29	25	26	29	32	29	31
Original Credit Score < 660	42	21	17	12	10	10	10	10	10	10	12	09	10	11	13	10	11
<b>60-plus-days Delinquent</b>	730	640	560	495	401	318	253	214	176	158	157	138	133	135	142	130	127
Original Credit Score >= 660	587	502	431	380	306	240	189	157	128	113	113	101	97	99	104	96	94
Original Credit Score < 660	143	137	129	116	95	79	65	57	48	44	43	37	36	36	38	33	32

Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	5.71%	4.82%	4.24%	3.55%	3.02%	2.59%	2.25%	1.92%	1.83%	1.69%	1.84%	1.52%	1.59%	1.72%	1.87%	1.68%	1.80%
Original Credit Score >= 660	4.91%	4.03%	3.48%	2.90%	2.45%	2.08%	1.79%	1.51%	1.43%	1.31%	1.44%	1.19%	1.24%	1.35%	1.48%	1.34%	1.44%
Original Credit Score < 660	15.30%	14.58%	14.06%	12.20%	11.04%	9.99%	9.06%	8.08%	7.94%	7.60%	8.17%	6.84%	7.23%	7.78%	8.35%	7.46%	7.91%
<b>30 - 59 Days Delinquent</b>	1.46%	1.10%	1.01%	0.70%	0.73%	0.77%	0.80%	0.71%	0.84%	0.80%	0.96%	0.74%	0.84%	0.95%	1.06%	0.94%	1.07%
Original Credit Score >= 660	1.21%	0.88%	0.80%	0.55%	0.58%	0.61%	0.64%	0.57%	0.67%	0.63%	0.76%	0.58%	0.66%	0.75%	0.85%	0.76%	0.86%
Original Credit Score < 660	4.52%	3.88%	3.71%	2.69%	2.88%	3.09%	3.20%	2.91%	3.45%	3.46%	4.04%	3.23%	3.72%	4.16%	4.55%	4.06%	4.59%
<b>60 - 89 Days Delinquent</b>	1.60%	0.50%	0.36%	0.26%	0.20%	0.20%	0.20%	0.19%	0.19%	0.20%	0.23%	0.19%	0.21%	0.23%	0.26%	0.23%	0.24%
Original Credit Score >= 660	1.47%	0.41%	0.28%	0.21%	0.16%	0.15%	0.15%	0.15%	0.14%	0.15%	0.18%	0.15%	0.16%	0.18%	0.20%	0.18%	0.19%
Original Credit Score < 660	3.18%	1.67%	1.37%	0.99%	0.85%	0.89%	0.91%	0.87%	0.91%	0.97%	1.13%	0.91%	0.98%	1.12%	1.27%	1.07%	1.14%
<b>60-plus-days Delinquent</b>	4.25%	3.72%	3.24%	2.85%	2.29%	1.82%	1.45%	1.21%	1.00%	0.89%	0.89%	0.78%	0.75%	0.77%	0.81%	0.74%	0.73%
Original Credit Score >= 660	3.71%	3.15%	2.69%	2.35%	1.87%	1.47%	1.15%	0.95%	0.77%	0.68%	0.68%	0.61%	0.58%	0.60%	0.63%	0.59%	0.58%
Original Credit Score < 660	10.78%	10.70%	10.35%	9.51%	8.16%	6.90%	5.86%	5.16%	4.48%	4.14%	4.13%	3.61%	3.51%	3.62%	3.79%	3.40%	3.33%
<b>Serious Delinquency Rate</b>	2.65%	3.20%	2.87%	2.58%	2.08%	1.62%	1.25%	1.01%	0.81%	0.69%	0.65%	0.59%	0.55%	0.54%	0.55%	0.51%	0.48%
<b>In Bankruptcy</b>	0.10%	0.09%	0.09%	0.08%	0.08%	0.07%	0.06%	0.06%	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%





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

(# of loans in thousands)	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24
<b>Total Loans Serviced</b>	11,123	11,371	11,706	12,025	12,262	12,559	12,860	13,097	13,193	13,301	13,351	13,361	13,390	13,443	13,496	13,509	13,538
Original Credit Score >= 660	10,356	10,630	10,984	11,313	11,568	11,862	12,157	12,385	12,481	12,589	12,642	12,656	12,693	12,752	12,810	12,828	12,860
Original Credit Score < 660	766	742	722	712	694	696	703	712	712	712	710	704	698	691	686	681	678
<b>Total Delinquent Loans</b>	576	497	437	367	316	274	244	210	202	193	216	183	195	213	231	205	229
Original Credit Score >= 660	466	397	347	289	247	214	189	162	154	146	165	139	149	163	178	158	179
Original Credit Score < 660	110	99	91	77	68	61	55	49	47	47	51	44	46	50	52	47	50
<b>30 - 59 Days Delinquent</b>	150	113	106	75	79	84	91	82	94	93	113	89	106	121	136	117	141
Original Credit Score >= 660	118	87	82	57	60	65	71	64	73	72	88	69	82	94	106	91	111
Original Credit Score < 660	32	26	24	18	19	19	20	18	21	22	25	20	24	27	30	26	30
<b>60 - 89 Days Delinquent</b>	165	51	39	27	22	20	21	21	21	22	27	23	24	27	31	27	29
Original Credit Score >= 660	142	40	30	21	17	15	16	16	15	16	20	17	18	20	23	21	22
Original Credit Score < 660	24	11	09	07	06	05	05	05	05	06	07	06	06	07	08	06	07
<b>60-plus-days Delinquent</b>	425	383	331	292	237	190	153	128	108	99	103	94	89	92	95	88	89
Original Credit Score >= 660	348	310	265	233	187	148	118	97	81	74	77	70	67	69	73	68	68
Original Credit Score < 660	77	73	66	59	50	42	35	30	26	25	26	23	22	23	23	21	20

Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	5.17%	4.37%	3.74%	3.05%	2.57%	2.18%	1.90%	1.60%	1.53%	1.45%	1.62%	1.37%	1.46%	1.59%	1.71%	1.52%	1.69%
Original Credit Score >= 660	4.50%	3.74%	3.15%	2.56%	2.14%	1.80%	1.56%	1.30%	1.24%	1.16%	1.30%	1.10%	1.17%	1.28%	1.39%	1.23%	1.39%
Original Credit Score < 660	14.29%	13.36%	12.57%	10.85%	9.86%	8.69%	7.79%	6.83%	6.66%	6.56%	7.20%	6.20%	6.57%	7.21%	7.64%	6.85%	7.41%
<b>30 - 59 Days Delinquent</b>	1.35%	0.99%	0.91%	0.62%	0.64%	0.67%	0.71%	0.63%	0.71%	0.70%	0.85%	0.67%	0.79%	0.90%	1.00%	0.86%	1.04%
Original Credit Score >= 660	1.14%	0.82%	0.75%	0.50%	0.52%	0.55%	0.59%	0.52%	0.59%	0.57%	0.70%	0.54%	0.64%	0.74%	0.83%	0.71%	0.86%
Original Credit Score < 660	4.23%	3.51%	3.37%	2.51%	2.67%	2.68%	2.83%	2.56%	2.95%	3.05%	3.56%	2.90%	3.40%	3.93%	4.32%	3.84%	4.41%
<b>60 - 89 Days Delinquent</b>	1.48%	0.45%	0.33%	0.23%	0.18%	0.16%	0.17%	0.16%	0.16%	0.17%	0.20%	0.17%	0.18%	0.20%	0.23%	0.20%	0.22%
Original Credit Score >= 660	1.37%	0.38%	0.27%	0.18%	0.14%	0.13%	0.13%	0.13%	0.12%	0.13%	0.16%	0.13%	0.14%	0.16%	0.18%	0.16%	0.17%
Original Credit Score < 660	3.07%	1.52%	1.27%	0.94%	0.81%	0.76%	0.77%	0.73%	0.74%	0.81%	0.95%	0.81%	0.87%	1.00%	1.11%	0.94%	1.04%
<b>60-plus-days Delinquent</b>	3.82%	3.37%	2.83%	2.43%	1.93%	1.52%	1.19%	0.98%	0.82%	0.75%	0.77%	0.70%	0.67%	0.68%	0.71%	0.65%	0.65%
Original Credit Score >= 660	3.36%	2.92%	2.41%	2.06%	1.62%	1.25%	0.97%	0.79%	0.65%	0.59%	0.61%	0.56%	0.53%	0.54%	0.57%	0.53%	0.53%
Original Credit Score < 660	10.07%	9.85%	9.20%	8.34%	7.19%	6.01%	4.96%	4.27%	3.71%	3.51%	3.64%	3.30%	3.17%	3.28%	3.32%	3.01%	3.00%
<b>Serious Delinquency Rate</b>	2.48%	3.04%	2.64%	2.34%	1.86%	1.46%	1.12%	0.92%	0.76%	0.67%	0.66%	0.62%	0.56%	0.55%	0.55%	0.52%	0.50%
<b>In Bankruptcy</b>	0.11%	0.10%	0.08%	0.07%	0.07%	0.06%	0.05%	0.05%	0.05%	0.04%	0.04%	0.04%	0.05%	0.05%	0.05%	0.05%	0.05%



