



# Federal Housing Finance Agency

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## Foreclosure Prevention Report Fourth Quarter 2012

### FHFA Federal Property Manager's Report

This report contains data on foreclosure prevention activity of Fannie Mae and Freddie Mac (the Enterprises) through December 2012.

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Key states were selected based on the top rankings for three factors as of December 31, 2012:	
• Serious delinquency rates of the Enterprises' single-family books;	
• The number of serious delinquent loans in the Enterprises' single-family portfolios; and	
• The percentage decline in house prices over the past five years, per FHFA's Seasonally Adjusted, Purchase-Only House Price Index.	
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## Fourth Quarter 2012 Highlights

### The Enterprises' Completed Foreclosure Prevention Actions:

- Over 130,300 foreclosure prevention actions were completed in the fourth quarter, bringing the total to nearly 2.7 million since the start of conservatorship in September 2008. More than 2.2 million of these actions have helped troubled homeowners save their homes including over 1.3 million permanent loan modifications.
- 46 percent of troubled homeowners who received loan modifications in the fourth quarter had their monthly payments reduced by more than 30 percent.
- More than a third of loan modifications completed in the fourth quarter included principal forbearance.
- As of December 31, 2012, fewer than 15 percent of loans modified in the first quarter of 2012 had missed two or more payments.
- Over 32,600 short sales and deeds-in-lieu were completed in the fourth quarter, bringing the full year total to nearly 141,500 in 2012.

### The Enterprises' Mortgage Performance:

- Mortgage performance continues to improve as early stage (30-89 days) and seriously delinquent loans continued to decline during the fourth quarter.
- The number of the Enterprises' delinquent mortgages declined in 2012 in every state except New Jersey and New York.

### The Enterprises' Foreclosures:

- Foreclosures continued a downward trend in the fourth quarter - third-party sales and foreclosure sales declined 3 percent and foreclosure starts fell to the lowest level since the third quarter of 2008.
- REO inventory continued to decline as property dispositions outpaced property acquisitions in the fourth quarter .

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

Foreclosure Prevention & Refinance Activities		
	3Q12	4Q12
HAMP Active Trials	27,432	25,775
HAMP Permanent - Cumulative	428,946	432,588
<b>Completed Foreclosure Prevention Actions</b>		
Loan Modifications *	62,561	59,610
Repayment Plans	29,572	32,064
Forbearance Plans	3,821	5,824
Charge-offs-in-lieu	295	191
<b>Home Retention Actions</b>	<b>96,249</b>	<b>97,689</b>
Short Sales	33,972	28,298
Deeds-in-lieu	3,994	4,344
<b>Home Forfeiture Actions</b>	<b>37,966</b>	<b>32,642</b>
<b>TOTAL</b>	<b>134,215</b>	<b>130,331</b>

\* Includes HAMP permanent modifications

Mortgage Performance (at period end)		
(# of loans in thousands)	3Q12	4Q12
30-59 Days Delinquent	591	542
60-plus-days Delinquent	1,141	1,104
Serious Delinquent*	969	929
Foreclosure Starts	202	135
Third-party & Foreclosure Sales	69	63
REO Inventory	158	155
<b>(Percent of total loans serviced)</b>		
30-59 Days Delinquent	2.08%	1.92%
60-plus-days Delinquent	4.02%	3.92%
Serious Delinquent*	3.39%	3.27%

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

## Loan Modification Programs - Status Update

### Home Affordable Modification Program (HAMP)

- Announced March 4, 2009.
- Allows a borrower's payment to be reduced to an affordable amount through an interest rate reduction (down to 2 percent), a term extension (up to 480 months), or principal forbearance. Incentives are being offered to borrowers, servicers, and investors for program participation and a successful payment history.
- Over 1 million homeowners have been offered a HAMP trial modification since the program started in April 2009. More than half of these homeowners have been granted permanent modifications.
- More than 17,500 homeowners received permanent modifications in the fourth quarter, bringing the total number of HAMP permanent modifications started to nearly 568,500.
- Nearly 25,800 homeowners were in a HAMP trial modification period at the end of the quarter.

### Non-HAMP Modifications

- Non-HAMP modifications accounted for more than 70 percent of all permanent loan modifications in the fourth quarter.
- Nearly 43,900 borrowers received permanent loan modifications through the Enterprises' proprietary modification programs in the fourth quarter, bringing the total number of non-HAMP permanent modifications to approximately 608,700 since October 2009.

### HAMP Statistics

#### Cumulative from April 2009 through

	3Q12	4Q12
Trial Modifications Ever Started	1,001,658	1,017,880
Less:		
Trials Disqualified	(79,537)	(79,762)
Trials Cancelled	(343,778)	(343,885)
Permanent Modifications	(550,911)	(568,458)
<b>Trials Remaining Active</b>	<b>27,432</b>	<b>25,775</b>
Permanent Modifications Started	550,911	568,458
Less:		
Modifications Defaulted	(116,714)	(128,585)
Modifications Paid off	(5,251)	(7,285)
<b>Active Permanent Modifications</b>	<b>428,946</b>	<b>432,588</b>

Source: HAMP system of record (IR2)

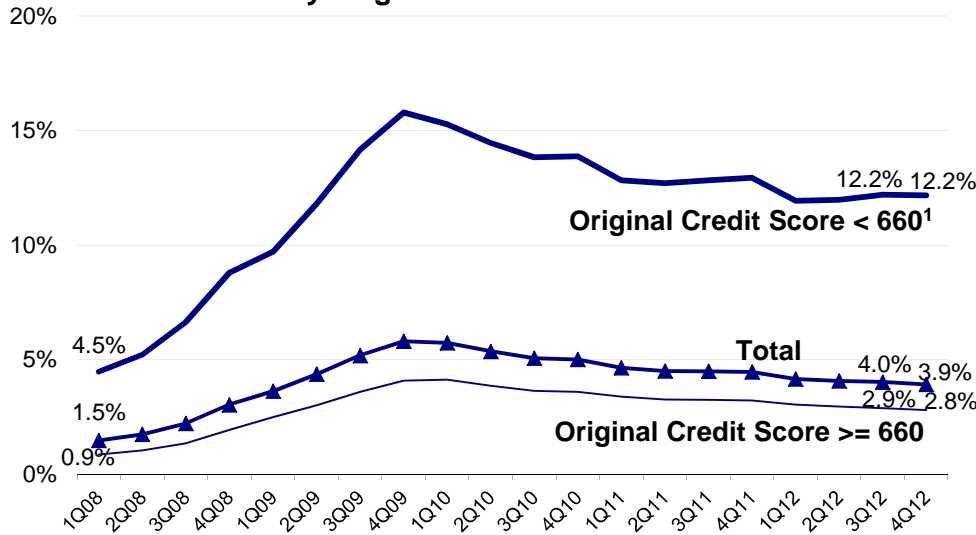
### Non-HAMP Statistics

#### Cumulative from October 2009 through

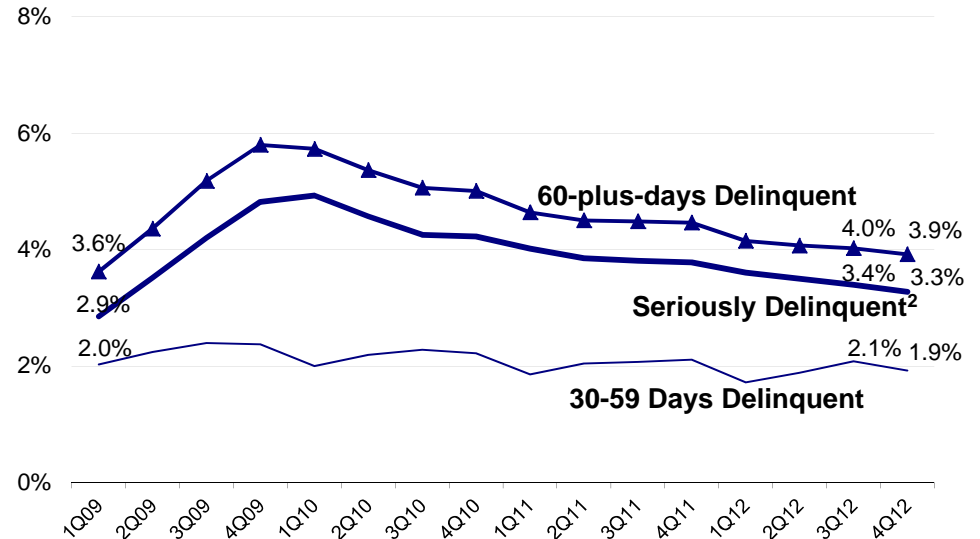
	3Q12	4Q12
Permanent Loan Modifications	564,822	608,688

# Mortgage Performance

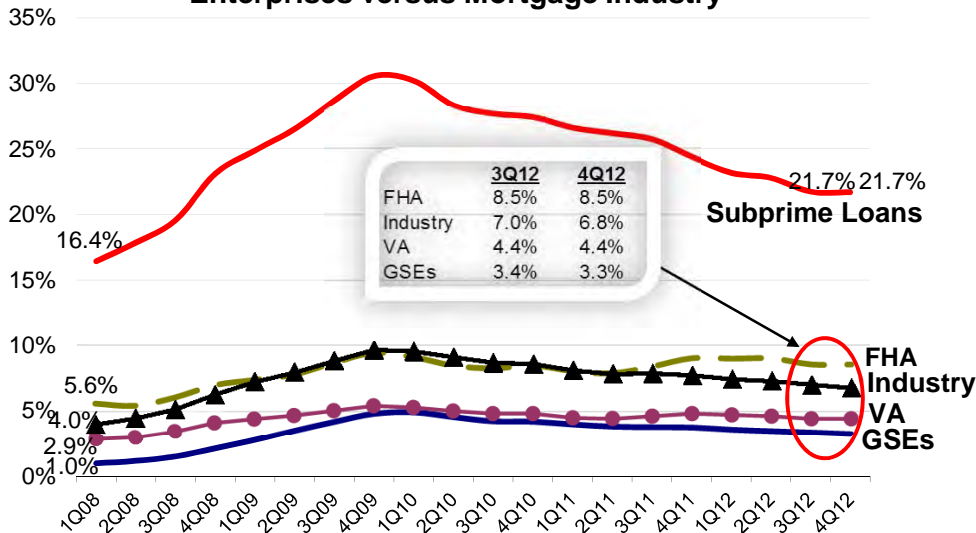
**Enterprises' 60-plus-days Delinquency Rates by Original Credit Score**



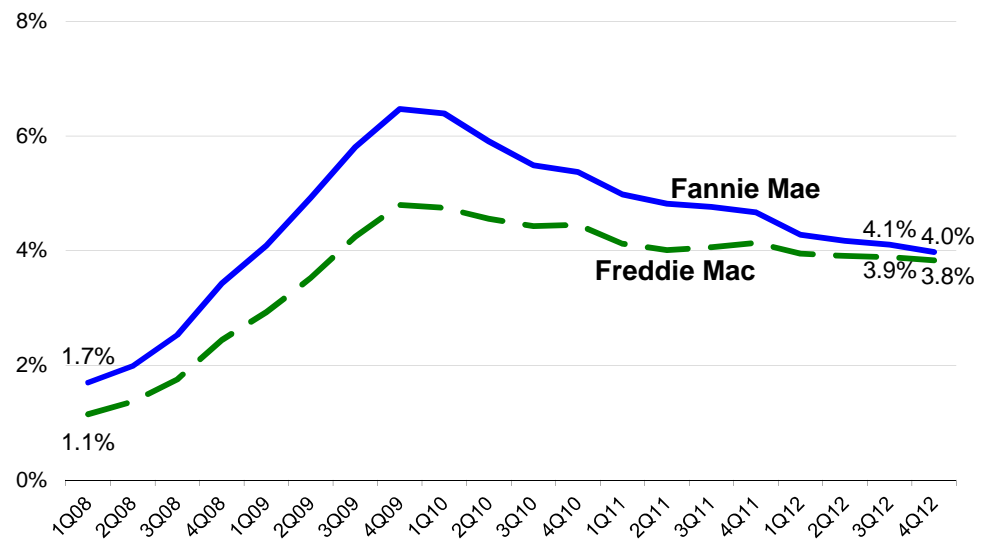
**Enterprises' Mortgage Delinquency Rates**



**Serious Delinquency Rates<sup>2</sup> Enterprises versus Mortgage Industry**



**60-plus-days Delinquency Rates**



Source: Fannie Mae and Freddie Mac; National Delinquency Survey from MBA - Fourth Quarter 2012

<sup>1</sup> Includes loans with missing original credit score.

<sup>2</sup> 90 days or more delinquent, or in the process of foreclosure.

## Foreclosure Prevention Activity: All Actions Completed

The Enterprises completed approximately 541,200 foreclosure prevention actions in 2012, bringing the total to nearly 2.7 million since the start of conservatorship in September 2008. Over 1.3 million of these actions have been permanent loan modifications. Approximately 892,800 actions have been other forms of assistance that allowed troubled homeowners to save their homes. Nearly 446,100 of the actions have been short sales and deeds-in-lieu which resulted in borrowers leaving their homes without going through the foreclosure process.

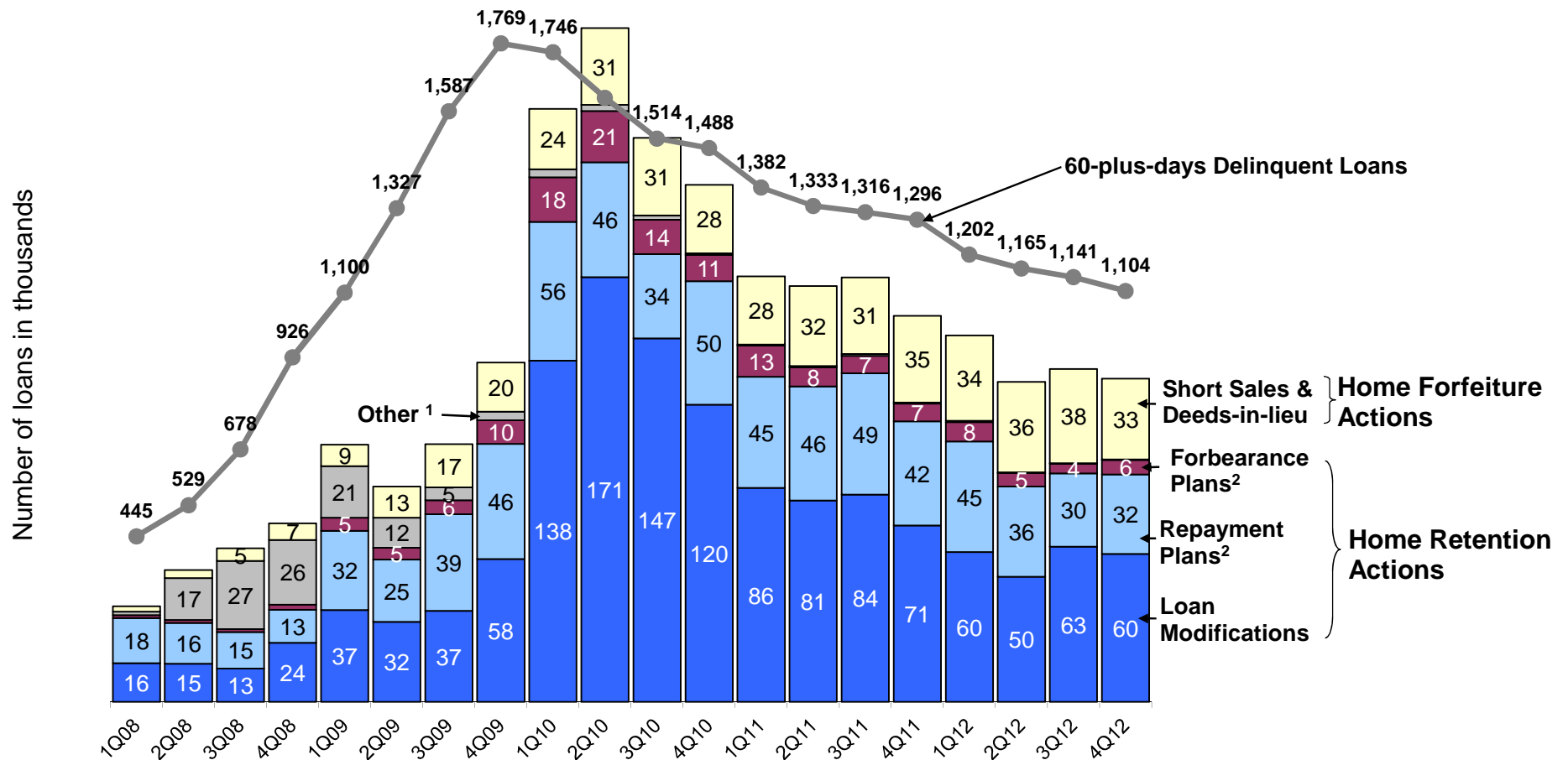
### Completed Foreclosure Prevention Actions

	Full Year 2009	Full Year 2010	Full Year 2011	Full Year 2012	Conservatorship to Date <sup>1</sup>
<b>Home Retention Actions</b>					
Repayment Plans	142,360	185,954	181,558	142,615	665,796
Forbearance Plans	25,227	63,024	34,423	22,812	147,602
Charge-offs-in-lieu	2,247	3,118	2,263	1,335	9,236
HomeSaver Advance ( <i>Fannie</i> )	39,199	5,191	-	-	70,178
Loan Modifications	<u>163,647</u>	<u>575,022</u>	<u>322,108</u>	<u>232,993</u>	<u>1,317,547</u>
<b>Total</b>	<b>372,680</b>	<b>832,309</b>	<b>540,352</b>	<b>399,755</b>	<b>2,210,359</b>
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales	55,447	107,953	115,237	125,232	410,061
Deeds-in-lieu	<u>2,971</u>	<u>6,043</u>	<u>10,231</u>	<u>16,232</u>	<u>36,017</u>
<b>Total</b>	<b><u>58,418</u></b>	<b><u>113,996</u></b>	<b><u>125,468</u></b>	<b><u>141,464</u></b>	<b><u>446,078</u></b>
<b>Total Foreclosure Prevention Actions</b>	<b><u>431,098</u></b>	<b><u>946,305</u></b>	<b><u>665,820</u></b>	<b><u>541,219</u></b>	<b><u>2,656,437</u></b>

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

# 60+ Days Delinquent Loans and Foreclosure Prevention Actions

Foreclosure prevention activity decreased slightly in the fourth quarter as the number of Enterprises' 60-plus-days delinquent borrowers continues to trend downward. More than 130,300 foreclosure prevention actions were completed during the quarter, bringing the full year total to approximately 541,200. The vast majority of these actions have allowed troubled homeowners to save their homes, including nearly 233,000 permanent loan modifications during the year.



<sup>1</sup> Consists of HomeSaver Advance (Fannie Mae) and Charge-offs-in-lieu.

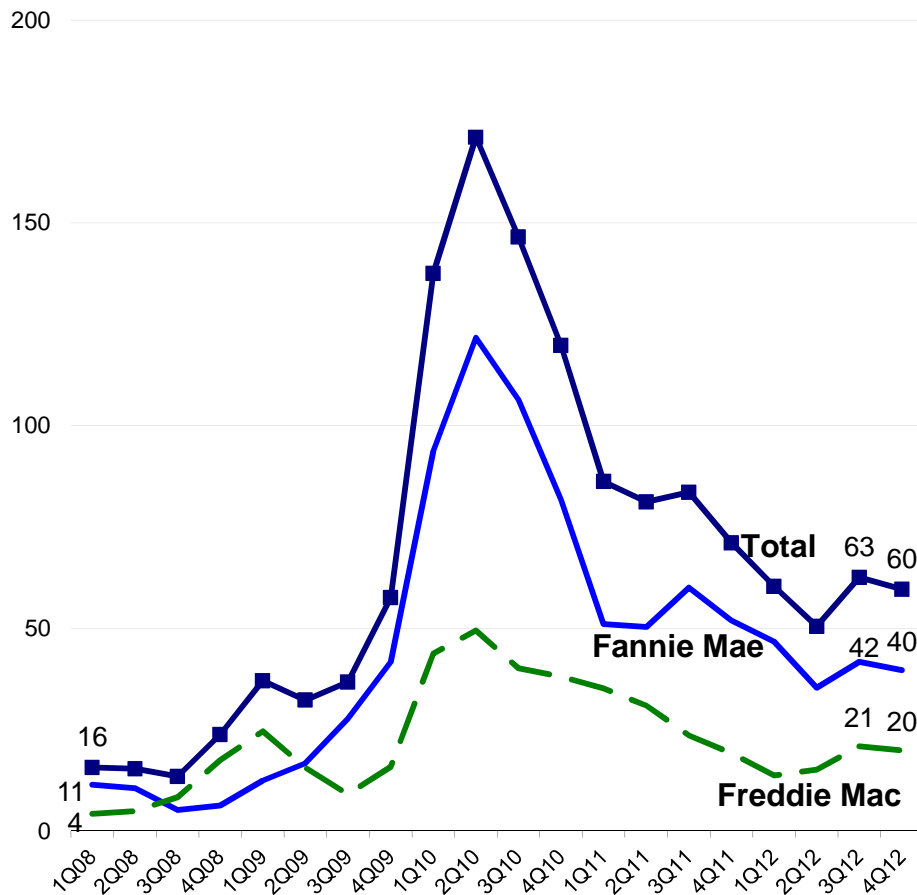
<sup>2</sup> Include loans that were 30+ days delinquent at initiation of the plan. In addition, the completed forbearance plans data have been revised to exclude HAMP.



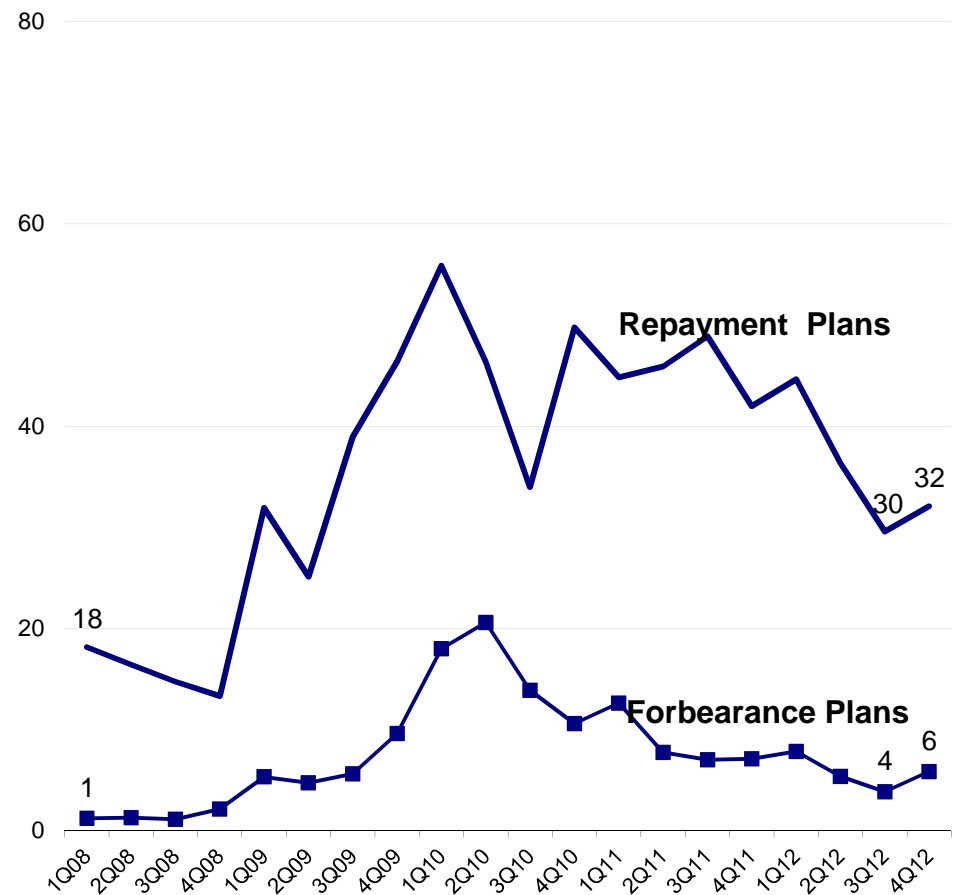
# Foreclosure Prevention Activity: Home Retention Actions

Approximately 59,600 loan modifications were completed in the fourth quarter, bringing the total number of permanent modifications to nearly 233,000 in 2012. In addition, the Enterprises completed nearly 32,100 repayment plans and approximately 5,800 forbearance plans to help delinquent borrowers cure their mortgage arrears during the quarter.

**Loan Modifications Completed**  
(Number of loans in thousands)



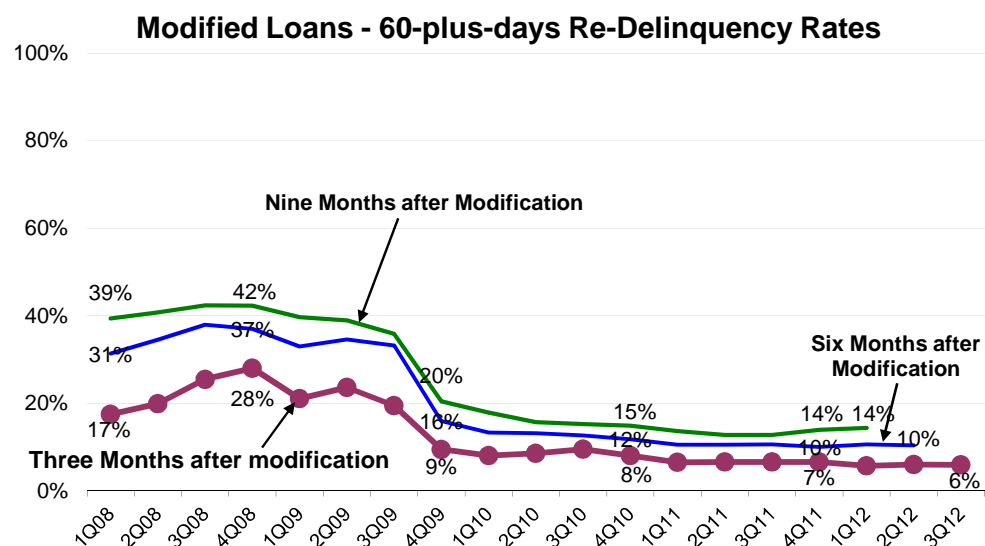
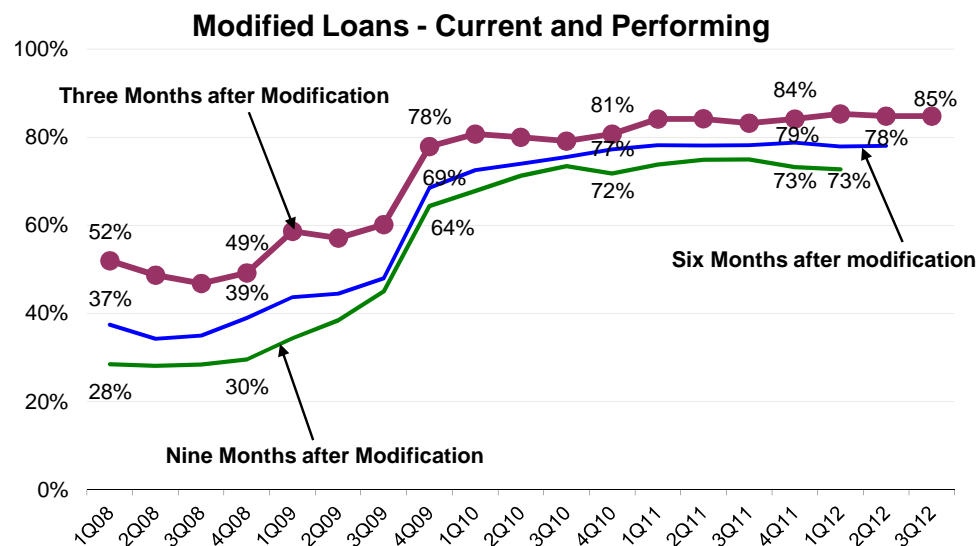
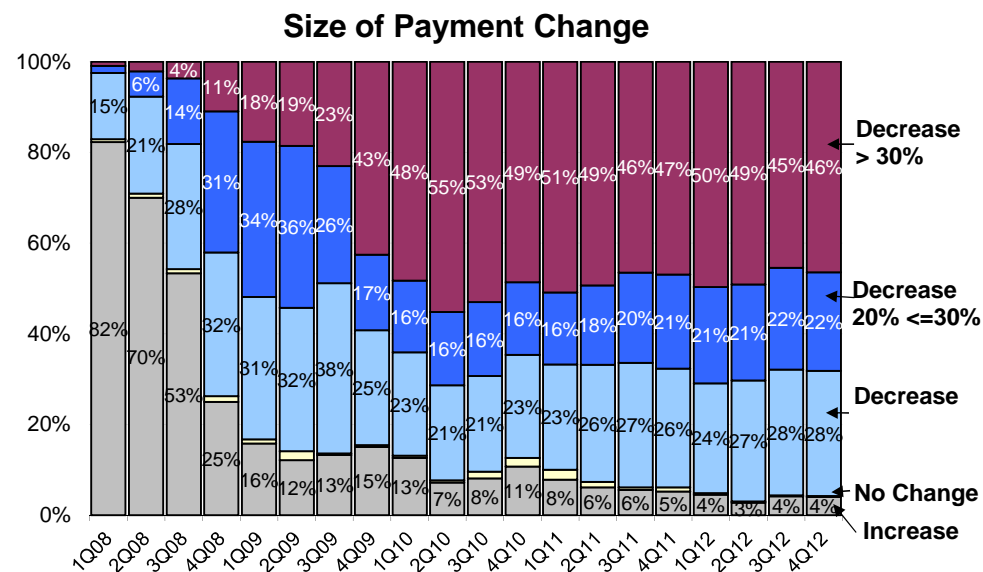
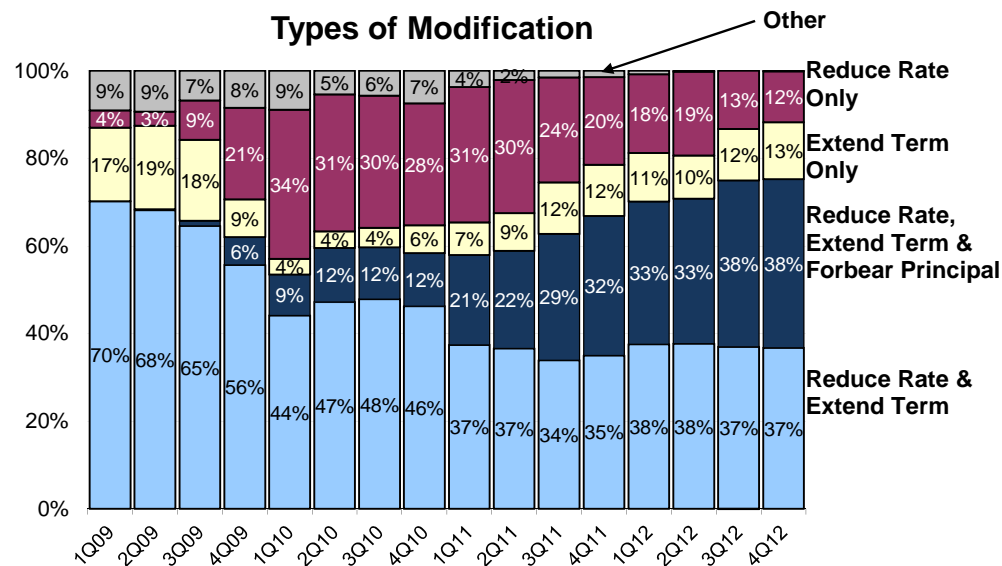
**Repayment and Forbearance Plans Completed**  
(Number of loans in thousands)