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

	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	YTD 2024
<b>Inventory (at period end)</b>																		
Repayment Plans	10,299	13,999	9,976	6,233	4,395	8,726	5,895	4,082	4,151	5,331	6,243	7,094	8,048	9,517	9,494	10,116	9,933	9,933
Forbearance Plans	1,398,250	1,045,808	804,559	660,039	490,508	320,009	178,019	126,758	90,889	78,432	81,173	65,757	54,109	47,672	42,194	34,348	31,827	31,827
<b>Starts</b>																		
Repayment Plans	9,238	13,854	8,111	5,626	4,120	9,551	6,626	4,044	4,215	5,542	6,491	7,387	7,873	9,448	8,744	9,628	9,071	18,699
Forbearance Plans	1,511,787	230,714	179,644	121,216	81,592	75,201	72,146	59,778	41,054	41,856	47,608	34,749	27,738	27,038	24,579	21,050	20,557	41,607
<b>Completed</b>																		
Repayment Plans <sup>2</sup>	4,957	5,007	7,199	5,060	2,675	1,940	1,859	4,122	2,383	2,097	2,443	3,069	3,302	3,590	4,016	4,486	4,700	9,186
Forbearance Plans <sup>2</sup>	231,849	281,099	160,262	77,263	57,416	40,338	31,891	25,794	14,395	10,774	10,318	12,324	9,173	7,978	6,788	6,531	5,130	11,661
Charge-offs-in-lieu	295	203	169	162	549	143	122	114	145	153	165	158	177	135	160	718	179	897
Payment Deferral	-	241,445	185,112	130,014	139,591	119,771	102,700	58,134	41,508	30,628	22,784	27,069	20,105	17,137	20,047	24,588	19,229	43,817
Loan Modifications	13,991	10,773	9,347	11,434	16,134	17,930	16,913	41,375	38,264	25,539	16,596	15,500	14,420	14,363	12,758	15,689	16,970	32,659
<b>Home Retention Actions</b>	<b>251,092</b>	<b>538,527</b>	<b>362,089</b>	<b>223,933</b>	<b>216,365</b>	<b>180,122</b>	<b>153,485</b>	<b>129,539</b>	<b>96,695</b>	<b>69,191</b>	<b>52,306</b>	<b>58,120</b>	<b>47,177</b>	<b>43,203</b>	<b>43,769</b>	<b>52,012</b>	<b>46,208</b>	<b>98,220</b>
Short Sales	699	740	688	541	487	338	219	170	193	119	126	103	148	117	104	113	128	241
Deeds-in-lieu	223	184	135	172	168	106	89	70	57	52	37	45	45	36	30	29	42	71
<b>Nonforeclosure - Home Forfeiture Actions</b>	<b>922</b>	<b>924</b>	<b>823</b>	<b>713</b>	<b>655</b>	<b>444</b>	<b>308</b>	<b>240</b>	<b>250</b>	<b>171</b>	<b>163</b>	<b>148</b>	<b>193</b>	<b>153</b>	<b>134</b>	<b>142</b>	<b>170</b>	<b>312</b>
<b>Total Foreclosure Prevention Actions</b>	<b>252,014</b>	<b>539,451</b>	<b>362,912</b>	<b>224,646</b>	<b>217,020</b>	<b>180,566</b>	<b>153,793</b>	<b>129,779</b>	<b>96,945</b>	<b>69,362</b>	<b>52,469</b>	<b>58,268</b>	<b>47,370</b>	<b>43,356</b>	<b>43,903</b>	<b>52,154</b>	<b>46,378</b>	<b>98,532</b>

Percent of Total Foreclosure Prevention Actions

Repayment Plans	2%	1%	2%	2%	1%	1%	1%	3%	2%	3%	5%	5%	7%	8%	9%	9%	10%	9%
Forbearance Plans	92%	52%	44%	34%	26%	22%	21%	20%	15%	16%	20%	21%	19%	18%	15%	13%	11%	12%
Charge-offs-in-lieu	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	1%
Payment Deferral	0%	45%	51%	58%	64%	66%	67%	45%	43%	44%	43%	46%	42%	40%	46%	47%	41%	44%
Loan Modifications	6%	2%	3%	5%	7%	10%	11%	32%	39%	37%	32%	27%	30%	33%	29%	30%	37%	33%
<b>Home Retention Actions</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
Short Sales	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Deeds-in-lieu	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
<b>Nonforeclosure - Home Forfeiture Actions</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</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 current and 30+ days delinquent at the time of forbearance initiation since March 2020. In addition, completed forbearance plans data has been revised to include only loans that are brought current at the end of the forbearance without the assistance of another workout.



3(i) Enterprises Combined - Loan Modifications

	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	YTD 2024
Loan Modifications (# of loans)	13,991	10,773	9,347	11,434	16,134	17,930	16,913	41,375	38,264	25,539	16,596	15,500	14,420	14,363	12,758	15,689	16,970	32,659

Delinquency Status at Modification (% of loan mods)

Current <sup>1</sup>	1%	1%	1%	1%	1%	1%	2%	1%	1%	1%	1%	1%	1%	1%	1%	2%	2%	2%
30 - 59 days delinquent	2%	4%	3%	3%	2%	4%	2%	3%	2%	2%	2%	3%	4%	5%	6%	7%	7%	7%
60 - 89 days delinquent	5%	5%	8%	4%	2%	1%	1%	1%	1%	1%	2%	3%	4%	6%	6%	8%	10%	9%
90-179 days delinquent	53%	46%	55%	37%	22%	13%	9%	6%	9%	12%	17%	23%	30%	30%	34%	35%	34%	34%
180 - 364 days delinquent	28%	30%	23%	45%	56%	33%	24%	12%	15%	19%	23%	27%	28%	30%	30%	29%	29%	29%
365+ days delinquent	11%	14%	11%	11%	18%	48%	62%	77%	73%	65%	56%	43%	33%	28%	23%	20%	17%	18%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

MTMLTV at Modification (% of loan mods)

MTMLTV <= 80% <sup>2</sup>	81%	81%	85%	86%	89%	93%	94%	96%	97%	97%	96%	95%	94%	94%	92%	91%	90%	90%
80% < MTMLTV <= 100%	16%	16%	13%	12%	10%	6%	5%	4%	2%	3%	4%	5%	6%	6%	7%	9%	10%	9%
MTMLTV > 100%	3%	3%	2%	1%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Year of Origination (% of loan mods)

2004 & Prior	12%	13%	10%	9%	8%	7%	7%	6%	6%	7%	7%	6%	6%	5%	5%	4%	3%	4%
2005-2008	24%	25%	21%	17%	18%	15%	13%	12%	11%	11%	10%	10%	9%	9%	7%	7%	5%	6%
2009 & later	63%	62%	68%	75%	74%	78%	80%	82%	83%	83%	83%	83%	84%	86%	88%	89%	91%	90%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Modification History (% of loan mods)

First time modification	74%	72%	79%	83%	82%	84%	85%	86%	85%	85%	85%	85%	85%	85%	86%	86%	87%	86%
Second time modification	17%	19%	15%	12%	12%	11%	10%	10%	11%	10%	10%	11%	10%	11%	10%	10%	9%	10%
Three plus time modification	9%	9%	7%	6%	6%	5%	5%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Property type (% of loan mods)

Primary residency	95%	94%	92%	92%	92%	93%	92%	89%	90%	92%	93%	94%	95%	95%	96%	96%	96%	96%
Second home	2%	2%	2%	2%	2%	2%	2%	3%	2%	2%	2%	2%	2%	1%	1%	1%	2%	2%
Investment	3%	4%	6%	6%	6%	5%	6%	7%	7%	6%	5%	4%	3%	3%	3%	3%	2%	3%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

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

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



3(i) Enterprises Combined - Loan Modifications (Cont.)

	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	YTD 2024
Loan Modifications (# of loans)	13,991	10,773	9,347	11,434	16,134	17,930	16,913	41,375	38,264	25,539	16,596	15,500	14,420	14,363	12,758	15,689	16,970	32,659

Principal and Interest Change (%)

Increase	3%	3%	2%	2%	1%	1%	2%	1%	1%	1%	3%	4%	3%	3%	3%	3%	3%	3%
No Change	2%	5%	18%	11%	3%	2%	1%	0%	0%	1%	1%	1%	1%	1%	1%	1%	0%	0%
Decrease <=20%	45%	44%	46%	43%	41%	46%	51%	24%	26%	45%	59%	61%	63%	63%	64%	68%	66%	67%
Decrease 20% <=30%	25%	24%	16%	20%	22%	23%	22%	35%	37%	26%	17%	17%	16%	16%	15%	14%	16%	15%
Decrease > 30%	24%	24%	18%	24%	32%	28%	24%	40%	35%	26%	20%	18%	17%	17%	17%	15%	16%	15%

Types of Modification (%)

Extend Term Only	66%	64%	70%	65%	63%	66%	67%	22%	18%	33%	64%	73%	77%	77%	80%	79%	76%	77%
Reduce Rate Only	0%	0%	2%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	14%	15%	13%	20%	24%	22%	21%	72%	75%	56%	24%	11%	4%	2%	2%	1%	1%	1%
Reduce Rate, Extend Term and Forbear Principal <sup>1</sup>	19%	20%	14%	11%	12%	11%	11%	6%	7%	11%	12%	16%	19%	21%	18%	20%	24%	22%
Other	0%	0%	2%	3%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

60+ Days Re-Delinquency (%)

3 Months after Modification	14%	14%	8%	5%	5%	5%	5%	3%	5%	7%	8%	9%	11%	11%	11%	10%		
6 Months after Modification	22%	19%	10%	7%	7%	7%	7%	5%	7%	9%	11%	13%	16%	16%	16%			
9 Months after Modification	25%	19%	10%	7%	9%	7%	8%	6%	8%	10%	12%	16%	17%	17%				
12 Months after Modification	24%	19%	10%	8%	7%	7%	8%	6%	8%	11%	13%	15%	17%					

<sup>1</sup> May include principal forgiveness.