# Enterprises' Loan Modifications\*

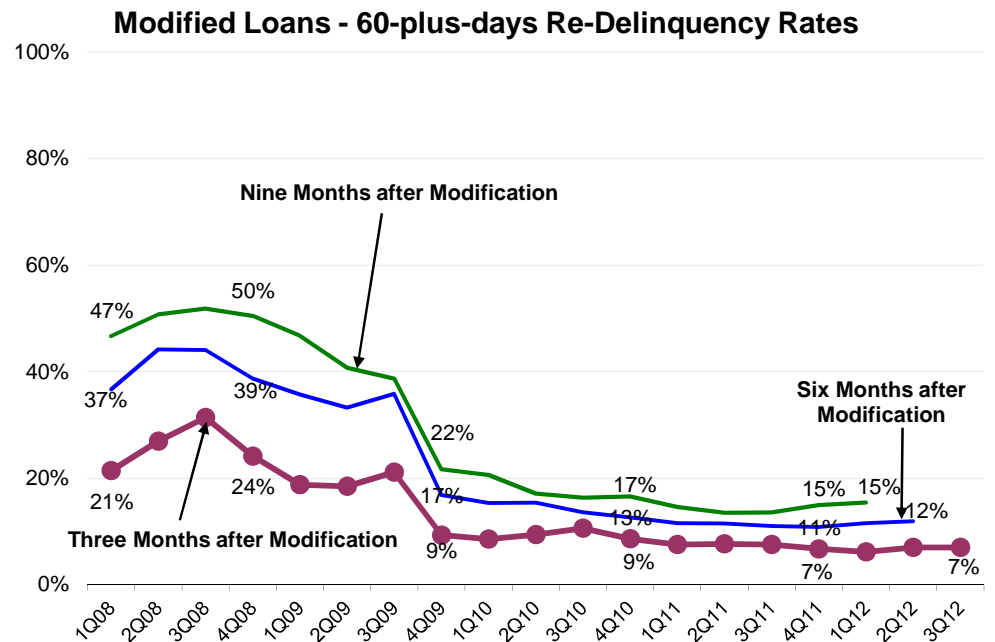
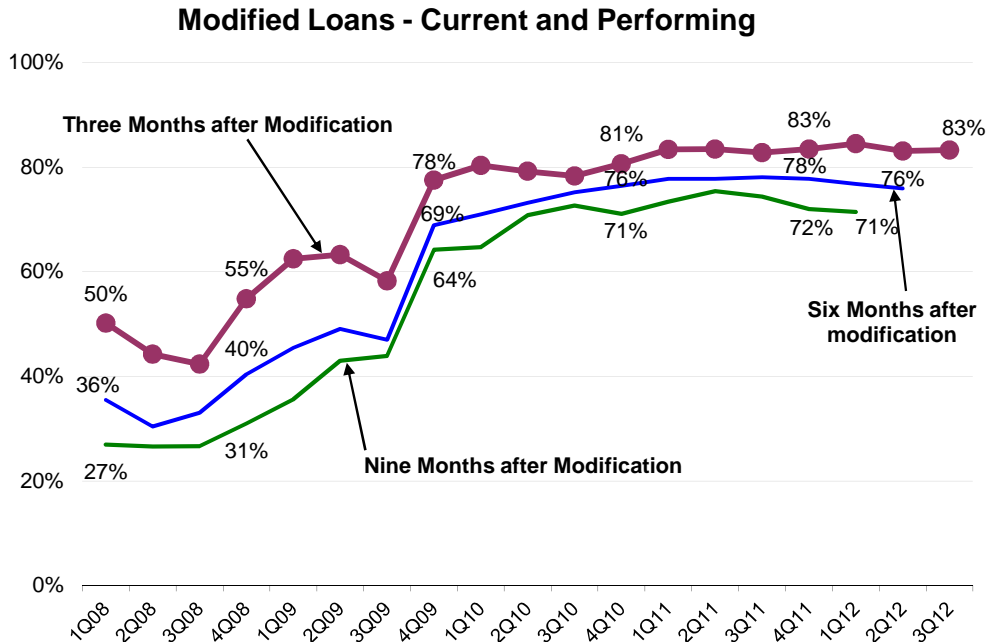
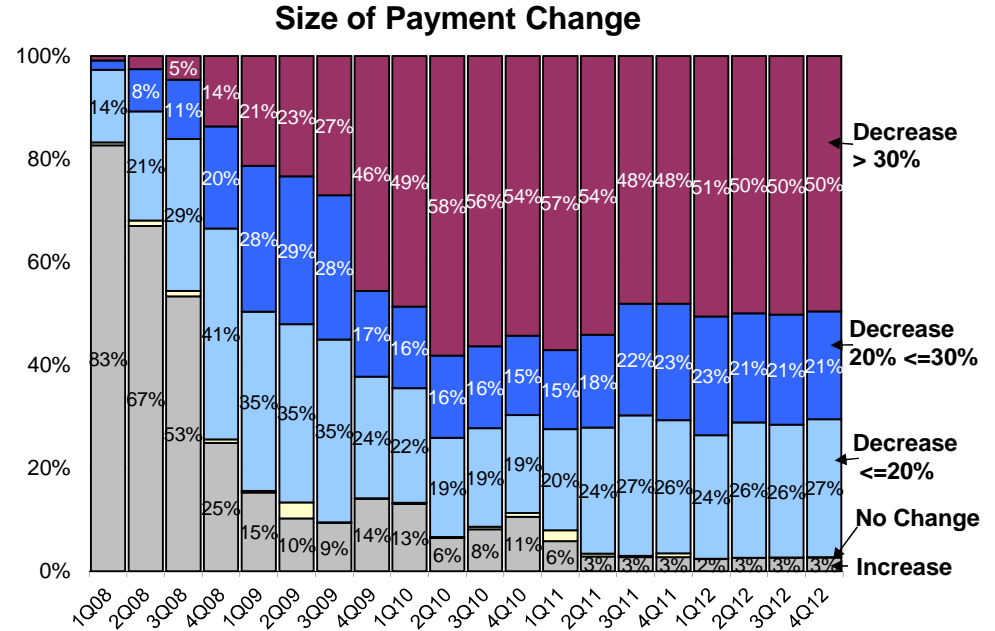
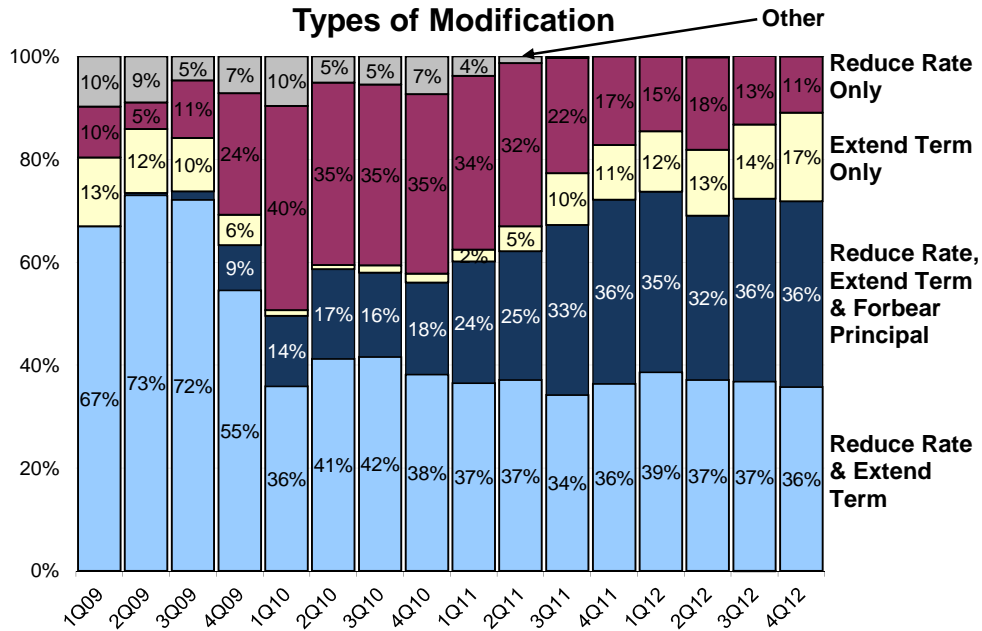
More than a third of borrowers who received loan modifications in the fourth quarter had portions of their mortgage balance forbore. About 46 percent of the borrowers had their monthly payments reduced by more than 30 percent.

The performance of modified loans remains strong. As of December 31, 2012, fewer than 15 percent of loans modified in the first quarter of 2012 had missed two or more payments.



\* Types of modification data for 2012 have been revised.

# Fannie Mae's Loan Modifications\*



\* Modified loans data may not tie to Fannie Mae's financial statements due to timing differences in reporting systems.

## Fannie Mae's HAMP and Non-HAMP Performance

The performance of Fannie Mae's modified loans remained strong. Loans modified through HAMP continue to perform better after modification than loans modified through Non-HAMP.

### Modified Loans - Performance Three Months after Modification

	HAMP									Non-HAMP									
	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	
Current and Performing	78%	81%	86%	86%	86%	87%	88%	88%	88%	Current and Performing	79%	80%	80%	78%	80%	81%	83%	80%	81%
30-59 Days Delinquent	12%	10%	8%	8%	8%	7%	7%	7%	8%	30-59 Days Delinquent	11%	11%	11%	11%	11%	11%	10%	12%	11%
60+ Days Delinquent	11%	10%	6%	6%	6%	6%	5%	5%	5%	60+ Days Delinquent	10%	8%	9%	11%	9%	8%	7%	8%	8%

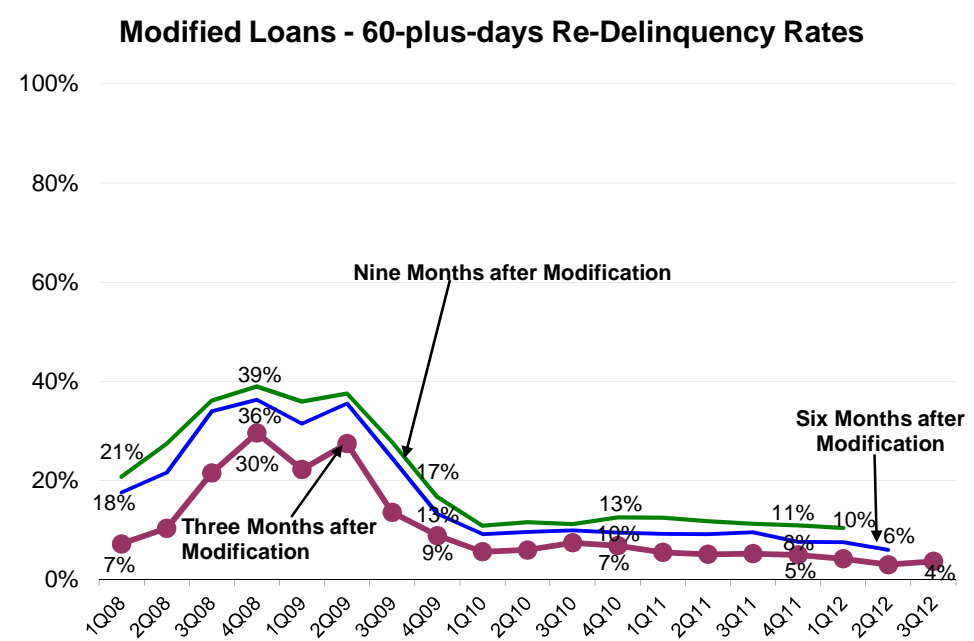
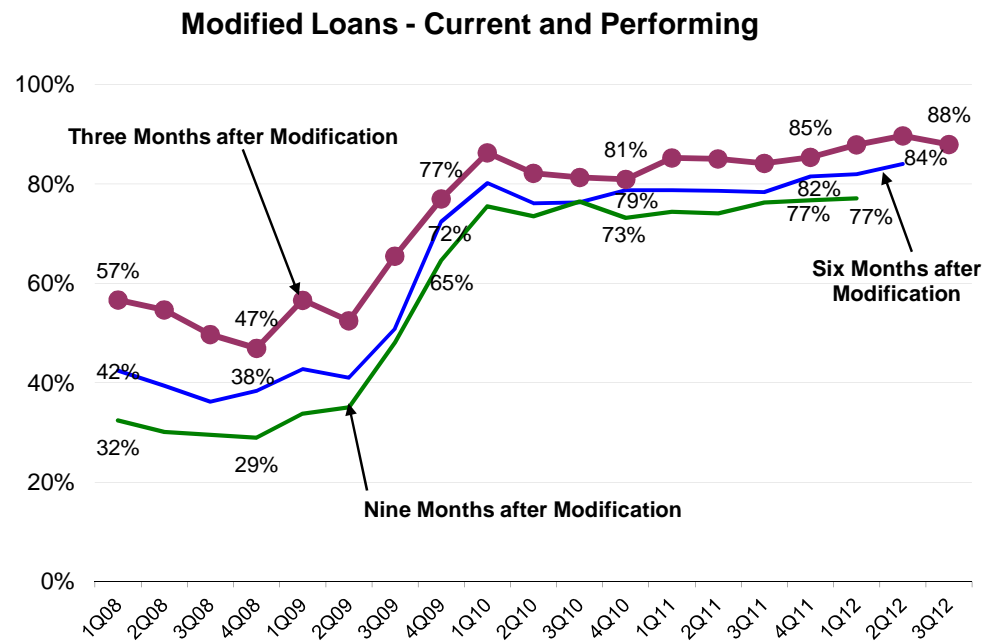
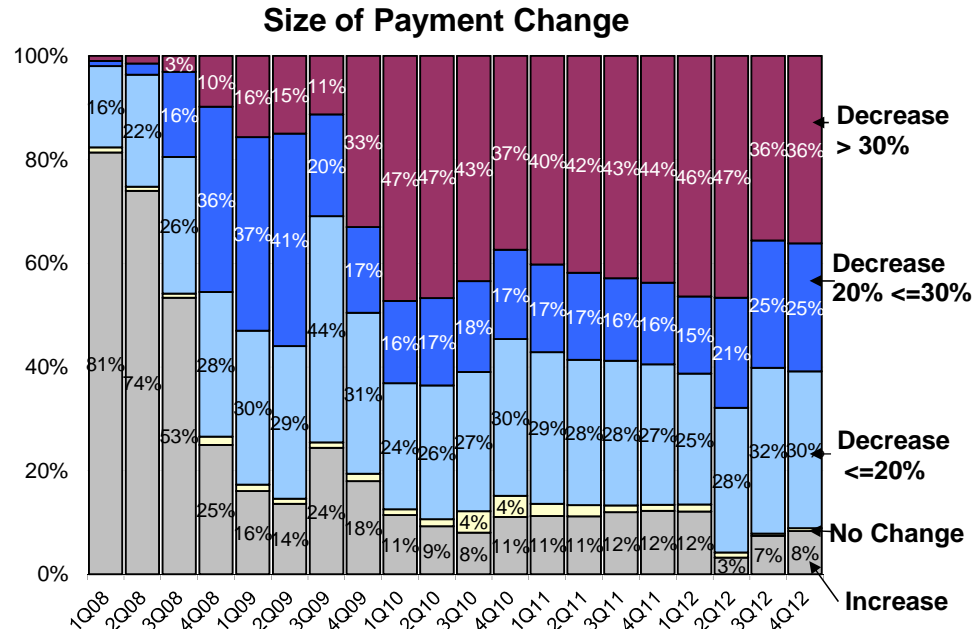
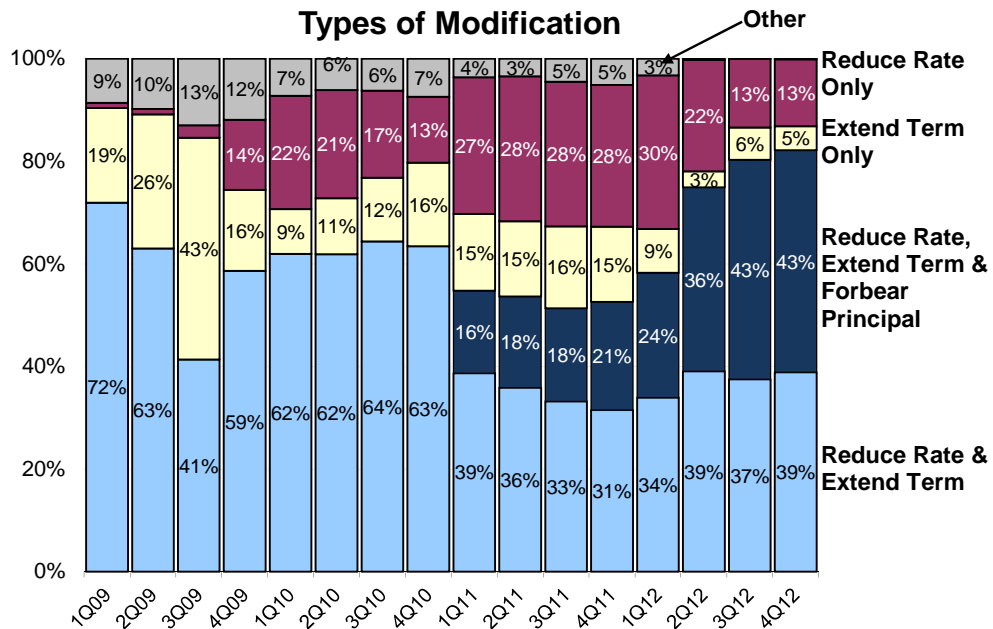
### Modified Loans - Performance Six Months after Modification

	HAMP								Non-HAMP								
	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	
Current and Performing	77%	79%	81%	81%	82%	83%	83%	82%	Current and Performing	74%	75%	73%	71%	75%	74%	74%	72%
30-59 Days Delinquent	10%	10%	10%	9%	9%	9%	9%	9%	30-59 Days Delinquent	12%	12%	13%	13%	12%	13%	13%	14%
60+ Days Delinquent	13%	11%	9%	10%	9%	8%	8%	8%	60+ Days Delinquent	14%	13%	14%	15%	13%	13%	13%	14%

### Modified Loans - Performance Nine Months after Modification

	HAMP							Non-HAMP							
	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	
Current and Performing	76%	76%	77%	78%	80%	79%	78%	Current and Performing	71%	69%	68%	69%	71%	68%	68%
60+ Days Delinquent	13%	13%	13%	12%	11%	11%	11%	60+ Days Delinquent	17%	17%	18%	17%	16%	18%	18%

# Freddie Mac's Loan Modifications\*



\* Modified loans data may not tie to Freddie Mac's financial statements due to timing differences in reporting systems. In addition, types of modification data for 2012 have been revised.

## Freddie Mac's HAMP and Non-HAMP Performance

The performance of Freddie Mac's modified loans remained strong. Loans modified through HAMP continue to perform better after modification than loans modified through Non-HAMP.

### Modified Loans - Performance Three Months after Modification

	HAMP									Non-HAMP									
	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	
Current and Performing	82%	82%	87%	88%	87%	89%	91%	91%	90%	Current and Performing	79%	80%	83%	81%	79%	79%	79%	87%	86%
30-59 Days Delinquent	12%	11%	8%	8%	9%	8%	6%	7%	7%	30-59 Days Delinquent	12%	12%	10%	11%	12%	12%	11%	8%	9%
60+ Days Delinquent	6%	7%	5%	4%	4%	3%	2%	2%	3%	60+ Days Delinquent	7%	7%	7%	8%	9%	9%	10%	5%	4%

### Modified Loans - Performance Six Months after Modification

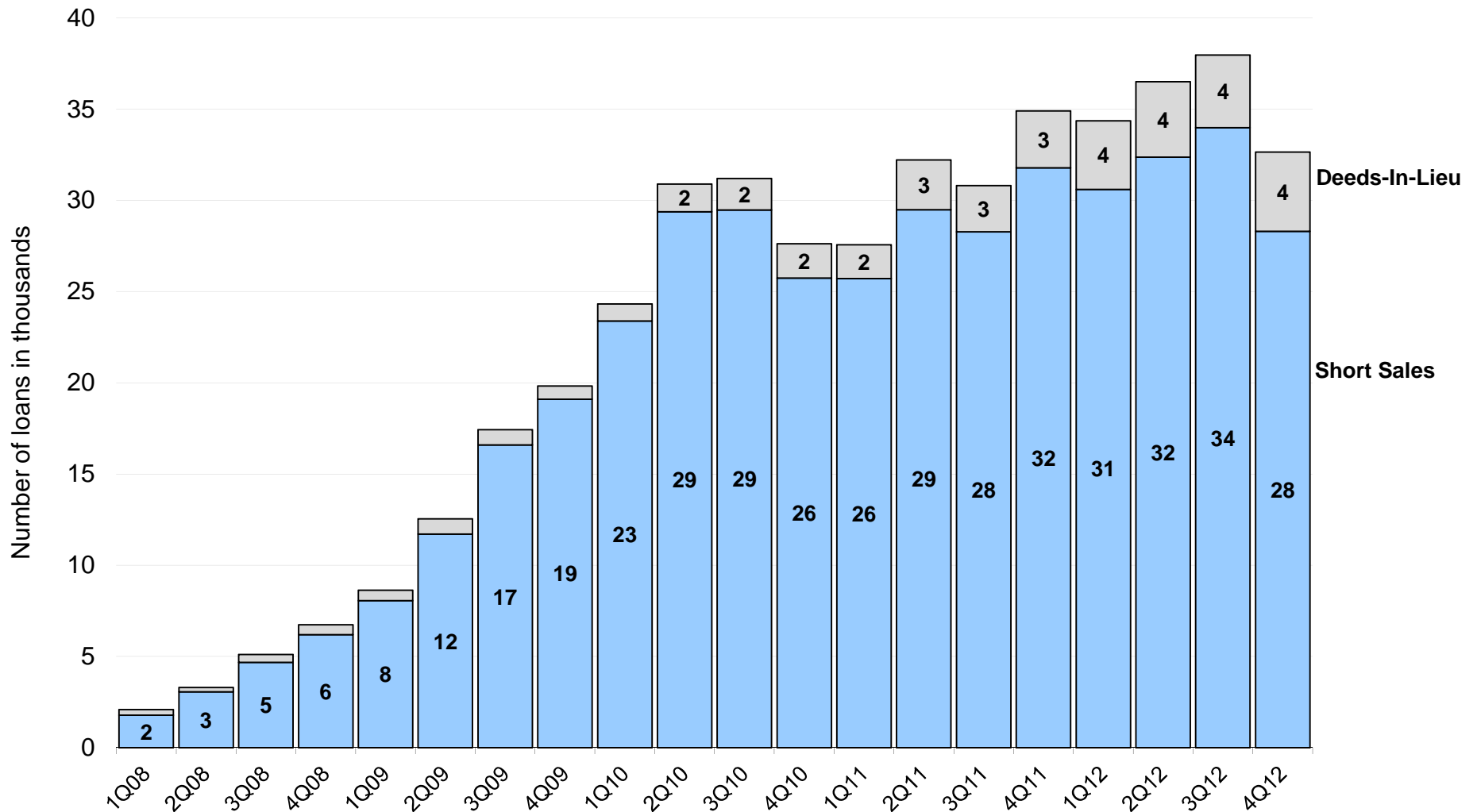
	HAMP								Non-HAMP								
	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	
Current and Performing	79%	82%	83%	84%	83%	86%	87%	86%	Current and Performing	70%	76%	72%	71%	70%	73%	69%	79%
30-59 Days Delinquent	12%	10%	10%	10%	10%	9%	8%	9%	30-59 Days Delinquent	16%	13%	15%	15%	14%	14%	16%	12%
60+ Days Delinquent	9%	8%	7%	6%	7%	5%	5%	5%	60+ Days Delinquent	14%	11%	13%	14%	16%	13%	15%	9%

### Modified Loans - Performance Nine Months after Modification

	HAMP							Non-HAMP							
	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	
Current and Performing	79%	78%	80%	80%	82%	83%	83%	Current and Performing	68%	69%	66%	65%	66%	65%	62%
60+ Days Delinquent	10%	10%	9%	8%	8%	8%	7%	60+ Days Delinquent	15%	15%	18%	18%	18%	18%	20%

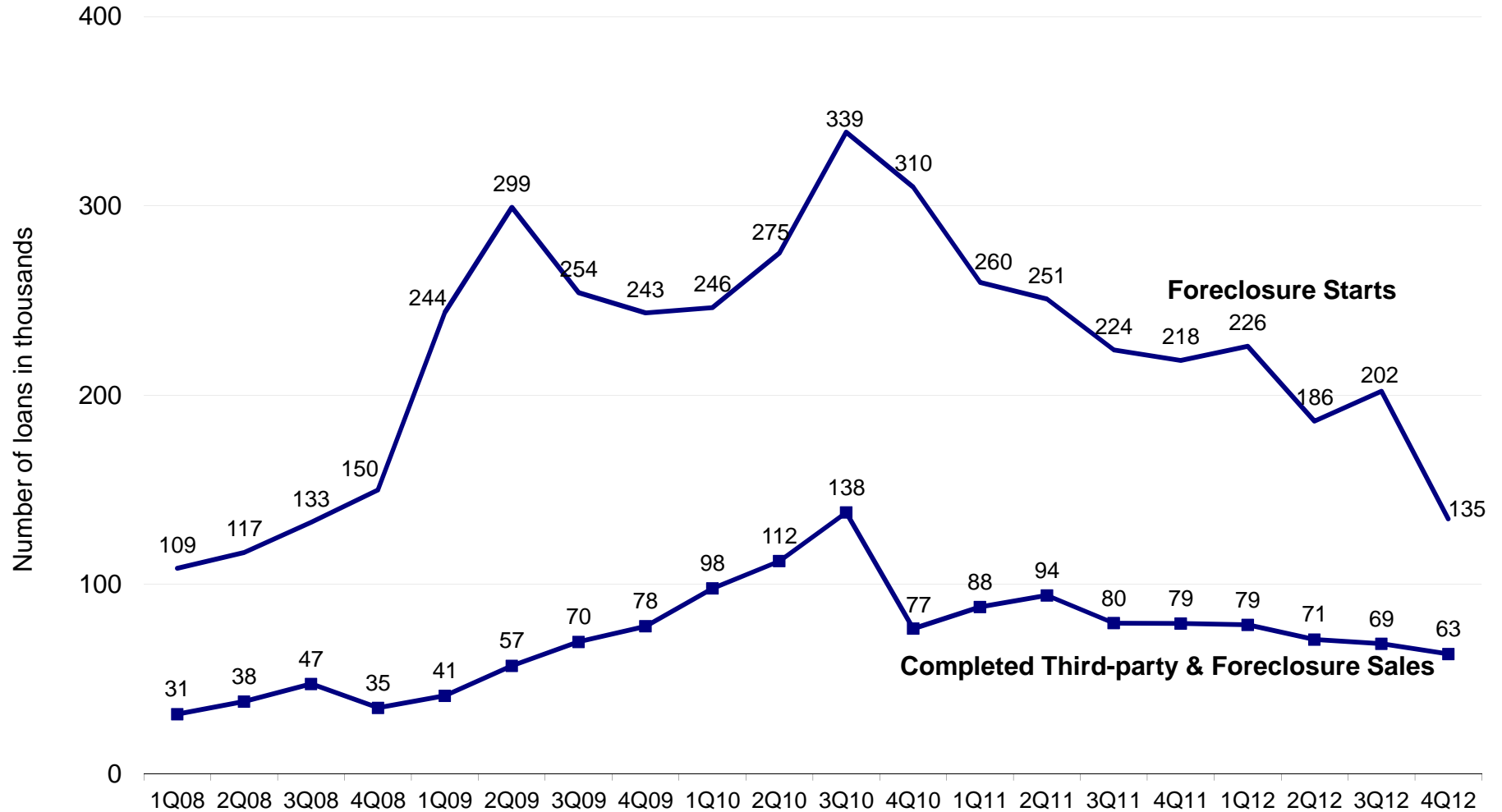
## Foreclosure Prevention Activity: Home Forfeiture Actions

The Enterprises completed more than 32,600 short sales and deeds-in-lieu in the fourth quarter, bringing the total to nearly 141,500 in 2012. Short sales and deeds-in-lieu rose 13 percent during the year. Starting in June 2012, the Enterprises implemented accelerated timelines to review and approve short sale transactions. 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.



# Foreclosures

The Enterprises' foreclosures continued a downward trend in the fourth quarter. Third-party sales and foreclosure sales declined 3 percent and foreclosure starts fell during the quarter to the lowest level since the third quarter of 2008.



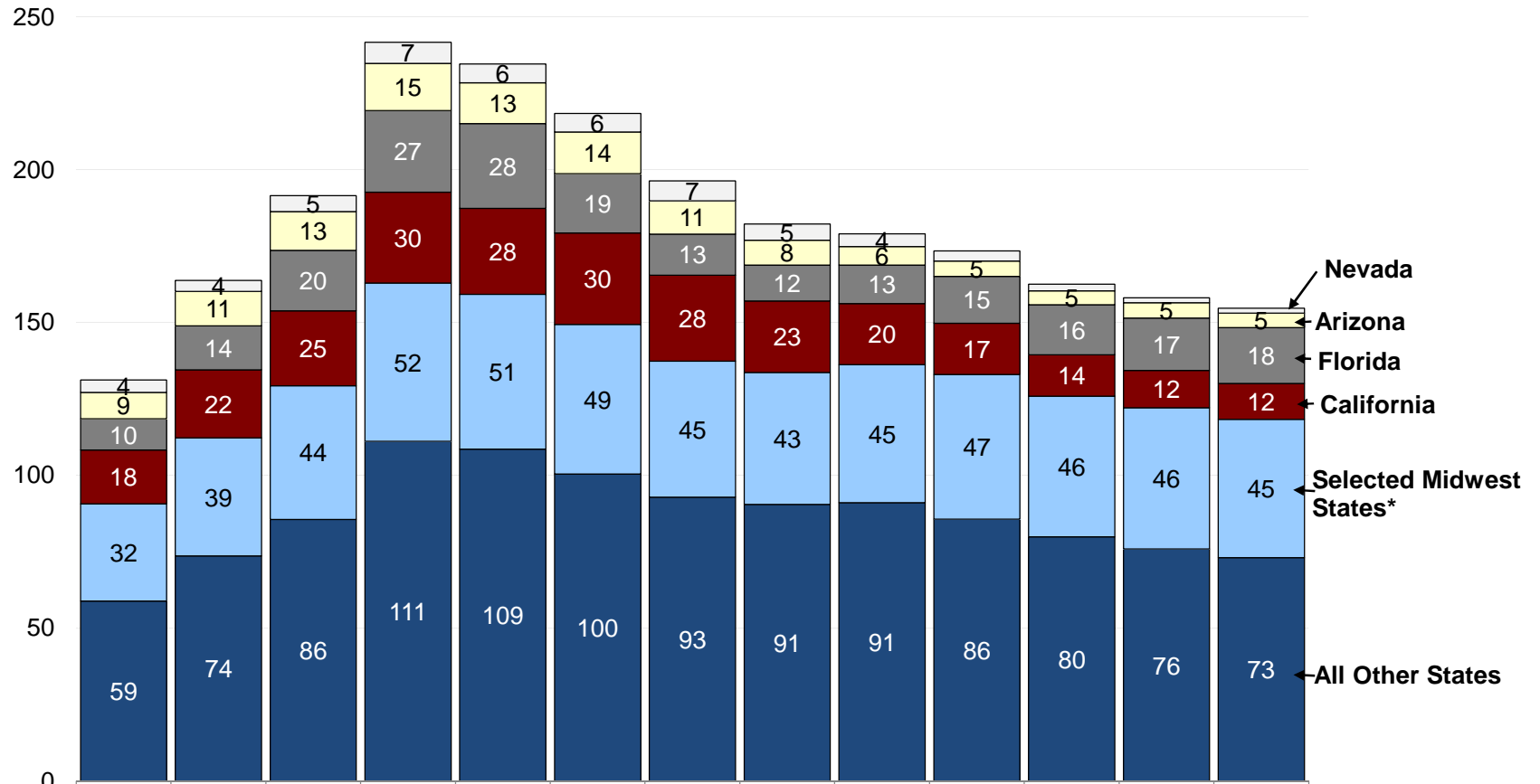


## Real Estate Owned (REO) Activity & Inventory

The Enterprises' REO inventory continued to decline. Property dispositions and acquisitions continued to decrease; however, the number of dispositions continues to outpace the number of acquisitions.