3(ii) Fannie Mae - Loan Modifications

	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	YTD 2024
Loan Modifications (# of loans)	8,737	6,608	5,757	7,365	10,778	11,605	10,689	25,390	24,856	16,266	10,392	9,863	8,881	8,763	7,710	10,016	10,434	20,450

Delinquency Status at Modification (% of loan mods)

Current <sup>1</sup>	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	1%	0%	0%	0%	1%	0%	0%
30 - 59 days delinquent	2%	2%	2%	1%	1%	1%	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%
60 - 89 days delinquent	5%	5%	8%	4%	1%	1%	1%	0%	1%	1%	1%	2%	2%	2%	2%	3%	3%	3%
90-179 days delinquent	57%	50%	55%	40%	21%	12%	9%	6%	9%	12%	17%	25%	32%	31%	35%	38%	38%	38%
180 - 364 days delinquent	27%	30%	23%	43%	57%	34%	24%	13%	15%	19%	23%	27%	30%	33%	34%	34%	35%	35%
365+ days delinquent	9%	14%	12%	11%	19%	51%	65%	80%	76%	67%	58%	45%	36%	31%	26%	24%	22%	23%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

MTMLTV at Modification (% of loan mods)

MTMLTV <= 80% <sup>2</sup>	82%	82%	85%	86%	89%	93%	94%	96%	97%	97%	96%	95%	94%	94%	92%	91%	91%	91%
80% < MTMLTV <= 100%	15%	15%	14%	13%	10%	6%	5%	4%	2%	2%	3%	5%	5%	6%	7%	9%	9%	9%
MTMLTV > 100%	2%	3%	2%	2%	1%	1%	1%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Year of Origination (% of loan mods)

2004 & Prior	12%	12%	10%	9%	9%	7%	7%	7%	6%	7%	7%	7%	7%	6%	5%	5%	4%	4%
2005-2008	23%	25%	21%	17%	19%	15%	14%	13%	11%	11%	11%	11%	10%	10%	8%	8%	6%	7%
2009 & later	64%	63%	69%	74%	72%	78%	79%	80%	83%	82%	82%	82%	83%	84%	87%	87%	90%	89%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Modification History (% of loan mods)

First time modification	72%	70%	77%	80%	77%	82%	81%	81%	83%	83%	82%	82%	82%	81%	83%	82%	83%	82%
Second time modification	19%	20%	16%	14%	15%	12%	13%	13%	12%	12%	12%	13%	12%	13%	12%	13%	12%	12%
Three plus time modification	9%	10%	7%	7%	8%	6%	6%	6%	5%	5%	5%	5%	5%	6%	5%	5%	5%	5%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Property type (% of loan mods)

Primary residency	95%	95%	93%	92%	92%	93%	92%	89%	90%	91%	93%	94%	95%	95%	96%	96%	96%	96%
Second home	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	1%	2%	2%	2%
Investment	4%	3%	5%	6%	6%	5%	6%	8%	7%	7%	5%	4%	3%	3%	3%	3%	3%	3%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

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

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





3(ii) Fannie Mae - Loan Modifications (cont.)

	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	YTD 2024
Loan Modifications (# of loans)	8,737	6,608	5,757	7,365	10,778	11,605	10,689	25,390	24,856	16,266	10,392	9,863	8,881	8,763	7,710	10,016	10,434	20,450

Principal and Interest Change (%)

Increase	2%	2%	1%	1%	1%	1%	1%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%
No Change	0%	2%	14%	11%	1%	1%	1%	0%	0%	0%	1%	1%	1%	1%	1%	1%	0%	1%
Decrease <=20%	48%	47%	49%	46%	43%	47%	53%	26%	27%	46%	59%	61%	64%	63%	64%	66%	63%	65%
Decrease 20% <=30%	25%	24%	16%	19%	23%	23%	22%	34%	36%	27%	19%	19%	17%	18%	17%	17%	18%	18%
Decrease > 30%	25%	25%	19%	23%	33%	29%	24%	39%	36%	27%	20%	18%	17%	17%	17%	15%	17%	16%

Types of Modification (%)

Extend Term Only	68%	64%	70%	68%	61%	65%	65%	22%	16%	30%	59%	69%	74%	72%	75%	74%	70%	72%
Reduce Rate Only	0%	0%	3%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	14%	16%	13%	18%	25%	22%	21%	70%	75%	57%	25%	12%	4%	2%	2%	1%	1%	1%
Reduce Rate, Extend Term and Forbear Principal <sup>1</sup>	18%	20%	13%	12%	14%	12%	14%	8%	8%	13%	16%	19%	22%	26%	23%	25%	30%	27%
Other	0%	0%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

60+ Days Re-Delinquency (%)

3 Months after Modification	13%	12%	8%	5%	4%	4%	4%	3%	4%	7%	8%	9%	11%	11%	10%	9%		
6 Months after Modification	20%	18%	9%	6%	7%	7%	6%	5%	7%	9%	10%	13%	17%	16%	15%			
9 Months after Modification	24%	19%	10%	7%	9%	7%	7%	6%	8%	10%	12%	16%	18%	17%				
12 Months after Modification	23%	19%	10%	7%	7%	7%	8%	6%	8%	11%	13%	16%	17%					

<sup>1</sup> May include principal forgiveness.



## 3(iii) Freddie Mac - Loan Modifications

	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	YTD 2024
Loan Modifications (# of loans)	5,254	4,165	3,590	4,069	5,356	6,325	6,224	15,985	13,408	9,273	6,204	5,637	5,539	5,600	5,048	5,673	6,536	12,209

### Delinquency Status at Modification (% of loan mods)

Current	2%	2%	2%	1%	1%	2%	3%	1%	1%	1%	1%	1%	1%	2%	3%	3%	5%	4%
30 - 59 days delinquent	4%	8%	4%	5%	4%	10%	5%	8%	6%	4%	4%	8%	10%	12%	13%	16%	17%	17%
60 - 89 days delinquent	5%	6%	7%	4%	3%	2%	2%	2%	2%	2%	3%	5%	8%	10%	12%	19%	22%	20%
90-179 days delinquent	47%	40%	55%	31%	25%	14%	10%	6%	10%	12%	17%	22%	27%	29%	31%	30%	28%	29%
180 - 364 days delinquent	29%	31%	21%	48%	52%	30%	23%	11%	15%	19%	23%	26%	24%	24%	24%	20%	19%	19%
365+ days delinquent	13%	14%	11%	11%	15%	42%	57%	71%	67%	61%	52%	38%	29%	22%	17%	12%	9%	10%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

### MTMLTV at Modification (% of loan mods)

MTMLTV <= 80%	80%	80%	86%	86%	89%	92%	93%	95%	97%	97%	95%	95%	93%	94%	93%	90%	89%	89%
80% < MTMLTV <= 100%	17%	17%	12%	12%	10%	7%	6%	4%	3%	3%	4%	5%	6%	6%	7%	9%	11%	10%
MTMLTV > 100%	4%	3%	2%	1%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

### Year of Origination (% of loan mods)

2004 & Prior	12%	13%	10%	8%	8%	7%	7%	5%	6%	6%	6%	5%	6%	5%	4%	3%	2%	2%
2005-2008	26%	26%	22%	16%	15%	15%	13%	10%	10%	9%	9%	10%	8%	7%	6%	4%	4%	4%
2009 & later	62%	60%	68%	76%	77%	79%	81%	85%	84%	85%	85%	85%	86%	88%	90%	93%	94%	93%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

### Modification History (% of loan mods)

First time modification	76%	75%	82%	89%	91%	87%	91%	95%	89%	90%	91%	90%	91%	91%	91%	92%	93%	93%
Second time modification	15%	17%	12%	8%	7%	8%	6%	4%	8%	7%	7%	8%	7%	7%	7%	6%	6%	6%
Three plus time modification	8%	8%	6%	3%	3%	4%	3%	1%	3%	2%	3%	3%	2%	3%	2%	2%	2%	2%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

### Property type (% of loan mods)

Primary residency	95%	94%	92%	92%	92%	93%	92%	90%	91%	92%	93%	94%	95%	96%	96%	96%	96%	96%
Second home	2%	2%	2%	2%	2%	2%	2%	5%	2%	2%	2%	2%	2%	1%	1%	1%	2%	1%
Investment	3%	4%	6%	6%	5%	5%	6%	5%	7%	6%	5%	4%	3%	3%	3%	3%	2%	2%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%



### 3(iii) Freddie Mac - Loan Modifications (cont.)

	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	YTD 2024
Loan Modifications (# of loans)	5,254	4,165	3,590	4,069	5,356	6,325	6,224	15,985	13,408	9,273	6,204	5,637	5,539	5,600	5,048	5,673	6,536	12,209

### Principal and Interest Change (%)

Increase	5%	6%	3%	3%	2%	2%	3%	1%	2%	3%	5%	7%	6%	7%	7%	5%	5%	5%
No Change	6%	11%	24%	10%	8%	4%	2%	1%	0%	1%	1%	2%	1%	1%	1%	0%	0%	0%
Decrease <=20%	41%	38%	41%	36%	38%	43%	48%	20%	25%	45%	60%	60%	62%	63%	65%	70%	70%	70%
Decrease 20% <=30%	25%	23%	16%	24%	22%	24%	23%	37%	39%	26%	15%	14%	13%	12%	11%	10%	11%	10%
Decrease > 30%	23%	23%	16%	27%	29%	27%	24%	41%	34%	25%	19%	17%	18%	17%	17%	15%	14%	14%

### Types of Modification (%)

Extend Term Only	63%	64%	70%	61%	67%	69%	71%	22%	21%	37%	72%	80%	82%	85%	88%	88%	85%	86%
Reduce Rate Only	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	15%	15%	11%	22%	23%	21%	22%	75%	73%	56%	21%	9%	4%	2%	2%	1%	0%	1%
Reduce Rate, Extend Term and Forbear Principal <sup>1</sup>	22%	20%	14%	10%	9%	9%	6%	3%	6%	7%	7%	11%	14%	12%	10%	11%	14%	13%
Other	0%	1%	5%	7%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

### 60+ Days Re-Delinquency (%)

3 Months after Modification	16%	16%	9%	6%	6%	6%	6%	4%	6%	8%	9%	10%	11%	12%	12%	11%		
6 Months after Modification	24%	19%	11%	7%	8%	8%	7%	5%	8%	9%	11%	13%	16%	15%	17%			
9 Months after Modification	26%	20%	10%	9%	9%	8%	8%	6%	7%	10%	13%	16%	16%	17%				
12 Months after Modification	25%	19%	10%	10%	8%	8%	8%	6%	7%	10%	14%	15%	16%					

<sup>1</sup> May include principal forgiveness.



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

	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	YTD 2024
Short Sales	699	740	688	541	487	338	219	170	193	119	126	103	148	117	104	113	128	241
Deeds-in-lieu	223	184	135	172	168	106	89	70	57	52	37	45	45	36	30	29	42	71
Nonforeclosure - Home Forfeiture Actions <sup>1</sup>	922	924	823	713	655	444	308	240	250	171	163	148	193	153	134	142	170	312
Third-party Sales	647	805	900	1,063	1,260	1,291	1,525	1,490	1,846	1,667	1,583	2,013	2,156	2,050	1,797	1,776	1,747	3,523
Foreclosure Sales	381	989	1,033	1,036	1,021	1,243	1,688	1,564	1,612	1,899	1,714	1,687	1,627	1,565	1,485	1,402	1,197	2,599
Third-party & Foreclosure Sales	1,028	1,794	1,933	2,099	2,281	2,534	3,213	3,054	3,458	3,566	3,297	3,700	3,783	3,615	3,282	3,178	2,944	6,122
Foreclosure Starts	7,551	6,809	6,302	9,125	6,233	7,253	6,178	20,624	19,388	17,327	18,693	19,809	17,919	19,489	18,731	18,643	17,339	35,982

Top Five Reasons for Delinquency (at period end)

National emergency declaration	84%	87%	86%	85%	84%	81%	75%	70%	65%	61%	55%	50%	44%	33%	20%	9%	4%
Curtailment of Income	4%	3%	3%	3%	4%	4%	6%	8%	8%	9%	10%	12%	14%	17%	22%	27%	27%
Excessive obligations	4%	2%	2%	3%	3%	3%	4%	5%	6%	7%	7%	9%	10%	12%	15%	17%	17%
Unemployment	1%	1%	1%	1%	1%	1%	2%	2%	2%	3%	3%	4%	6%	7%	10%	13%	15%
Illness of principal mortgagor or family member	1%	1%	1%	1%	1%	1%	1%	2%	2%	3%	3%	4%	5%	6%	8%	10%	11%

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



## 5(i) Enterprises Combined - Real Estate Owned (# of loans)

	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	YTD 2024
Acquisitions	660	1,223	1,141	1,228	1,200	1,358	1,751	1,480	1,523	1,880	1,706	1,692	1,639	1,568	1,475	1,400	1,200	2,600
Dispositions	(5,466)	(5,048)	(2,985)	(2,446)	(1,834)	(1,195)	(991)	(1,255)	(1,239)	(993)	(977)	(1,529)	(1,767)	(1,573)	(1,567)	(1,894)	(2,105)	(3,999)
Inventory (at period end) <sup>1</sup>	15,487	11,614	9,739	8,522	7,840	8,001	8,781	9,048	9,341	10,251	10,997	11,190	11,061	11,019	10,902	10,404	9,450	

### Acquisitions by State

Arizona	23	13	15	7	7	12	5	2	3	15	9	6	8	7	1	12	8	20
California	29	50	20	22	16	37	51	25	15	38	63	52	30	40	60	62	45	107
Florida	26	66	113	122	70	73	109	69	47	49	51	58	53	65	57	75	59	134
Nevada	3	6	8	6	1	5	5	9	10	23	26	18	19	8	12	9	5	14
<b>Subtotal</b>	<b>81</b>	<b>135</b>	<b>156</b>	<b>157</b>	<b>94</b>	<b>127</b>	<b>170</b>	<b>105</b>	<b>75</b>	<b>125</b>	<b>149</b>	<b>134</b>	<b>110</b>	<b>120</b>	<b>130</b>	<b>158</b>	<b>117</b>	<b>275</b>
Selected Midwest States <sup>2</sup>	133	254	249	293	288	356	511	480	440	557	472	447	456	391	410	335	278	613
All other States	446	834	736	778	818	875	1,070	895	1,008	1,198	1,085	1,111	1,073	1,057	935	907	805	1,712
<b>Total Acquisitions</b>	<b>660</b>	<b>1,223</b>	<b>1,141</b>	<b>1,228</b>	<b>1,200</b>	<b>1,358</b>	<b>1,751</b>	<b>1,480</b>	<b>1,523</b>	<b>1,880</b>	<b>1,706</b>	<b>1,692</b>	<b>1,639</b>	<b>1,568</b>	<b>1,475</b>	<b>1,400</b>	<b>1,200</b>	<b>2,600</b>

### Inventory by State

Arizona	118	70	58	38	34	37	39	32	29	40	45	42	38	38	32	34	36	
California	408	298	222	188	164	175	206	187	176	192	236	252	238	235	250	269	256	
Florida	1,051	698	581	512	441	417	466	429	389	387	392	379	358	358	349	369	347	
Nevada	102	69	60	53	37	37	36	44	46	67	90	96	92	75	72	56	43	
<b>Subtotal</b>	<b>1,679</b>	<b>1,135</b>	<b>921</b>	<b>791</b>	<b>676</b>	<b>666</b>	<b>747</b>	<b>692</b>	<b>640</b>	<b>686</b>	<b>763</b>	<b>769</b>	<b>726</b>	<b>706</b>	<b>703</b>	<b>728</b>	<b>682</b>	
Selected Midwest States <sup>2</sup>	2,836	2,109	1,825	1,632	1,544	1,654	1,964	2,151	2,307	2,590	2,827	2,900	2,881	2,849	2,825	2,665	2,399	
All other States	10,972	8,370	6,993	6,099	5,620	5,681	6,070	6,205	6,394	6,975	7,407	7,521	7,454	7,464	7,399	7,011	6,369	
<b>Total Inventory<sup>1</sup></b>	<b>15,487</b>	<b>11,614</b>	<b>9,739</b>	<b>8,522</b>	<b>7,840</b>	<b>8,001</b>	<b>8,781</b>	<b>9,048</b>	<b>9,341</b>	<b>10,251</b>	<b>10,997</b>	<b>11,190</b>	<b>11,061</b>	<b>11,019</b>	<b>10,927</b>	<b>10,404</b>	<b>9,450</b>	

<sup>1</sup> 2020 data includes MECA REO properties.

<sup>2</sup> Select Midwest states are Illinois, Indiana, Michigan and Ohio.



## 5(ii) Fannie Mae - Real Estate Owned (# of loans)

	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	YTD 2024
Acquisitions	470	867	768	874	825	927	1,218	1,042	1,034	1,302	1,074	983	969	949	873	849	705	1,554
Dispositions	(3,920)	(3,922)	(2,335)	(1,930)	(1,332)	(734)	(626)	(820)	(834)	(611)	(665)	(1,012)	(1,133)	(946)	(1,026)	(1,279)	(1,454)	(2,733)
Inventory (at period end) <sup>1</sup>	12,675	9,572	7,973	6,918	6,363	6,554	7,166	7,430	7,639	8,353	8,779	8,780	8,615	8,581	8,403	7,969	7,169	

### Acquisitions by State

Arizona	21	11	15	7	5	9	5	2	2	10	3	4	8	5	1	10	3	13
California	26	49	14	20	11	29	38	16	9	31	43	38	19	28	40	54	28	82
Florida	23	51	88	88	51	55	86	54	31	40	42	41	35	41	34	49	38	87
Nevada	2	3	8	4	1	5	5	7	5	17	11	4	5	3	2	7	3	10
<b>Subtotal</b>	<b>72</b>	<b>114</b>	<b>125</b>	<b>119</b>	<b>68</b>	<b>98</b>	<b>134</b>	<b>79</b>	<b>47</b>	<b>98</b>	<b>99</b>	<b>87</b>	<b>67</b>	<b>77</b>	<b>77</b>	<b>120</b>	<b>72</b>	<b>192</b>
Selected Midwest States <sup>2</sup>	86	155	151	177	164	205	317	321	284	370	278	208	227	234	212	183	152	335
All other States	312	598	492	578	593	624	767	642	703	834	697	688	675	638	584	546	481	1,027
<b>Total Acquisitions</b>	<b>470</b>	<b>867</b>	<b>768</b>	<b>874</b>	<b>825</b>	<b>927</b>	<b>1,218</b>	<b>1,042</b>	<b>1,034</b>	<b>1,302</b>	<b>1,074</b>	<b>983</b>	<b>969</b>	<b>949</b>	<b>873</b>	<b>849</b>	<b>705</b>	<b>1,554</b>

### Inventory by State

Arizona	106	61	54	37	31	33	37	31	27	34	33	29	28	28	23	27	24
California	356	264	191	160	136	144	170	146	134	150	179	191	173	177	188	211	199
Florida	875	592	492	431	380	366	406	378	341	343	347	332	303	295	275	281	257
Nevada	80	57	49	43	31	33	34	40	37	52	60	52	48	41	35	33	29
<b>Subtotal</b>	<b>1,417</b>	<b>974</b>	<b>786</b>	<b>671</b>	<b>578</b>	<b>576</b>	<b>647</b>	<b>595</b>	<b>539</b>	<b>579</b>	<b>619</b>	<b>604</b>	<b>552</b>	<b>541</b>	<b>521</b>	<b>552</b>	<b>509</b>
Selected Midwest States <sup>2</sup>	2,218	1,637	1,383	1,206	1,141	1,230	1,452	1,635	1,761	1,973	2,119	2,115	2,099	2,134	2,114	1,991	1,790
All other States	9,040	6,961	5,804	5,041	4,644	4,748	5,067	5,200	5,339	5,801	6,041	6,061	5,964	5,906	5,793	5,426	4,870
<b>Total Inventory<sup>1</sup></b>	<b>12,675</b>	<b>9,572</b>	<b>7,973</b>	<b>6,918</b>	<b>6,363</b>	<b>6,554</b>	<b>7,166</b>	<b>7,430</b>	<b>7,639</b>	<b>8,353</b>	<b>8,779</b>	<b>8,780</b>	<b>8,615</b>	<b>8,581</b>	<b>8,428</b>	<b>7,969</b>	<b>7,169</b>

<sup>1</sup> 2020 data includes MECA REO properties.