### REO Inventory by State

(Number in thousands)



#### REO Activity

	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12
Acquisitions	71,938	91,341	103,500	124,402	69,733	78,256	78,485	69,572	72,014	71,505	63,816	62,186	59,784
Dispositions	(54,144)	(58,723)	(75,832)	(74,206)	(76,849)	(94,441)	(100,550)	(83,678)	(75,163)	(77,104)	(74,743)	(66,585)	(63,185)
Inventory (at period end)	131,202	163,820	191,488	241,684	234,568	218,383	196,318	182,212	179,063	173,464	162,537	158,138	154,737

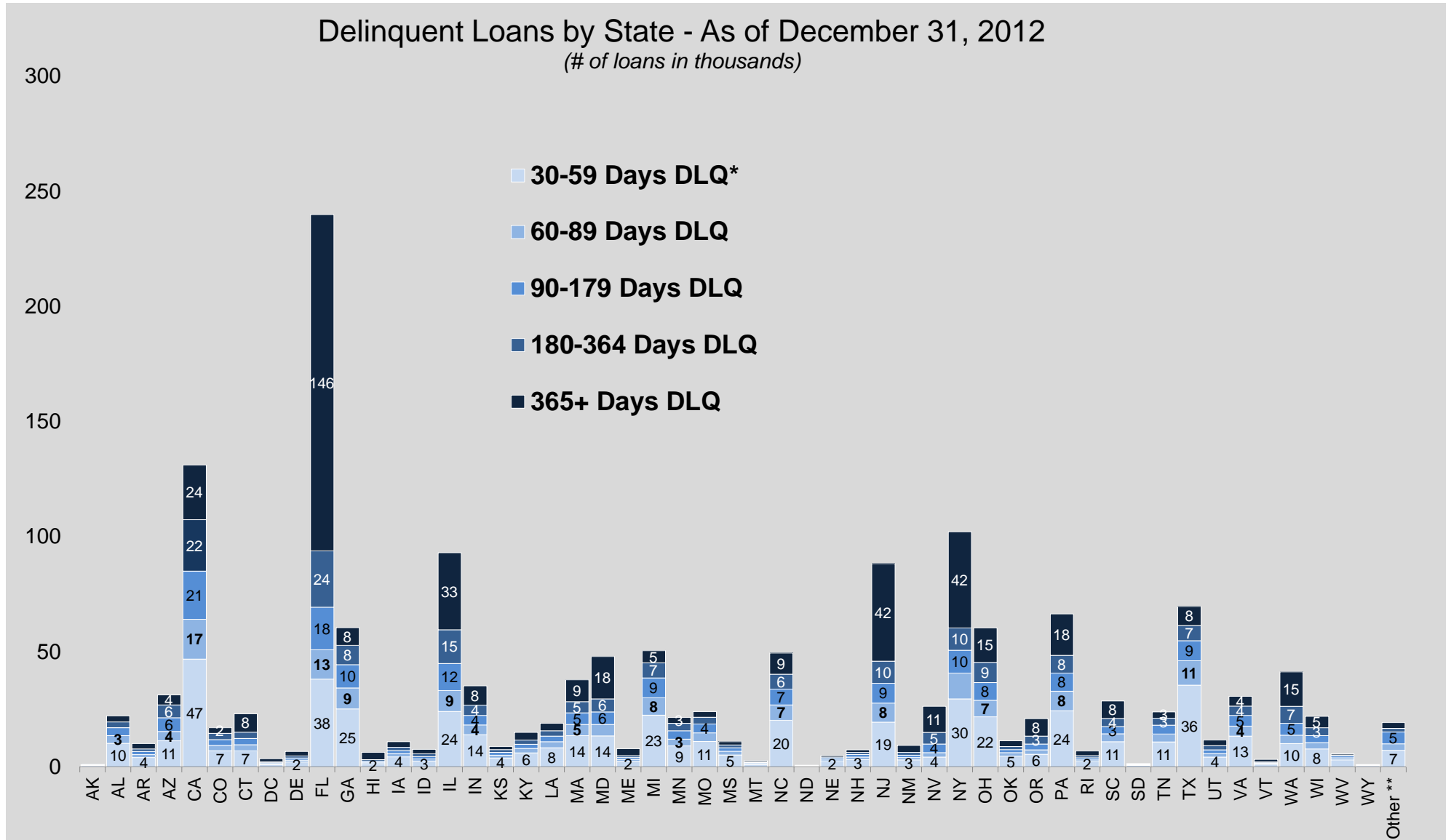
\* Select Midwest states are Illinois, Indiana, Michigan and Ohio



## **State Level Data**

# Delinquent Loans by State

Florida continues to have the highest number of borrowers that are deeply delinquent (365+ days). As of December 31, 2012, about 54 percent of the Enterprises' serious delinquent (90+ days delinquent) borrowers had missed more than one year of mortgage payments. In Florida, the number of borrowers that had been delinquent for one year or more exceeded the total number of delinquent borrowers in each individual state.



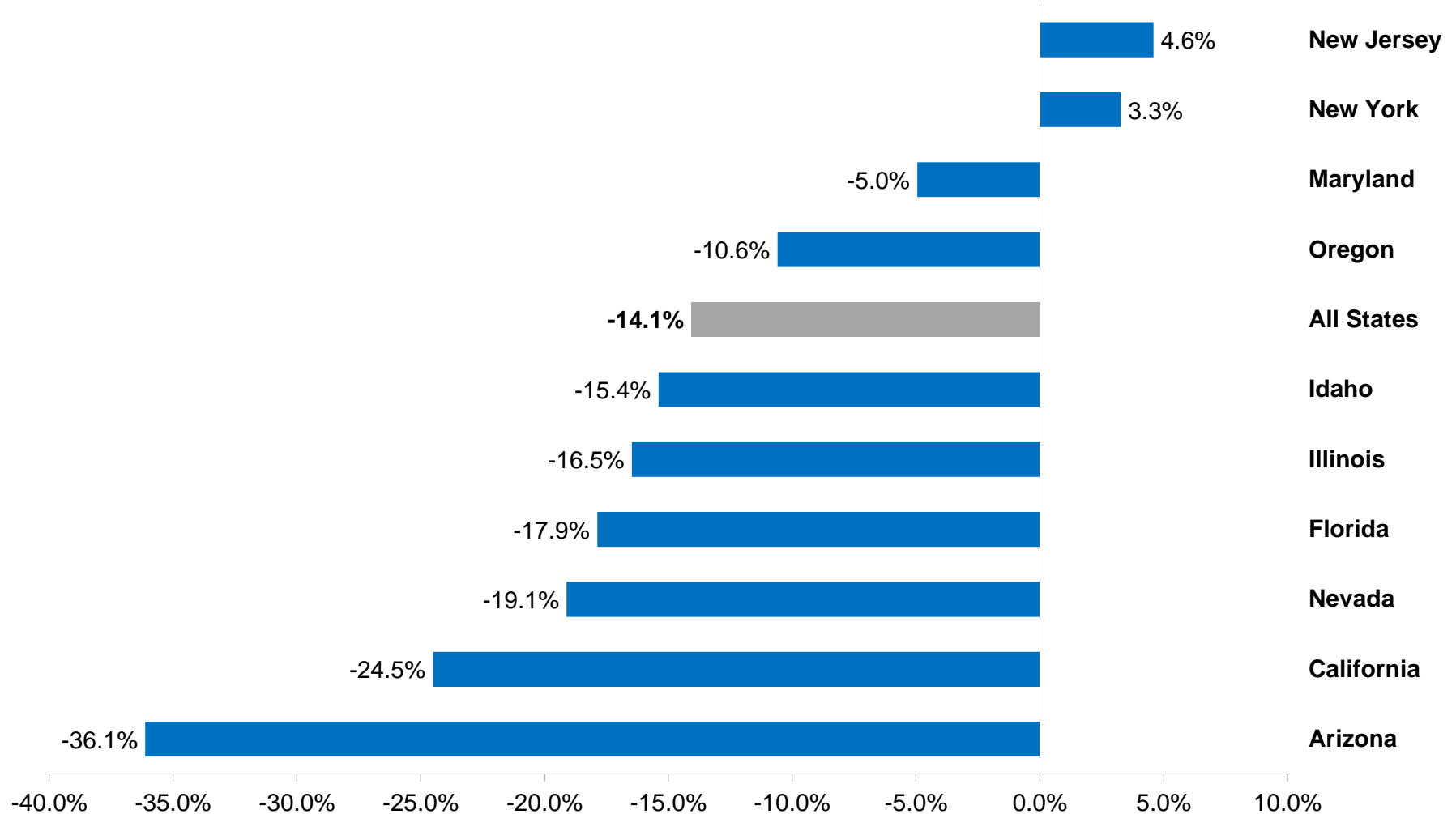
\* Includes other loans that cannot be categorized due to missing attributes.

\*\* Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.

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

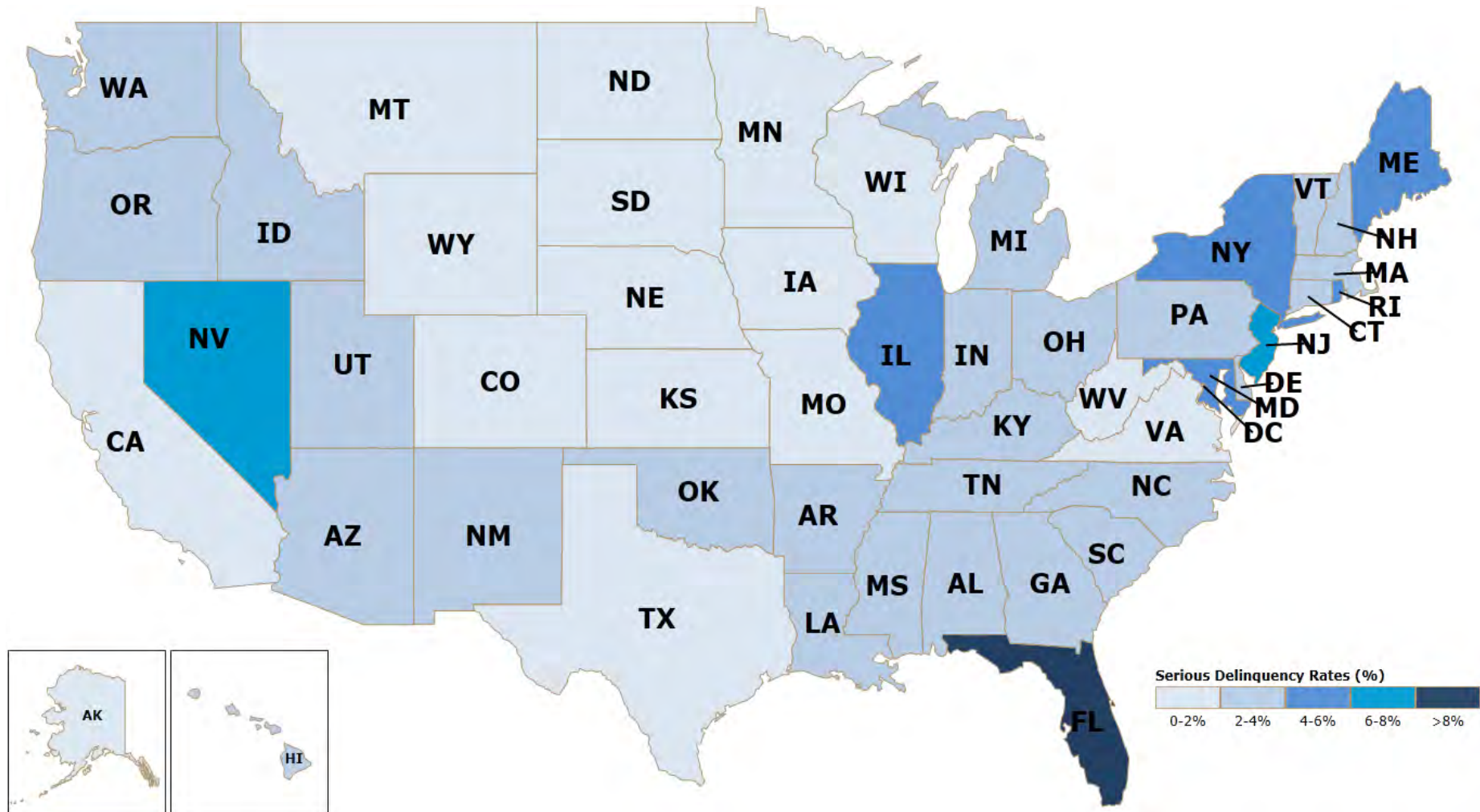
The number of the Enterprises' delinquent borrowers fell by 14 percent across the country in 2012 as mortgage delinquencies dropped in every state except New Jersey and New York.

Year-to-date December 2012



## Serious Delinquency Rates of 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 foreclosure.

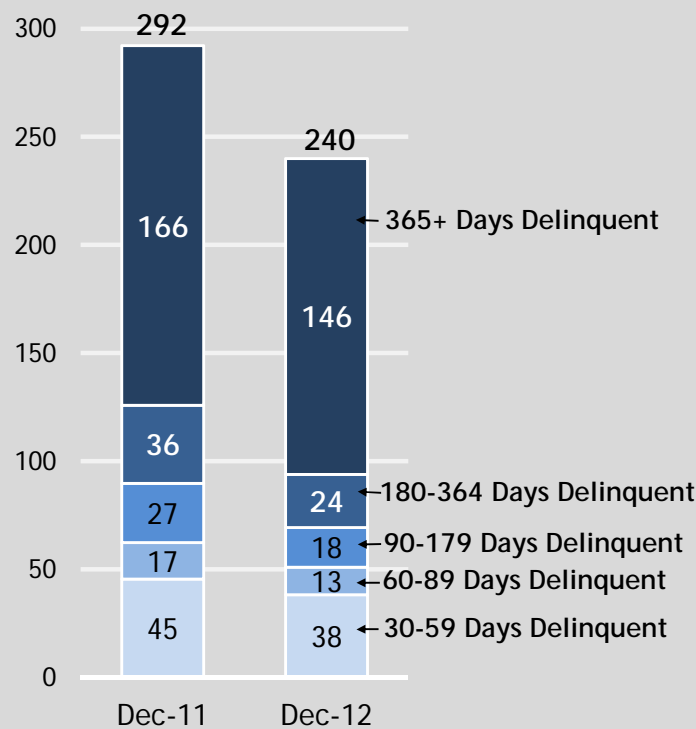
The following pages provide detailed information about ten states with the largest five-year declines in house prices and the highest number and rate of seriously delinquent loans as of December 31, 2012.