<sup>2</sup> Select Midwest states are Illinois, Indiana, Michigan and Ohio.



## 5(iii) Freddie Mac - Real Estate Owned (# of loans)

	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	YTD 2024
Acquisitions	190	356	373	354	375	431	533	438	489	578	632	709	670	619	602	551	495	1,046
Dispositions	(1,546)	(1,126)	(650)	(516)	(502)	(461)	(365)	(435)	(405)	(382)	(312)	(517)	(634)	(627)	(541)	(615)	(651)	(1,266)
Inventory (at period end)	2,812	2,042	1,766	1,604	1,477	1,447	1,615	1,618	1,702	1,898	2,218	2,410	2,446	2,438	2,499	2,435	2,281	

### Acquisitions by State

Arizona	2	2	-	-	2	3	-	-	1	5	6	2	-	2	-	2	5	7
California	3	1	6	2	5	8	13	9	6	7	20	14	11	12	20	8	17	25
Florida	3	15	25	34	19	18	23	15	16	9	9	17	18	24	23	26	21	47
Nevada	1	3	-	2	-	-	-	2	5	6	15	14	14	5	10	2	2	4
<b>Subtotal</b>	<b>9</b>	<b>21</b>	<b>31</b>	<b>38</b>	<b>26</b>	<b>29</b>	<b>36</b>	<b>26</b>	<b>28</b>	<b>27</b>	<b>50</b>	<b>47</b>	<b>43</b>	<b>43</b>	<b>53</b>	<b>38</b>	<b>45</b>	<b>83</b>
Selected Midwest States <sup>1</sup>	47	99	98	116	124	151	194	159	156	187	194	239	229	157	198	152	126	278
All other States	134	236	244	200	225	251	303	253	305	364	388	423	398	419	351	361	324	685
<b>Total Acquisitions</b>	<b>190</b>	<b>356</b>	<b>373</b>	<b>354</b>	<b>375</b>	<b>431</b>	<b>533</b>	<b>438</b>	<b>489</b>	<b>578</b>	<b>632</b>	<b>709</b>	<b>670</b>	<b>619</b>	<b>602</b>	<b>551</b>	<b>495</b>	<b>1,046</b>

### Inventory by State

Arizona	12	9	4	1	3	4	2	1	2	6	12	13	10	10	9	7	12
California	52	34	31	28	28	31	36	41	42	42	57	61	65	58	62	58	57
Florida	176	106	89	81	61	51	60	51	48	44	45	47	55	63	74	88	90
Nevada	22	12	11	10	6	4	2	4	9	15	30	44	44	34	37	23	14
<b>Subtotal</b>	<b>262</b>	<b>161</b>	<b>135</b>	<b>120</b>	<b>98</b>	<b>90</b>	<b>100</b>	<b>97</b>	<b>101</b>	<b>107</b>	<b>144</b>	<b>165</b>	<b>174</b>	<b>165</b>	<b>182</b>	<b>176</b>	<b>173</b>
Selected Midwest States <sup>1</sup>	618	472	442	426	403	424	512	516	546	617	708	785	782	715	711	674	609
All other States	1,932	1,409	1,189	1,058	976	933	1,003	1,005	1,055	1,174	1,366	1,460	1,490	1,558	1,606	1,585	1,499
<b>Total Inventory</b>	<b>2,812</b>	<b>2,042</b>	<b>1,766</b>	<b>1,604</b>	<b>1,477</b>	<b>1,447</b>	<b>1,615</b>	<b>1,618</b>	<b>1,702</b>	<b>1,898</b>	<b>2,218</b>	<b>2,410</b>	<b>2,446</b>	<b>2,438</b>	<b>2,499</b>	<b>2,435</b>	<b>2,281</b>

<sup>1</sup> Select Midwest states are Illinois, Indiana, Michigan and Ohio.





Enterprises Single-Family Book Profile - As of June 30, 2024

The top 5 states for the relevant columns are highlighted.

State	Total Loan Count	Delinquent Loans (DLQ)									Loans in Forbearance Plan						REO Inventory <sup>3</sup>	
		Total	30-59 Days DLQ <sup>1</sup>	60-89 Days DLQ	90-179 Days DLQ	180-364 Days DLQ	365+ Days DLQ	Serious Delinquent (90+ FC In)	Serious Delinquent (90+ FC In) Rates	% of DLQ Loans > =365 Days DLQ	30-89 Days	90-179 Days	180-269 Days	270-364 Days	365+ Days	Total		
AK	53,265	762	437	96	92	73	64	229	0.4%	8.4%	18	22	3	2	-	45	47	
AL	354,342	8,223	5,117	1,145	954	631	376	1,962	0.6%	4.6%	138	61	25	14	1	239	293	
AR	201,220	3,805	2,324	521	450	324	186	961	0.5%	4.9%	137	45	17	6	1	206	147	
AZ	898,301	14,421	8,892	1,983	1,807	1,303	436	3,549	0.4%	3.0%	503	284	138	74	11	1,010	36	
CA	3,927,754	56,924	34,832	7,408	6,822	5,200	2,662	14,691	0.4%	4.7%	1,794	1,113	418	290	58	3,673	256	
CO	793,337	10,500	6,735	1,308	1,229	868	360	2,460	0.3%	3.4%	337	199	66	36	12	650	56	
CT	349,167	7,078	4,237	963	772	568	538	1,880	0.5%	7.6%	149	93	34	21	6	303	145	
DC	73,193	1,633	825	179	196	197	236	630	0.9%	14.5%	44	46	11	4	7	112	21	
DE	126,614	2,124	1,228	277	243	219	157	619	0.5%	7.4%	58	35	16	7	-	116	21	
FL	2,078,837	42,443	23,983	5,817	5,335	4,020	3,288	12,650	0.6%	7.7%	1,455	814	323	178	40	2,810	347	
GA	979,051	20,612	12,450	2,993	2,624	1,679	866	5,170	0.5%	4.2%	712	402	145	88	16	1,363	135	
HI	110,627	1,852	869	183	220	296	284	802	0.7%	15.3%	54	38	36	88	1	217	32	
IA	289,559	4,842	2,889	681	590	414	268	1,272	0.4%	5.5%	149	58	26	7	1	241	162	
ID	222,727	3,133	1,971	432	358	256	116	730	0.3%	3.7%	79	53	17	15	4	168	21	
IL	1,321,851	27,624	15,271	3,689	3,451	2,747	2,466	8,672	0.7%	8.9%	649	457	244	130	15	1,495	943	
IN	644,367	13,315	8,180	1,788	1,481	1,128	738	3,352	0.5%	5.5%	305	153	75	26	4	563	234	
KS	222,239	4,146	2,632	532	477	319	186	984	0.4%	4.5%	104	59	18	15	1	197	100	
KY	318,451	6,029	3,668	793	660	455	453	1,568	0.5%	7.5%	115	61	23	11	3	213	100	
LA	306,921	10,295	5,991	1,444	1,265	928	667	2,863	0.9%	6.5%	230	114	43	22	3	412	347	
MA	708,000	12,577	7,779	1,571	1,417	970	840	3,235	0.5%	6.7%	285	150	66	43	7	551	104	
MD	699,356	13,710	8,242	1,754	1,483	1,224	1,007	3,715	0.5%	7.3%	347	226	103	52	9	737	286	
ME	112,952	1,998	1,148	228	227	147	248	624	0.6%	12.4%	55	26	5	3	1	90	50	
MI	1,040,463	19,639	12,225	2,945	2,389	1,432	648	4,476	0.4%	3.3%	393	219	95	52	6	765	557	
MN	739,373	10,782	6,414	1,463	1,381	1,026	498	2,906	0.4%	4.6%	375	231	131	57	8	802	340	
MO	586,156	10,048	6,553	1,345	1,091	732	327	2,151	0.4%	3.3%	221	149	59	36	7	472	297	
MS	140,851	4,551	2,828	638	566	325	194	1,088	0.8%	4.3%	92	45	16	8	2	163	186	
MT	111,384	1,481	925	201	195	103	57	355	0.3%	3.8%	50	29	5	3	1	88	22	
NC	1,001,325	16,621	10,489	2,213	1,958	1,246	715	3,922	0.4%	4.3%	408	226	90	38	6	768	175	
ND	59,603	768	440	98	96	62	72	230	0.4%	9.4%	19	12	4	1	1	37	27	
NE	184,360	2,907	1,791	416	359	233	108	703	0.4%	3.7%	127	61	27	7	1	223	26	
NH	156,067	2,394	1,573	319	256	148	98	502	0.3%	4.1%	61	31	19	4	3	118	13	
NJ	924,703	18,185	10,617	2,465	1,946	1,516	1,641	5,107	0.6%	9.0%	495	289	106	67	8	965	208	
NM	167,462	3,111	1,876	399	334	240	262	836	0.5%	8.4%	72	35	13	8	1	129	77	
NV	359,354	6,082	3,443	808	796	550	485	1,832	0.5%	8.0%	222	144	52	40	6	464	43	
NY	1,242,949	29,855	16,223	3,469	2,991	2,433	4,739	10,168	0.8%	15.9%	516	323	128	76	11	1,054	556	
OH	1,034,454	20,739	12,234	2,783	2,381	1,815	1,526	5,731	0.6%	7.4%	447	262	118	52	7	886	665	
OK	262,070	5,694	3,434	725	594	422	222	1,536	0.6%	7.4%	154	77	48	6	6	291	114	
OR	512,894	6,514	3,667	812	873	724	438	2,040	0.4%	6.7%	221	139	61	34	7	462	74	
PA	1,073,663	22,508	13,095	3,164	2,493	1,831	1,925	6,254	0.6%	8.6%	487	277	87	38	9	898	432	
RI	103,812	1,977	1,209	251	223	156	138	518	0.5%	7.0%	43	28	11	6	-	88	8	
SC	493,195	9,261	5,780	1,185	1,067	743	486	2,299	0.5%	5.2%	201	112	41	24	2	380	90	
SD	74,686	1,012	631	137	105	83	56	244	0.3%	5.5%	20	18	8	3	-	49	16	
TN	573,878	9,697	6,187	1,297	1,170	682	361	2,215	0.4%	3.7%	231	126	57	24	4	442	69	
TX	2,314,703	50,197	30,080	7,195	6,160	4,310	2,452	12,931	0.6%	4.9%	2,701	1,024	382	217	36	4,360	434	
UT	441,126	6,688	4,220	902	803	562	201	1,567	0.4%	3.0%	251	117	40	35	2	445	2	
VA	909,335	12,822	7,920	1,747	1,550	1,073	532	3,159	0.3%	4.1%	324	166	78	24	6	598	151	
VT	60,151	938	524	121	110	91	92	294	0.5%	9.8%	19	14	2	8	-	43	42	
WA	924,980	11,084	6,493	1,334	1,437	1,120	700	3,262	0.4%	6.3%	443	254	103	49	23	872	50	
WI	635,208	8,189	4,909	1,216	988	645	431	2,065	0.3%	5.3%	202	87	33	23	3	348	138	
WV	88,290	2,435	1,578	345	265	154	93	512	0.6%	3.8%	42	26	6	2	1	77	180	
WY	52,352	837	520	126	119	50	22	191	0.4%	2.6%	23	11	2	2	-	38	26	
Other <sup>2</sup>	106,611	4,594	2,496	652	673	234	539	1,449	1.4%	11.7%	45	29	11	3	3	91	549	
<b>Total</b>	<b>31,167,589</b>	<b>569,656</b>	<b>340,074</b>	<b>76,556</b>	<b>67,522</b>	<b>48,804</b>	<b>36,700</b>	<b>153,161</b>	<b>0.49%</b>	<b>6.4%</b>	<b>16,622</b>	<b>9,070</b>	<b>3,685</b>	<b>2,079</b>	<b>371</b>	<b>31,827</b>	<b>9,450</b>	
		529,652	296,099	72,374	69,704	51,402	40,073	161,326	0.5%	-5%	7.6%	16,499	10,185	4,902	2,197	565	34,348	10,404
		8%	15%	6%	-3%	-5%	-8%	-5%	-5%	-15%	1%	-11%	-25%	-5%	-34%	-7%	-9%	

<sup>1</sup> Includes other loans that cannot be categorized due to missing attributes.

<sup>2</sup> Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.



Fannie Mae Single-Family Book Profile - As of June 30, 2024

State	Total Loan Count	Delinquent Loans (DLQ) <sup>1</sup>									Loans in Forbearance Plan						REO Inventory <sup>3</sup>
		Total	30-59 Days DLQ	60-89 Days DLQ	90-179 Days DLQ	180-364 Days DLQ	365+ Days DLQ	Serious Delinquent (90+ FC In)	Serious Delinquent (90+ FC In) Rates	% of DLQ Loans >=365 Days DLQ	30-89 Days	90-179 Days	180-269 Days	270-364 Days	365+ Days	Total	
AK	27,453	389	217	49	50	36	37	123	0.4%	9.5%	9	15	3	-	27	28	
AL	202,205	4,549	2,848	622	556	329	194	1,080	0.5%	4.3%	96	38	13	6	153	230	
AR	111,399	2,117	1,302	300	239	184	92	515	0.5%	4.3%	93	21	11	5	131	114	
AZ	501,780	8,004	4,838	1,112	1,030	761	263	2,056	0.4%	3.3%	327	178	90	47	651	24	
CA	2,310,467	32,332	19,603	4,170	4,015	3,051	1,493	8,563	0.4%	4.6%	1,235	667	264	168	2,375	199	
CO	460,924	5,827	3,711	731	725	466	194	1,387	0.3%	3.3%	226	110	45	22	408	44	
CT	184,042	3,679	2,221	481	406	291	280	979	0.5%	7.6%	93	44	17	10	168	123	
DC	41,021	917	434	108	117	115	143	375	0.9%	15.6%	31	32	7	1	76	17	
DE	69,732	1,108	637	142	131	120	78	329	0.5%	7.0%	45	19	9	2	75	14	
FL	1,140,845	23,697	13,232	3,232	3,077	2,359	1,797	7,239	0.6%	7.6%	998	497	208	111	1,829	257	
GA	542,031	11,134	6,659	1,593	1,461	951	470	2,883	0.5%	4.2%	458	223	94	45	828	97	
HI	70,856	1,108	517	102	128	190	171	490	0.7%	15.4%	39	21	25	60	146	24	
IA	175,135	2,850	1,721	397	362	229	141	732	0.4%	4.9%	100	33	14	4	152	130	
ID	134,130	1,772	1,104	250	197	149	72	418	0.3%	4.1%	43	30	10	6	91	14	
IL	688,881	14,230	7,811	1,940	1,771	1,489	1,219	4,483	0.7%	8.6%	432	274	142	68	922	691	
IN	320,354	6,517	3,942	912	728	594	341	1,665	0.5%	5.2%	184	86	42	17	329	177	
KS	112,066	2,003	1,272	246	247	150	88	485	0.4%	4.4%	65	34	10	7	116	64	
KY	145,014	2,862	1,719	369	328	222	224	774	0.5%	7.8%	63	28	16	6	114	70	
LA	171,099	5,908	3,456	800	757	523	372	1,655	1.0%	6.3%	143	69	28	15	258	265	
MA	380,874	6,777	4,167	856	780	519	455	1,761	0.5%	6.7%	171	84	33	21	314	83	
MD	378,947	6,954	4,209	896	740	628	481	1,850	0.5%	6.9%	233	116	62	26	443	205	
ME	54,789	1,009	535	115	111	81	167	359	0.7%	16.6%	37	14	4	1	57	43	
MI	559,777	10,007	6,273	1,472	1,212	704	346	2,264	0.4%	3.5%	236	118	48	27	432	400	
MN	422,317	5,885	3,466	781	776	579	283	1,639	0.4%	4.8%	257	136	83	30	512	247	
MO	311,651	5,084	3,392	668	532	341	151	1,024	0.3%	3.0%	141	69	30	21	261	224	
MS	89,734	2,885	1,794	413	375	197	106	680	0.8%	3.7%	68	20	14	6	108	142	
MT	66,035	836	520	115	106	61	34	201	0.3%	4.1%	29	18	3	2	53	9	
NC	562,606	8,953	5,659	1,215	1,017	676	386	2,080	0.4%	4.3%	262	121	60	16	463	116	
ND	31,826	408	233	54	52	30	39	121	0.4%	9.6%	11	6	4	1	23	17	
NE	117,950	1,829	1,119	261	228	159	62	451	0.4%	3.4%	90	39	19	7	156	20	
NH	80,881	1,155	724	165	131	80	55	266	0.3%	4.8%	42	19	12	2	78	12	
NJ	511,602	9,648	5,704	1,275	1,039	830	800	2,669	0.5%	8.3%	322	159	60	37	581	164	
NM	102,161	1,830	1,113	232	190	144	151	485	0.5%	8.3%	56	23	8	4	92	51	
NV	211,743	3,573	1,989	482	480	342	280	1,103	0.5%	7.8%	169	95	32	25	324	29	
NY	692,993	15,939	8,642	1,816	1,567	1,308	2,606	5,484	0.8%	16.3%	321	180	84	38	627	425	
OH	495,131	10,671	6,235	1,421	1,247	998	770	3,020	0.6%	7.2%	293	145	69	28	539	522	
OK	146,746	3,160	1,917	390	346	272	235	854	0.6%	7.4%	93	41	26	3	165	85	
OR	286,372	3,555	2,008	453	492	377	225	1,095	0.4%	6.3%	147	85	27	18	279	57	
PA	588,121	12,149	7,169	1,691	1,333	986	970	3,291	0.6%	8.0%	334	154	49	20	562	323	
RI	57,595	1,093	652	134	129	88	90	308	0.5%	8.2%	28	16	5	-	54	6	
SC	274,919	5,036	3,140	638	608	413	237	1,258	0.5%	4.7%	130	65	21	12	229	56	
SD	49,105	634	413	82	59	51	29	139	0.3%	4.6%	12	11	7	1	31	14	
TN	315,904	5,198	3,327	680	626	373	192	1,192	0.4%	3.7%	137	64	38	12	252	51	
TX	1,317,599	29,019	17,311	4,163	3,606	2,519	1,420	7,547	0.6%	4.9%	1,876	599	246	117	2,862	331	
UT	245,916	3,538	2,233	492	417	292	104	814	0.3%	2.9%	165	56	18	10	250	1	
VA	493,556	6,701	4,106	928	822	587	258	1,668	0.3%	3.9%	209	94	48	12	366	105	
VT	26,999	460	250	60	53	47	50	150	0.6%	10.9%	13	5	1	4	23	38	
WA	543,519	6,400	3,731	771	851	655	392	1,901	0.3%	6.1%	297	162	61	30	564	35	
WI	392,983	4,710	2,850	715	578	351	216	1,146	0.3%	4.6%	141	50	18	10	222	105	
WV	46,742	1,307	859	185	133	80	50	263	0.6%	3.8%	23	15	5	1	45	125	
WY	33,167	550	354	86	74	26	10	110	0.3%	1.8%	13	7	2	-	22	23	
Other <sup>2</sup>	78,747	2,853	1,574	410	322	167	380	872	1.1%	13.3%	36	22	6	2	66	523	
<b>Total</b>	<b>17,378,441</b>	<b>310,809</b>	<b>184,912</b>	<b>41,671</b>	<b>37,357</b>	<b>27,170</b>	<b>19,699</b>	<b>84,296</b>	<b>0.5%</b>	<b>6.3%</b>	<b>11,072</b>	<b>5,227</b>	<b>2,251</b>	<b>1,149</b>	<b>205</b>	<b>19,904</b>	<b>7,169</b>

<sup>1</sup> Conventional Delinquency Subset: Excludes government, current month MBS liquidations, and loans with current month missing or erroneous performance data.