# Florida

## Single-Family Book Profile - As of December 31, 2012

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	152	88	240
Current Loans	<u>1,043</u>	<u>612</u>	<u>1,655</u>
Total Loans Serviced	1,195	700	1,895

Delinquent Loans



Completed Foreclosure Prevention Actions

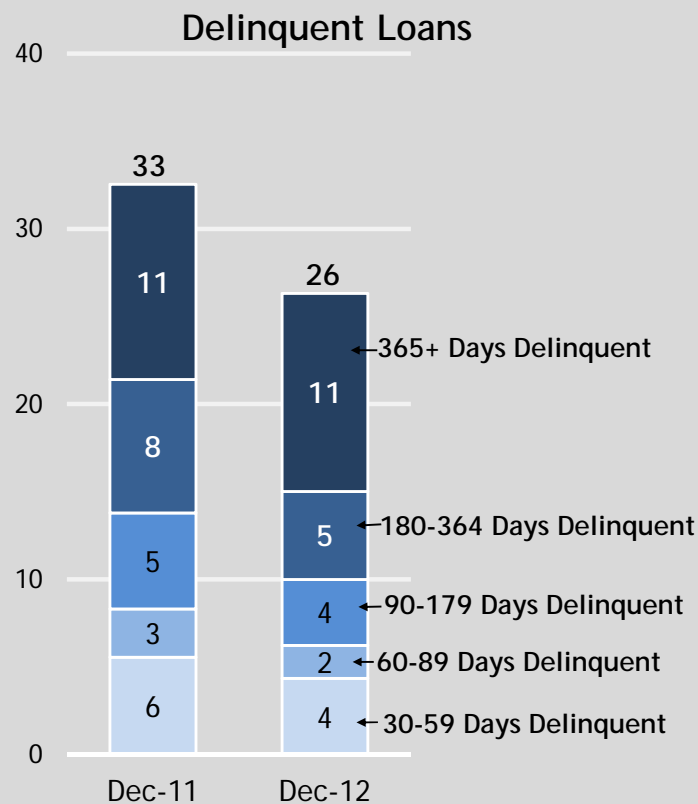
	2010	2011	2012	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	12,464	11,456	8,248	41,529	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	6,840	3,667	2,517	14,572	
Loan Modifications	64,733	43,190	30,989	159,095	
Other	<u>385</u>	<u>79</u>	<u>114</u>	<u>3,849</u>	
<b>Total</b>	<b>84,422</b>	<b>58,392</b>	<b>41,868</b>	<b>219,044</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>25,705</u>	<u>29,738</u>	<u>31,039</u>	<u>99,315</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>110,127</b>	<b>88,130</b>	<b>72,907</b>	<b>318,359</b>	

<sup>1</sup> Since the first full quarter in conservatorship (4Q08). Freddie Mac's data excludes repayment and forbearance plans completed in 4Q08 and 2009. Fannie Mae's data excludes HomeSaver Advance, charge-offs-in-lieu, short sales and deeds-in-lieu completed in 4Q08.

# Nevada

## Single-Family Book Profile - As of December 31, 2012

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	16	11	26
Current Loans	<u>159</u>	<u>93</u>	<u>251</u>
Total Loans Serviced	174	103	278



## Completed Foreclosure Prevention Actions

	2010	2011	2012	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	1,566	1,430	882	4,932	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	1,335	685	332	2,512	
Loan Modifications	13,729	7,282	4,069	28,818	
Other	<u>32</u>	<u>5</u>	<u>4</u>	<u>441</u>	
<b>Total</b>	<b>16,662</b>	<b>9,402</b>	<b>5,287</b>	<b>36,704</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>6,324</u>	<u>6,398</u>	<u>8,337</u>	<u>23,011</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>22,986</b>	<b>15,800</b>	<b>13,624</b>	<b>59,715</b>	

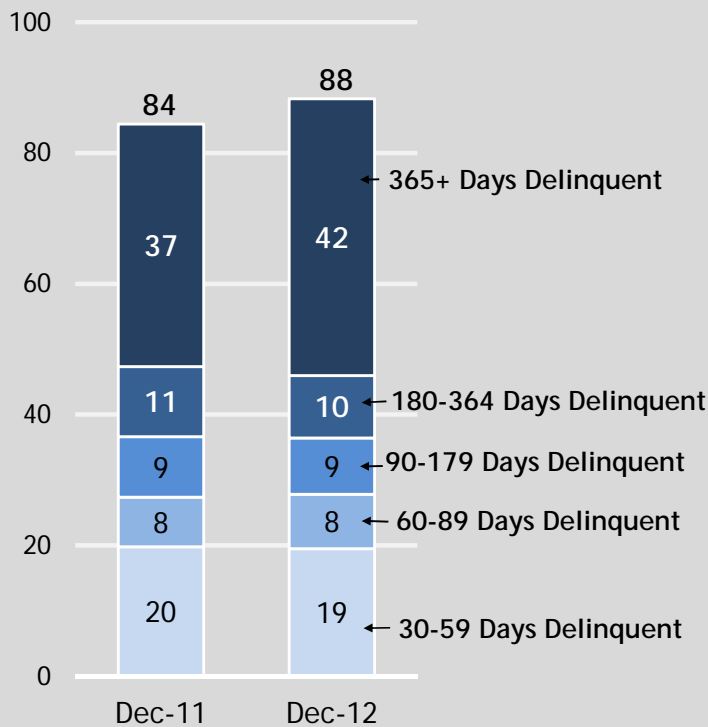
<sup>1</sup> Since the first full quarter in conservatorship (4Q08). Freddie Mac's data excludes repayment and forbearance plans completed in 4Q08 and 2009. Fannie Mae's data excludes HomeSaver Advance, charge-offs-in-lieu, short sales and deeds-in-lieu completed in 4Q08.

# New Jersey

## Single-Family Book Profile - As of December 31, 2012

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	57	31	88
Current Loans	<u>504</u>	<u>286</u>	<u>789</u>
Total Loans Serviced	561	317	878

### Delinquent Loans



### Completed Foreclosure Prevention Actions

	2010	2011	2012	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	6,034	5,773	4,529	20,063	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	2,107	1,323	1,056	4,908	
Loan Modifications	19,657	11,656	10,401	47,424	
Other	<u>127</u>	<u>9</u>	<u>15</u>	<u>1,271</u>	
<b>Total</b>	<b>27,924</b>	<b>18,761</b>	<b>16,001</b>	<b>73,665</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>2,218</u>	<u>2,675</u>	<u>3,284</u>	<u>9,366</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>30,142</b>	<b>21,436</b>	<b>19,285</b>	<b>83,031</b>	

<sup>1</sup> Since the first full quarter in conservatorship (4Q08). Freddie Mac's data excludes repayment and forbearance plans completed in 4Q08 and 2009. Fannie Mae's data excludes HomeSaver Advance, charge-offs-in-lieu, short sales and deeds-in-lieu completed in 4Q08.

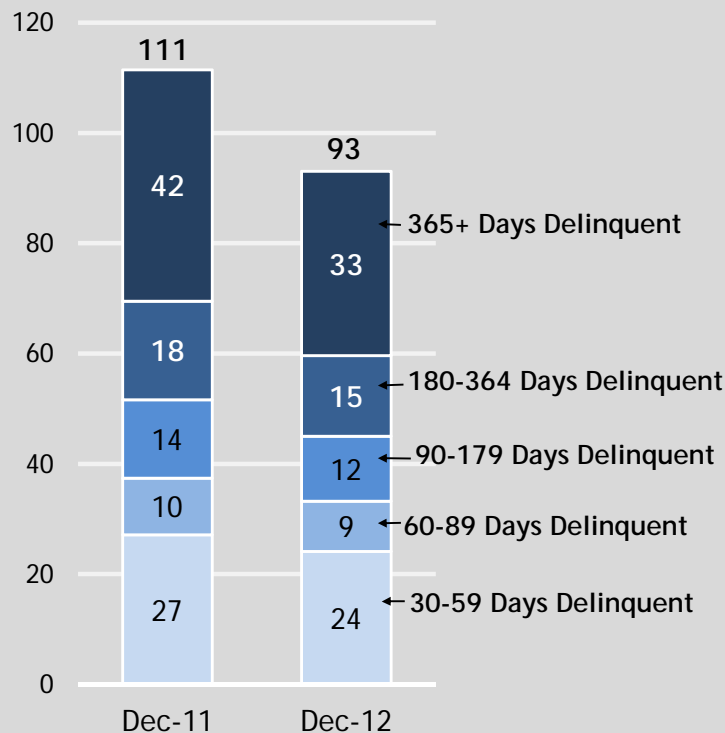


# Illinois

## Single-Family Book Profile - As of December 31, 2012

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	57	36	93
Current Loans	<u>733</u>	<u>525</u>	<u>1,258</u>
Total Loans Serviced	789	561	1,351

### Delinquent Loans



### Completed Foreclosure Prevention Actions

	2010	2011	2012	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	7,606	7,393	5,887	26,386	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	3,722	2,050	1,400	7,791	
Loan Modifications	31,742	19,323	14,615	73,996	
Other	<u>290</u>	<u>93</u>	<u>94</u>	<u>2,107</u>	
<b>Total</b>	<b>43,361</b>	<b>28,859</b>	<b>21,996</b>	<b>110,280</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>4,478</u>	<u>5,857</u>	<u>8,185</u>	<u>20,658</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>47,839</b>	<b>34,716</b>	<b>30,181</b>	<b>130,938</b>	

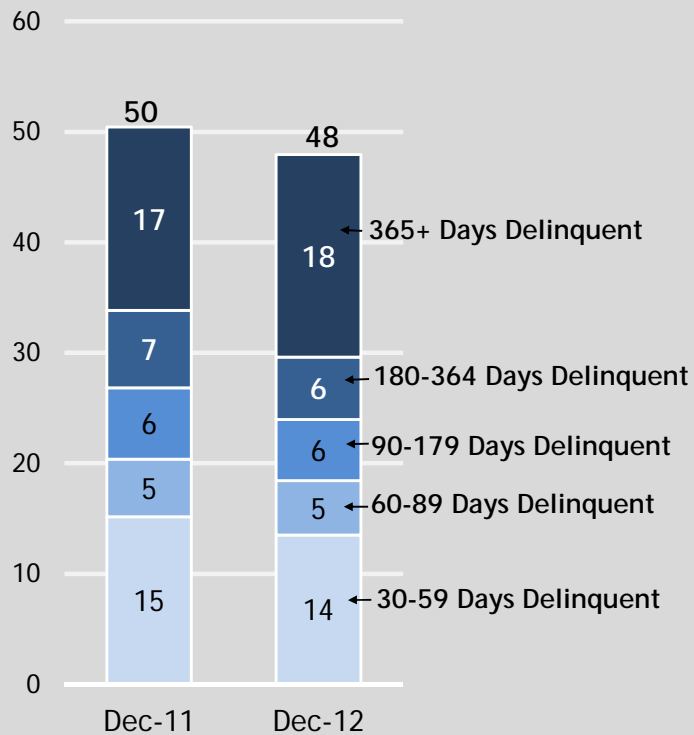
<sup>1</sup> Since the first full quarter in conservatorship (4Q08). Freddie Mac's data excludes repayment and forbearance plans completed in 4Q08 and 2009. Fannie Mae's data excludes HomeSaver Advance, charge-offs-in-lieu, short sales and deeds-in-lieu completed in 4Q08.

# Maryland

## Single-Family Book Profile - As of December 31, 2012

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	29	19	48
Current Loans	<u>369</u>	<u>240</u>	<u>609</u>
Total Loans Serviced	399	259	657

Delinquent Loans



Completed Foreclosure Prevention Actions

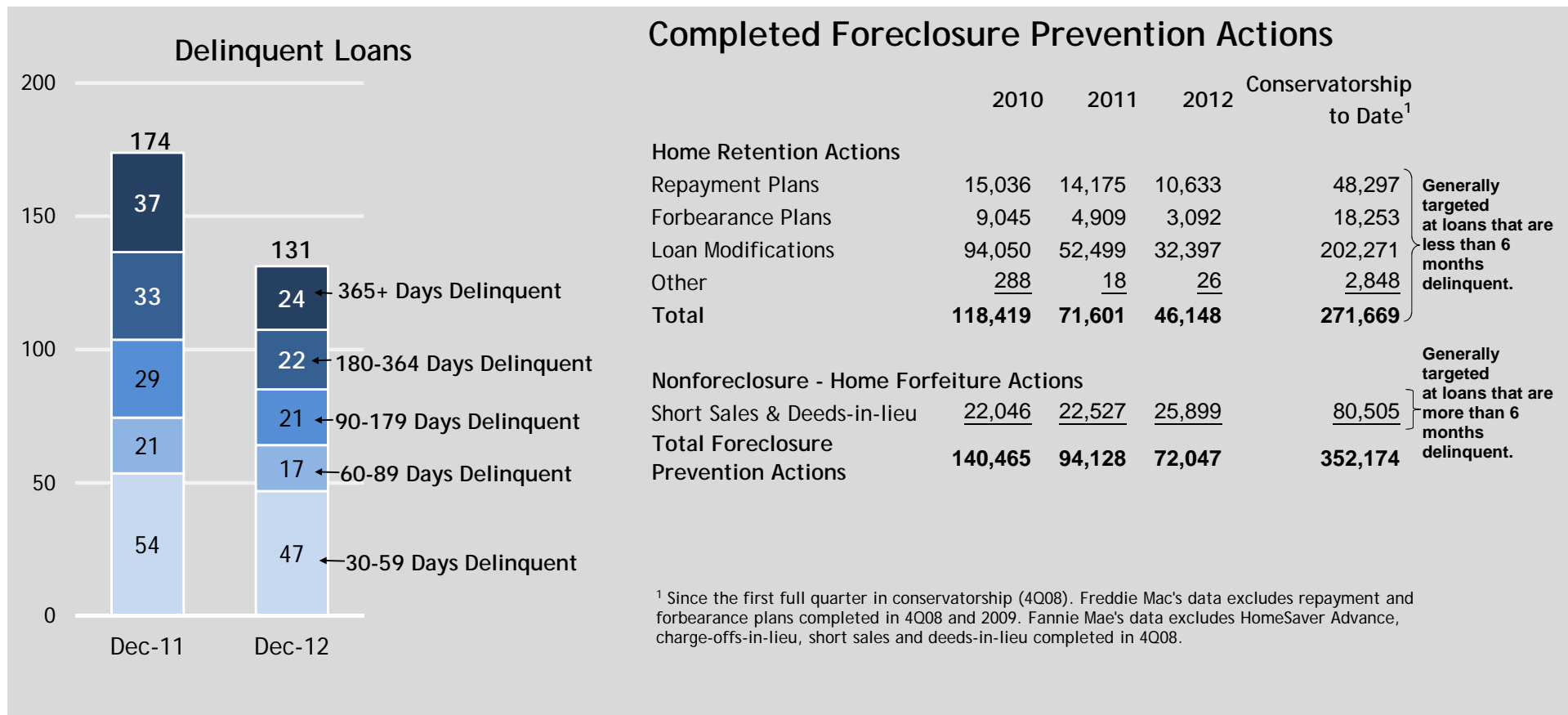
	2010	2011	2012	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	4,579	4,567	3,530	15,758	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	1,737	1,180	690	3,945	
Loan Modifications	17,497	10,105	7,892	40,826	
Other	<u>137</u>	<u>2</u>	<u>20</u>	<u>1,172</u>	
<b>Total</b>	<b>23,950</b>	<b>15,854</b>	<b>12,132</b>	<b>61,702</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>1,912</u>	<u>2,381</u>	<u>3,281</u>	<u>8,645</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>25,862</b>	<b>18,235</b>	<b>15,413</b>	<b>70,347</b>	

<sup>1</sup> Since the first full quarter in conservatorship (4Q08). Freddie Mac's data excludes repayment and forbearance plans completed in 4Q08 and 2009. Fannie Mae's data excludes HomeSaver Advance, charge-offs-in-lieu, short sales and deeds-in-lieu completed in 4Q08.