<sup>2</sup> Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.

<sup>3</sup> May include a small volume of REO properties associated with a specific reverse mortgage transaction.



Freddie Mac Single-Family Book Profile - As of June 30, 2024

State	Total Loan Count	Delinquent Loans (DLQ)									Loans in Forbearance Plan					REO Inventory	
		Total	30-59 Days DLQ <sup>1</sup>	60-89 Days DLQ	90-179 Days DLQ	180-364 Days DLQ	365+ Days DLQ	Serious Delinquent (90+ FC In)	Serious Delinquent (90+ FC In) Rates	% of DLQ Loans >=365 Days DLQ	30-89 Days	90-179 Days	180-269 Days	270-364 Days	365+ Days		Total
AK	25,812	373	220	47	42	37	27	106	0.4%	7.2%	9	7	-	2	-	18	19
AL	152,137	3,674	2,269	523	398	302	182	882	0.6%	5.0%	42	23	12	8	1	86	63
AR	89,821	1,688	1,022	221	211	140	94	446	0.5%	5.6%	44	24	6	1	-	75	33
AZ	396,521	6,417	4,054	871	777	542	173	1,493	0.4%	2.7%	176	106	48	27	2	359	12
CA	1,617,287	24,592	15,229	3,238	2,807	2,149	1,169	6,128	0.4%	4.8%	559	446	154	122	17	1,298	57
CO	332,413	4,673	3,024	577	504	402	166	1,073	0.3%	3.6%	111	89	21	14	7	242	12
CT	165,125	3,399	2,016	482	366	277	258	901	0.5%	7.6%	56	49	17	11	2	135	22
DC	32,172	716	391	71	79	82	93	255	0.8%	13.0%	13	14	4	3	2	36	4
DE	56,882	1,016	591	135	112	99	79	290	0.5%	7.8%	13	16	7	5	-	41	7
FL	937,992	18,746	10,751	2,585	2,258	1,661	1,491	5,411	0.6%	8.0%	457	317	115	67	25	981	90
GA	437,020	9,478	5,791	1,400	1,163	728	396	2,287	0.5%	4.2%	254	179	51	43	8	535	38
HI	39,771	744	352	81	92	106	113	312	0.8%	15.2%	15	17	11	28	-	71	8
IA	114,424	1,992	1,168	284	228	185	127	540	0.5%	6.4%	49	25	12	3	-	89	32
ID	88,597	1,361	867	182	161	107	44	312	0.4%	3.2%	36	23	7	9	2	77	7
IL	632,970	13,394	7,460	1,749	1,680	1,258	1,247	4,189	0.7%	9.3%	217	183	102	62	9	573	252
IN	324,013	6,798	4,238	876	753	534	397	1,687	0.5%	5.8%	121	67	33	9	4	234	57
KS	110,173	2,143	1,360	286	230	169	98	499	0.5%	4.6%	39	25	8	8	1	81	36
KY	173,437	3,167	1,949	424	332	233	229	794	0.5%	7.2%	52	33	7	5	2	99	30
LA	135,822	4,387	2,535	644	508	405	295	1,208	0.9%	6.7%	87	45	15	7	-	154	82
MA	327,126	5,800	3,612	715	637	451	385	1,474	0.5%	6.6%	114	66	33	22	2	237	21
MD	320,409	6,756	4,033	858	743	596	526	1,865	0.6%	7.8%	114	110	41	26	3	294	81
ME	58,163	989	613	113	116	66	81	265	0.5%	8.2%	18	12	1	2	-	33	7
MI	480,686	9,632	5,952	1,473	1,177	728	302	2,212	0.5%	3.1%	157	101	47	25	3	333	157
MN	317,056	4,897	2,948	682	605	447	215	1,267	0.4%	4.4%	118	95	48	27	2	290	93
MO	274,505	4,964	3,161	677	559	391	176	1,127	0.4%	3.5%	80	80	29	15	7	211	73
MS	51,117	1,666	1,034	225	191	128	88	408	0.8%	5.3%	24	25	2	2	2	55	44
MT	45,349	645	405	86	89	42	23	154	0.3%	3.6%	21	11	2	1	-	35	13
NC	438,719	7,668	4,830	998	941	570	329	1,842	0.4%	4.3%	146	105	30	22	2	305	59
ND	27,777	360	207	44	44	32	33	109	0.4%	9.2%	8	6	-	-	-	14	10
NE	66,410	1,078	672	155	131	74	46	252	0.4%	4.3%	37	22	8	-	-	67	6
NH	75,186	1,239	849	154	125	68	43	236	0.3%	3.5%	19	12	7	2	-	40	1
NJ	413,101	8,537	4,913	1,190	907	686	841	2,438	0.6%	9.9%	173	130	46	30	5	384	44
NM	65,301	1,281	763	167	144	96	111	351	0.5%	8.7%	16	12	5	4	-	37	26
NV	147,611	2,509	1,454	326	316	208	205	729	0.5%	8.2%	53	49	20	15	3	140	14
NY	549,956	13,916	7,581	1,653	1,424	1,125	2,133	4,684	0.9%	15.3%	195	143	44	38	7	427	131
OH	539,323	10,068	5,999	1,362	1,134	817	756	2,711	0.5%	7.5%	154	117	49	24	3	347	143
OK	115,324	2,534	1,517	335	248	247	187	682	0.6%	7.4%	61	36	22	3	4	126	29
OR	226,522	2,959	1,659	359	381	347	213	945	0.4%	7.2%	74	54	34	16	5	183	17
PA	485,542	10,359	5,926	1,473	1,160	845	955	2,963	0.6%	9.2%	153	123	38	18	4	336	109
RI	46,217	884	557	117	94	68	48	210	0.5%	5.4%	15	12	6	1	-	34	2
SC	218,276	4,225	2,640	547	459	330	249	1,041	0.5%	5.9%	71	47	20	12	1	151	34
SD	25,581	378	218	55	46	32	27	105	0.4%	7.1%	8	7	1	2	-	18	2
TN	257,974	4,499	2,860	617	544	309	169	1,023	0.4%	3.8%	94	62	19	12	3	190	18
TX	997,104	21,178	12,769	3,032	2,554	1,791	1,032	5,384	0.5%	4.9%	825	425	136	100	12	1,498	103
UT	195,210	3,150	1,987	410	386	270	97	753	0.4%	3.1%	86	61	22	25	1	195	1
VA	415,779	6,121	3,814	819	728	486	274	1,491	0.4%	4.5%	115	72	30	12	3	232	46
VT	33,152	478	274	61	57	44	42	144	0.4%	8.8%	6	9	1	4	-	20	4
WA	381,461	4,684	2,762	563	586	465	308	1,361	0.4%	6.6%	146	92	42	19	9	308	15
WI	242,225	3,479	2,059	501	410	294	215	919	0.4%	6.2%	61	37	15	13	-	126	33
WV	41,548	1,128	719	160	132	74	43	249	0.6%	3.8%	19	11	1	1	-	32	55
WY	19,185	287	166	40	45	24	12	81	0.4%	4.2%	10	4	-	2	-	16	3
Other <sup>2</sup>	27,864	1,741	922	242	351	67	159	577	2.1%	9.1%	9	7	5	1	3	25	26
<b>Total</b>	<b>13,789,148</b>	<b>258,847</b>	<b>155,162</b>	<b>34,885</b>	<b>30,165</b>	<b>21,634</b>	<b>17,001</b>	<b>68,865</b>	<b>0.5%</b>	<b>6.6%</b>	<b>5,550</b>	<b>3,843</b>	<b>1,434</b>	<b>930</b>	<b>166</b>	<b>11,923</b>	<b>2,281</b>

<sup>1</sup> Includes other loans that cannot be categorized due to missing attributes.

<sup>2</sup> Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.





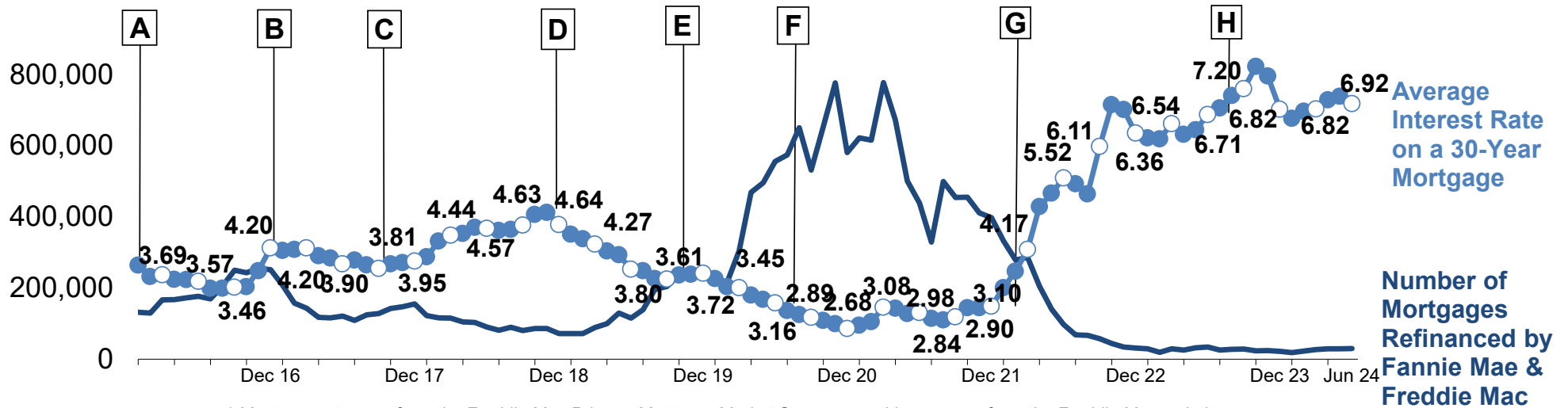






Total refinance volume increased in the second quarter of 2024 as mortgage rates increased but remained below the elevated levels observed in late 2023. Mortgage rates rose in the second quarter of 2024: the average interest rate on a 30-year fixed rate mortgage increased to 6.92 percent in June from 6.82 percent in March.

### Mortgage Rates vs Refinance Volume



\* Mortgage rates are from the Freddie Mac Primary Mortgage Market Survey, monthly average, from the Freddie Mac website.

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

- 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.

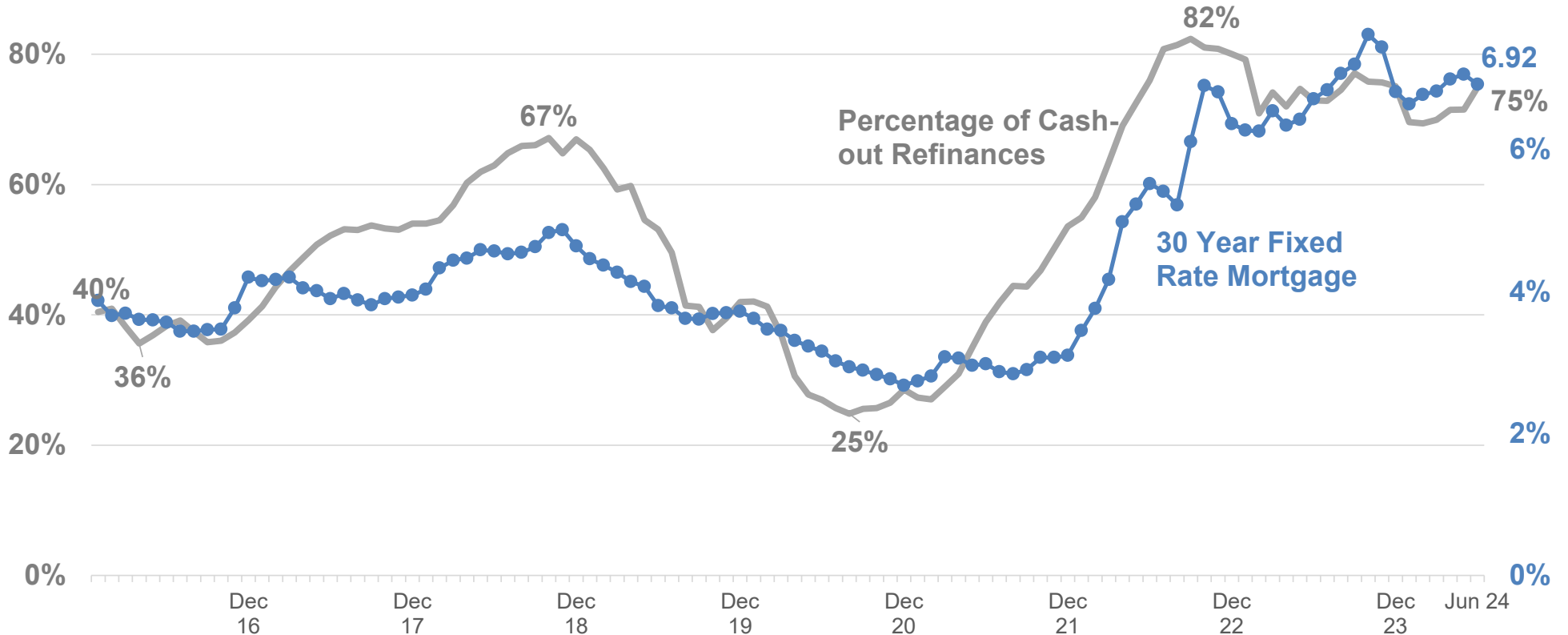
- F - Mortgage rates continued to fall in 2020, as the target Federal Funds rate was cut to near zero levels in response to reduced economic activity driven by the COVID-19 pandemic.
- G - Mortgage rates rose above 3 percent in the third quarter amid concerns of inflation.
- H - Mortgage rates continued to rise as the Federal Reserve completed a series of increases to the target Federal Funds rate in response to persistent signs of inflation.





The percentage of cash-out refinances increased to 75 percent in June after rising as high as 82 percent over the last three years. 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**

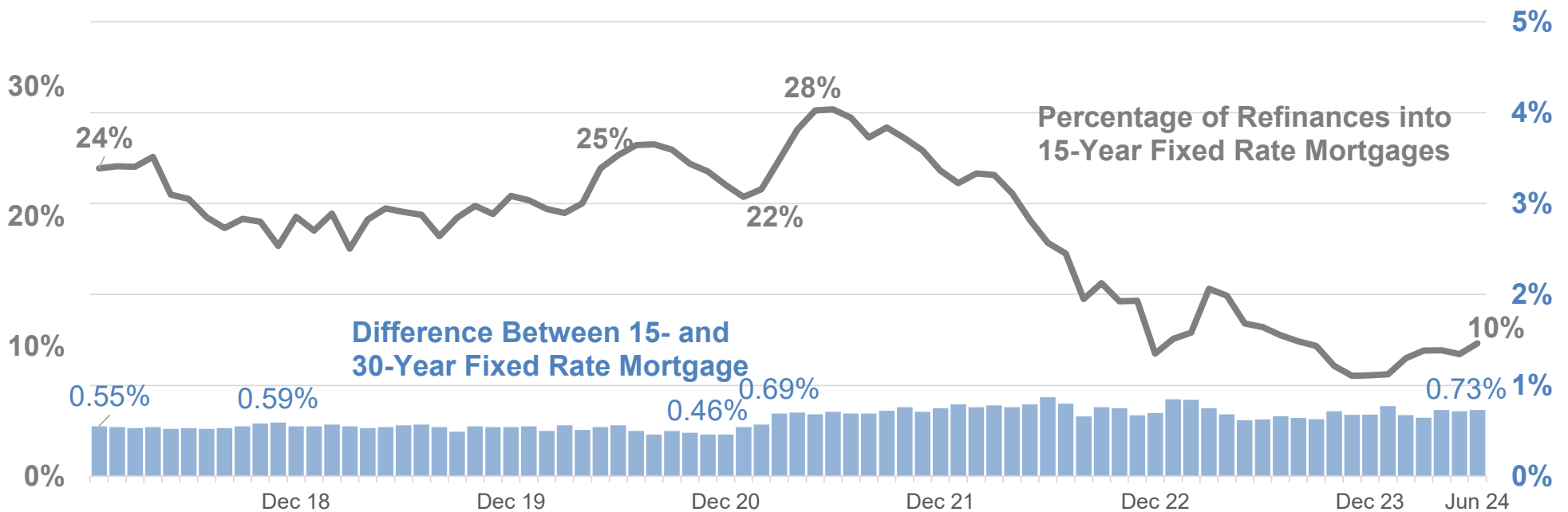


Source: FHFA (Fannie Mae and Freddie Mac). Mortgage rates are from the Freddie Mac Primary Mortgage Market Survey, monthly average, from the Freddie Mac website.



The percentage of borrowers refinancing into shorter term 15-year mortgages increased to 10 percent in June. The average interest rate savings of a 15-year mortgage over a 30-year mortgage has been higher since 2021 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 - Quarterly Refinance Volume (# of loans)

	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24
<b>Total Refinances</b>													
Fannie Mae	905,959	673,799	668,524	487,382	239,881	98,853	59,826	45,046	53,832	44,686	35,118	36,197	45,597
Freddie Mac	708,124	612,011	597,518	412,136	204,969	95,336	51,425	33,399	40,120	38,836	36,260	33,680	43,974
Total	1,614,083	1,285,810	1,266,042	899,518	444,850	194,189	111,251	78,445	93,952	83,522	71,378	69,877	89,571
<b>Fannie Mae</b>													
FRM 30 (incl FRM 25 & 40)	555,895	406,088	415,374	317,224	171,163	78,274	48,693	36,725	44,002	37,426	29,915	30,213	37,273
FRM 20	79,040	59,159	66,714	44,067	13,701	4,172	2,819	2,410	2,929	2,301	2,077	2,565	3,274
FRM 15	267,274	202,270	182,903	122,905	53,140	14,990	7,409	5,495	6,603	4,757	2,957	3,162	4,612
All Other	3,750	6,282	3,533	3,186	1,877	1,417	905	416	298	202	169	257	438
<b>Freddie Mac</b>													
FRM 30 (incl FRM 25 & 40)	454,835	406,195	401,886	283,995	149,937	74,346	41,808	27,527	32,609	32,790	31,774	29,039	37,456
FRM 20	62,196	46,267	48,355	34,367	13,119	3,637	2,022	1,195	1,951	1,593	1,369	1,043	1,624
FRM 15	178,101	141,890	132,975	84,128	37,189	14,656	6,315	4,032	4,922	3,942	2,763	3,126	4,152
All Other	12,992	17,659	14,302	9,646	4,724	2,697	1,280	645	638	511	354	472	742

#### 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.