# California

## Single-Family Book Profile - As of December 31, 2012

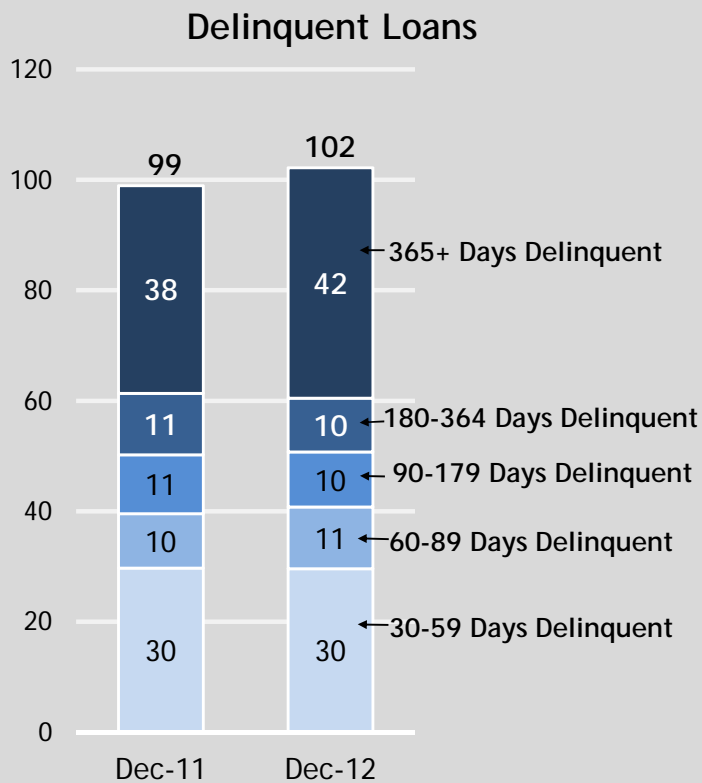
(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	81	50	131
Current Loans	<u>2,270</u>	<u>1,129</u>	<u>3,399</u>
Total Loans Serviced	2,351	1,179	3,530



# New York

## Single-Family Book Profile - As of December 31, 2012

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	65	37	102
Current Loans	<u>762</u>	<u>455</u>	<u>1,216</u>
Total Loans Serviced	827	492	1,318



## Completed Foreclosure Prevention Actions

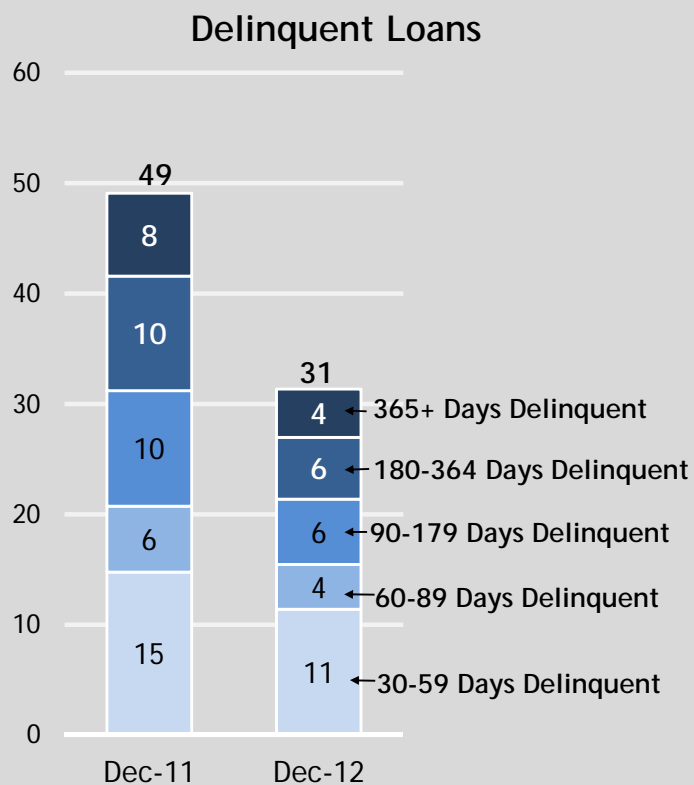
	2010	2011	2012	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	7,466	7,321	6,295	25,867	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	2,829	1,641	1,104	6,117	
Loan Modifications	22,411	14,509	12,436	54,699	
Other	<u>184</u>	<u>25</u>	<u>47</u>	<u>1,587</u>	
<b>Total</b>	<b>32,890</b>	<b>23,496</b>	<b>19,882</b>	<b>88,271</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>1,456</u>	<u>1,668</u>	<u>1,909</u>	<u>5,697</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>34,346</b>	<b>25,164</b>	<b>21,791</b>	<b>93,968</b>	

<sup>1</sup> Since the first full quarter in conservatorship (4Q08). Freddie Mac's data excludes repayment and forbearance plans completed in 4Q08 and 2009. Fannie Mae's data excludes HomeSaver Advance, charge-offs-in-lieu, short sales and deeds-in-lieu completed in 4Q08.

# Arizona

## Single-Family Book Profile - As of December 31, 2012

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	19	12	31
Current Loans	<u>422</u>	<u>252</u>	<u>673</u>
Total Loans Serviced	441	264	705



## Completed Foreclosure Prevention Actions

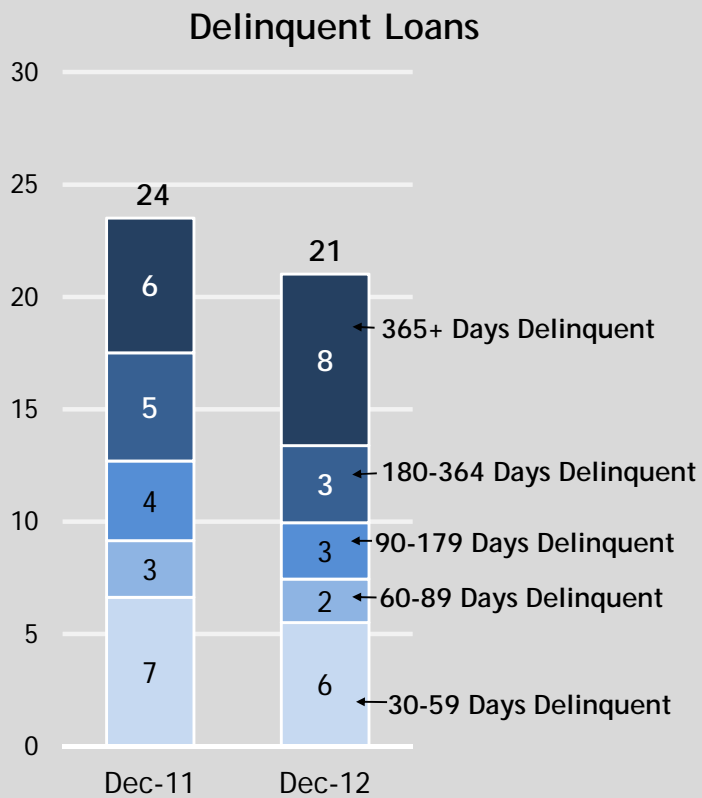
	2010	2011	2012	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	4,185	3,740	2,633	13,346	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	2,840	1,355	615	5,267	
Loan Modifications	28,160	12,307	6,616	56,238	
Other	<u>127</u>	<u>24</u>	<u>8</u>	<u>1,321</u>	
<b>Total</b>	<b>35,312</b>	<b>17,426</b>	<b>9,872</b>	<b>76,172</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>9,913</u>	<u>11,469</u>	<u>11,574</u>	<u>37,745</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>45,225</b>	<b>28,895</b>	<b>21,446</b>	<b>113,917</b>	

<sup>1</sup> Since the first full quarter in conservatorship (4Q08). Freddie Mac's data excludes repayment and forbearance plans completed in 4Q08 and 2009. Fannie Mae's data excludes HomeSaver Advance, charge-offs-in-lieu, short sales and deeds-in-lieu completed in 4Q08.

# Oregon

## Single-Family Book Profile - As of December 31, 2012

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	13	8	21
Current Loans	<u>260</u>	<u>174</u>	<u>434</u>
Total Loans Serviced	273	182	455



## Completed Foreclosure Prevention Actions

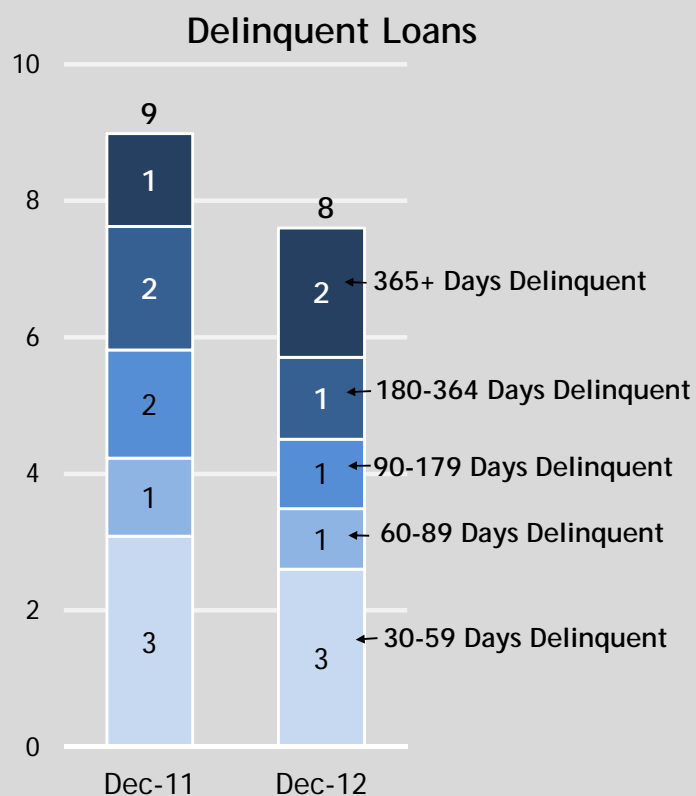
	2010	2011	2012	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	1,815	1,884	1,502	6,452	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	778	717	412	2,074	
Loan Modifications	7,275	3,867	3,000	16,145	
Other	<u>50</u>	<u>6</u>	<u>6</u>	<u>436</u>	
<b>Total</b>	<b>9,918</b>	<b>6,474</b>	<b>4,920</b>	<b>25,107</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>1,410</u>	<u>2,033</u>	<u>2,507</u>	<u>6,780</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>11,328</b>	<b>8,507</b>	<b>7,427</b>	<b>31,887</b>	

<sup>1</sup> Since the first full quarter in conservatorship (4Q08). Freddie Mac's data excludes repayment and forbearance plans completed in 4Q08 and 2009. Fannie Mae's data excludes HomeSaver Advance, charge-offs-in-lieu, short sales and deeds-in-lieu completed in 4Q08.

# Idaho

## Single-Family Book Profile - As of December 31, 2012

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	5	3	8
Current Loans	<u>97</u>	<u>65</u>	<u>161</u>
Total Loans Serviced	101	68	169



## Completed Foreclosure Prevention Actions

	2010	2011	2012	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	1,088	1,066	803	3,647	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	359	250	133	835	
Loan Modifications	2,747	1,715	1,196	6,551	
Other	<u>26</u>	<u>3</u>	<u>1</u>	<u>259</u>	
<b>Total</b>	<b>4,220</b>	<b>3,034</b>	<b>2,133</b>	<b>11,292</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>1,049</u>	<u>1,276</u>	<u>1,363</u>	<u>4,338</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>5,269</b>	<b>4,310</b>	<b>3,496</b>	<b>15,630</b>	

<sup>1</sup> Since the first full quarter in conservatorship (4Q08). Freddie Mac's data excludes repayment and forbearance plans completed in 4Q08 and 2009. Fannie Mae's data excludes HomeSaver Advance, charge-offs-in-lieu, short sales and deeds-in-lieu completed in 4Q08.

## Appendix: Data Tables

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

(# of loans in thousands)	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12
<b>Total Loans Serviced</b>	30,509	30,454	30,265	29,896	29,717	29,787	29,606	29,325	29,045	28,954	28,617	28,374	28,158
Original Credit Score >= 660	26,022	26,052	25,963	25,711	25,641	25,802	25,707	25,509	25,320	25,309	25,065	24,905	24,774
Original Credit Score < 660	4,487	4,401	4,302	4,185	4,076	3,985	3,899	3,817	3,725	3,644	3,552	3,470	3,384
<b>Total Delinquent Loans</b>	2,494	2,355	2,288	2,196	2,148	1,936	1,938	1,923	1,909	1,699	1,704	1,733	1,646
Original Credit Score >= 660	1,468	1,419	1,372	1,313	1,284	1,178	1,169	1,163	1,150	1,044	1,037	1,047	994
Original Credit Score < 660	1,026	936	916	882	863	758	769	761	758	655	667	686	653
<b>30 - 59 Days Delinquent</b>	725	609	664	682	659	553	605	607	612	497	539	591	542
Original Credit Score >= 660	406	345	370	378	362	307	331	336	336	277	297	329	301
Original Credit Score < 660	318	264	294	303	298	246	274	271	277	220	242	262	241
<b>60 - 89 Days Delinquent</b>	310	259	255	258	247	201	206	213	210	168	175	190	187
Original Credit Score >= 660	176	154	145	144	136	116	115	119	116	97	97	105	102
Original Credit Score < 660	135	105	110	114	111	85	92	94	94	71	78	86	84
<b>60-plus-days Delinquent</b>	1,769	1,746	1,624	1,514	1,488	1,382	1,333	1,316	1,296	1,202	1,165	1,141	1,104
Original Credit Score >= 660	1,061	1,074	1,001	935	923	871	838	827	814	767	740	718	693
Original Credit Score < 660	708	672	622	579	565	511	495	489	482	435	425	423	412

## Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	8.17%	7.73%	7.56%	7.34%	7.23%	6.50%	6.54%	6.56%	6.57%	5.87%	5.95%	6.11%	5.85%
Original Credit Score >= 660	5.64%	5.45%	5.28%	5.11%	5.01%	4.57%	4.55%	4.56%	4.54%	4.13%	4.14%	4.20%	4.01%
Original Credit Score < 660	22.87%	21.26%	21.30%	21.09%	21.18%	19.01%	19.72%	19.93%	20.36%	17.98%	18.78%	19.76%	19.29%
<b>30 - 59 Days Delinquent</b>	2.38%	2.00%	2.19%	2.28%	2.22%	1.86%	2.04%	2.07%	2.11%	1.72%	1.88%	2.08%	1.92%
Original Credit Score >= 660	1.56%	1.32%	1.43%	1.47%	1.41%	1.19%	1.29%	1.32%	1.33%	1.09%	1.18%	1.32%	1.21%
Original Credit Score < 660	7.09%	6.00%	6.84%	7.25%	7.31%	6.18%	7.02%	7.10%	7.42%	6.04%	6.81%	7.56%	7.12%
<b>60 - 89 Days Delinquent</b>	1.02%	0.85%	0.84%	0.86%	0.83%	0.67%	0.70%	0.73%	0.72%	0.58%	0.61%	0.67%	0.66%
Original Credit Score >= 660	0.68%	0.59%	0.56%	0.56%	0.53%	0.45%	0.45%	0.47%	0.46%	0.38%	0.39%	0.42%	0.41%
Original Credit Score < 660	3.00%	2.39%	2.55%	2.73%	2.72%	2.13%	2.35%	2.46%	2.52%	1.96%	2.19%	2.47%	2.49%
<b>60-plus-days Delinquent</b>	5.80%	5.73%	5.36%	5.06%	5.01%	4.64%	4.50%	4.49%	4.46%	4.15%	4.07%	4.02%	3.92%
Original Credit Score >= 660	4.08%	4.12%	3.86%	3.64%	3.60%	3.38%	3.26%	3.24%	3.22%	3.03%	2.95%	2.88%	2.80%
Original Credit Score < 660	15.78%	15.26%	14.46%	13.83%	13.87%	12.82%	12.70%	12.82%	12.93%	11.93%	11.97%	12.20%	12.16%
<b>Serious Delinquency Rate</b>	4.82%	4.93%	4.58%	4.26%	4.23%	4.02%	3.85%	3.81%	3.78%	3.61%	3.50%	3.39%	3.27%
<b>In Bankruptcy</b>	0.37%	0.39%	0.42%	0.47%	0.50%	0.51%	0.54%	0.54%	0.58%	0.60%	0.58%	0.57%	0.54%



## Appendix: Data Tables

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

(# of loans in thousands)	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12
<b>Total Loans Serviced</b>	18,284	18,234	18,109	17,946	17,933	18,022	17,917	17,778	17,721	17,765	17,653	17,634	17,545
Original Credit Score >= 660	15,469	15,475	15,419	15,331	15,383	15,529	15,480	15,392	15,391	15,484	15,428	15,457	15,420
Original Credit Score < 660	2,816	2,759	2,691	2,615	2,550	2,493	2,437	2,386	2,330	2,281	2,225	2,177	2,125
<b>Total Delinquent Loans</b>	1,636	1,549	1,493	1,419	1,382	1,249	1,248	1,233	1,214	1,078	1,081	1,100	1,044
Original Credit Score >= 660	957	930	892	844	822	756	748	741	727	660	655	662	627
Original Credit Score < 660	679	620	602	575	560	492	500	492	487	418	426	439	417
<b>30 - 59 Days Delinquent</b>	453	384	424	434	419	351	384	386	387	318	344	376	347
Original Credit Score >= 660	250	214	233	237	225	191	207	211	209	175	187	207	190
Original Credit Score < 660	203	170	191	197	194	160	177	175	178	143	157	170	157
<b>60 - 89 Days Delinquent</b>	196	166	164	165	158	127	130	134	133	106	111	121	117
Original Credit Score >= 660	110	98	93	91	86	72	71	74	72	60	61	65	63
Original Credit Score < 660	86	68	71	74	72	54	59	60	60	45	50	55	54
<b>60-plus-days Delinquent</b>	1,183	1,166	1,070	985	964	898	864	847	828	760	737	724	697
Original Credit Score >= 660	707	715	659	607	597	565	541	531	518	485	467	455	437
Original Credit Score < 660	476	450	411	377	367	333	323	316	309	276	269	269	261

## Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	8.95%	8.50%	8.25%	7.91%	7.71%	6.93%	6.96%	6.94%	6.85%	6.07%	6.12%	6.24%	5.95%
Original Credit Score >= 660	6.19%	6.01%	5.78%	5.51%	5.34%	4.87%	4.83%	4.82%	4.73%	4.26%	4.24%	4.28%	4.07%
Original Credit Score < 660	24.12%	22.47%	22.36%	21.97%	21.97%	19.76%	20.51%	20.61%	20.89%	18.34%	19.15%	20.14%	19.64%
<b>30 - 59 Days Delinquent</b>	2.48%	2.10%	2.34%	2.42%	2.34%	1.95%	2.14%	2.17%	2.18%	1.79%	1.95%	2.13%	1.98%
Original Credit Score >= 660	1.61%	1.38%	1.51%	1.54%	1.46%	1.23%	1.34%	1.37%	1.36%	1.13%	1.22%	1.34%	1.23%
Original Credit Score < 660	7.22%	6.15%	7.09%	7.54%	7.59%	6.41%	7.27%	7.35%	7.63%	6.25%	7.05%	7.79%	7.38%
<b>60 - 89 Days Delinquent</b>	1.07%	0.91%	0.91%	0.92%	0.88%	0.70%	0.73%	0.75%	0.75%	0.59%	0.63%	0.68%	0.67%
Original Credit Score >= 660	0.71%	0.63%	0.60%	0.60%	0.56%	0.47%	0.46%	0.48%	0.47%	0.39%	0.39%	0.42%	0.41%
Original Credit Score < 660	3.06%	2.47%	2.66%	2.82%	2.82%	2.18%	2.41%	2.51%	2.58%	1.99%	2.25%	2.53%	2.53%
<b>60-plus-days Delinquent</b>	6.47%	6.39%	5.91%	5.49%	5.37%	4.98%	4.82%	4.76%	4.67%	4.28%	4.17%	4.11%	3.97%
Original Credit Score >= 660	4.57%	4.62%	4.27%	3.96%	3.88%	3.64%	3.50%	3.45%	3.37%	3.13%	3.03%	2.94%	2.83%
Original Credit Score < 660	16.90%	16.32%	15.27%	14.43%	14.38%	13.35%	13.24%	13.26%	13.26%	12.09%	12.10%	12.35%	12.26%
<b>Serious Delinquency Rate</b>	5.38%	5.47%	4.99%	4.56%	4.48%	4.27%	4.08%	4.00%	3.91%	3.67%	3.53%	3.41%	3.29%
<b>In Bankruptcy</b>	0.41%	0.42%	0.46%	0.51%	0.54%	0.54%	0.57%	0.56%	0.62%	0.65%	0.60%	0.58%	0.54%

## Appendix: Data Tables

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

(# of loans in thousands)	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12
<b>Total Loans Serviced</b>	12,225	12,220	12,156	11,950	11,784	11,765	11,689	11,547	11,324	11,189	10,964	10,740	10,613
Original Credit Score >= 660	10,553	10,577	10,544	10,381	10,258	10,273	10,227	10,116	9,929	9,826	9,638	9,448	9,354
Original Credit Score < 660	1,672	1,642	1,612	1,569	1,526	1,493	1,462	1,431	1,395	1,364	1,327	1,292	1,259
<b>Total Delinquent Loans</b>	858	805	795	777	765	687	690	690	694	621	623	633	602
Original Credit Score >= 660	511	489	480	469	462	422	421	421	423	384	382	385	367
Original Credit Score < 660	347	316	315	308	303	265	269	269	271	237	241	247	235
<b>30 - 59 Days Delinquent</b>	272	225	241	248	240	202	221	221	226	179	194	215	195
Original Credit Score >= 660	157	131	138	142	136	115	124	125	127	102	109	122	111
Original Credit Score < 660	115	94	103	106	104	87	96	96	99	78	85	93	84
<b>60 - 89 Days Delinquent</b>	114	93	90	93	90	74	76	79	78	62	64	70	70
Original Credit Score >= 660	66	56	52	53	51	43	43	45	44	36	36	39	39
Original Credit Score < 660	48	37	38	40	39	31	33	34	34	26	28	31	31
<b>60-plus-days Delinquent</b>	586	580	554	529	525	485	469	469	469	442	428	418	407
Original Credit Score >= 660	354	358	343	327	326	306	296	296	296	282	272	263	256
Original Credit Score < 660	232	222	211	201	199	178	173	173	173	159	156	154	151

## Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	7.02%	6.59%	6.54%	6.50%	6.49%	5.84%	5.90%	5.98%	6.13%	5.55%	5.68%	5.89%	5.67%
Original Credit Score >= 660	4.84%	4.63%	4.55%	4.52%	4.51%	4.11%	4.11%	4.16%	4.26%	3.91%	3.96%	4.08%	3.92%
Original Credit Score < 660	20.77%	19.24%	19.52%	19.61%	19.85%	17.75%	18.40%	18.78%	19.46%	17.38%	18.15%	19.12%	18.70%
<b>30 - 59 Days Delinquent</b>	2.22%	1.84%	1.98%	2.08%	2.04%	1.72%	1.89%	1.91%	1.99%	1.60%	1.77%	2.00%	1.84%
Original Credit Score >= 660	1.48%	1.24%	1.30%	1.37%	1.33%	1.12%	1.22%	1.24%	1.28%	1.04%	1.14%	1.29%	1.18%
Original Credit Score < 660	6.87%	5.75%	6.40%	6.78%	6.83%	5.80%	6.59%	6.70%	7.08%	5.70%	6.39%	7.18%	6.70%
<b>60 - 89 Days Delinquent</b>	0.93%	0.76%	0.74%	0.78%	0.76%	0.63%	0.65%	0.68%	0.68%	0.56%	0.58%	0.65%	0.66%
Original Credit Score >= 660	0.62%	0.53%	0.49%	0.51%	0.49%	0.42%	0.42%	0.44%	0.44%	0.37%	0.37%	0.41%	0.42%
Original Credit Score < 660	2.89%	2.27%	2.38%	2.58%	2.56%	2.05%	2.25%	2.38%	2.43%	1.91%	2.09%	2.37%	2.42%
<b>60-plus-days Delinquent</b>	4.80%	4.75%	4.56%	4.43%	4.45%	4.12%	4.01%	4.06%	4.14%	3.95%	3.91%	3.89%	3.83%
Original Credit Score >= 660	3.35%	3.39%	3.25%	3.15%	3.18%	2.98%	2.90%	2.93%	2.98%	2.87%	2.83%	2.79%	2.73%
Original Credit Score < 660	13.90%	13.49%	13.12%	12.83%	13.02%	11.95%	11.81%	12.08%	12.38%	11.68%	11.76%	11.94%	12.00%
<b>Serious Delinquency Rate</b>	3.98%	4.13%	3.96%	3.80%	3.84%	3.63%	3.50%	3.51%	3.58%	3.51%	3.45%	3.37%	3.25%
<b>In Bankruptcy</b>	0.33%	0.33%	0.36%	0.41%	0.44%	0.45%	0.48%	0.49%	0.53%	0.52%	0.54%	0.55%	0.54%

## Appendix: Data Tables

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

	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12	YTD 2012
<b>Starts<sup>2</sup></b>														
HAMP Active Trial & Perm. - Cum.	485,418	584,086	426,978	348,171	361,510	384,449	408,633	422,591	436,199	444,930	455,967	456,378	458,363	458,363
Repayment Plans	170,109	159,073	121,253	159,238	152,371	89,354	122,166	128,151	99,899	96,332	76,871	83,140	80,591	336,934
Forbearance Plans	335,090	221,592	110,771	77,344	92,627	127,982	95,613	90,995	67,458	48,011	34,751	33,342	34,362	150,466
<b>Completed</b>														
Repayment Plans <sup>3</sup>	46,406	55,884	46,353	33,964	49,753	44,827	45,890	48,869	41,972	44,636	36,343	29,572	32,064	142,615
Forbearance Plans <sup>3</sup>	9,589	17,991	20,585	13,863	10,585	12,601	7,713	7,006	7,103	7,815	5,352	3,821	5,824	22,812
Charge-offs-in-lieu	653	705	756	992	665	348	602	801	512	507	342	295	191	1,335
HomeSaver Advance ( <i>Fannie</i> )	2,759	2,588	1,783	794	26	-	-	-	-	-	-	-	-	-
Loan Modifications	57,569	137,561	171,176	146,507	119,778	86,201	81,214	83,582	71,111	60,348	50,474	62,561	59,610	232,993
<b>Home Retention Actions</b>	<b>116,976</b>	<b>214,729</b>	<b>240,653</b>	<b>196,120</b>	<b>180,807</b>	<b>143,977</b>	<b>135,419</b>	<b>140,258</b>	<b>120,698</b>	<b>113,306</b>	<b>92,511</b>	<b>96,249</b>	<b>97,689</b>	<b>399,755</b>
Short Sales	19,102	23,379	29,375	29,465	25,734	25,705	29,483	28,264	31,785	30,601	32,361	33,972	28,298	125,232
Deeds-in-lieu	715	934	1,506	1,728	1,875	1,849	2,727	2,545	3,110	3,759	4,135	3,994	4,344	16,232
<b>Nonforeclosure - Home Forfeiture Actions</b>	<b>19,817</b>	<b>24,313</b>	<b>30,881</b>	<b>31,193</b>	<b>27,609</b>	<b>27,554</b>	<b>32,210</b>	<b>30,809</b>	<b>34,895</b>	<b>34,360</b>	<b>36,496</b>	<b>37,966</b>	<b>32,642</b>	<b>141,464</b>
<b>Total Foreclosure Prevention Actions</b>	<b>136,793</b>	<b>239,042</b>	<b>271,534</b>	<b>227,313</b>	<b>208,416</b>	<b>171,531</b>	<b>167,629</b>	<b>171,067</b>	<b>155,593</b>	<b>147,666</b>	<b>129,007</b>	<b>134,215</b>	<b>130,331</b>	<b>541,219</b>
<b>Percent of Total Foreclosure Prevention Actions</b>														
Repayment Plans	34%	23%	17%	15%	24%	26%	27%	29%	27%	30%	28%	22%	25%	26%
Forbearance Plans	7%	8%	8%	6%	5%	7%	5%	4%	5%	5%	4%	3%	4%	4%
Charge-offs-in-lieu	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
HomeSaver Advance ( <i>Fannie</i> )	2%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Loan Modifications	42%	58%	63%	64%	57%	50%	48%	49%	46%	41%	39%	47%	46%	43%
<b>Home Retention Actions</b>	<b>86%</b>	<b>90%</b>	<b>89%</b>	<b>86%</b>	<b>87%</b>	<b>84%</b>	<b>81%</b>	<b>82%</b>	<b>78%</b>	<b>77%</b>	<b>72%</b>	<b>72%</b>	<b>75%</b>	<b>74%</b>
Short Sales	14%	10%	11%	13%	12%	15%	18%	17%	20%	21%	25%	25%	22%	23%
Deeds-in-lieu	1%	0%	1%	1%	1%	1%	2%	1%	2%	3%	3%	3%	3%	3%
<b>Nonforeclosure - Home Forfeiture Actions</b>	<b>14%</b>	<b>10%</b>	<b>11%</b>	<b>14%</b>	<b>13%</b>	<b>16%</b>	<b>19%</b>	<b>18%</b>	<b>22%</b>	<b>23%</b>	<b>28%</b>	<b>28%</b>	<b>25%</b>	<b>26%</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> Forbearance plans initiated include HAMP trials initiated by servicers under the MHA program. HAMP trial modifications are based on the first trial payment posted date. HAMP permanent modifications are based on the effective date of modification. As of December 31, 2012, Fannie Mae had completed approximately 261,600 HAMP permanent modifications and Freddie Mac had completed nearly 171,000 HAMP permanent modifications.<sup>3</sup> Includes loans that were 30+ days delinquent at initiation of the plan. In addition, the completed forbearance plans data have been revised to exclude HAMP.

## Appendix: Data Tables

## 3(i) Enterprises Combined - Loan Modifications

	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12	YTD 2012
<b>Loan Modifications (# of loans)</b>	57,569	137,561	171,176	146,507	119,778	86,201	81,214	83,582	71,111	60,348	50,474	62,561	59,610	232,993
<b>Principal and Interest Change (%)</b>														
Increase	15%	13%	7%	8%	11%	8%	6%	6%	5%	4%	3%	4%	4%	4%
No Change	0%	0%	1%	1%	2%	2%	1%	1%	1%	0%	0%	0%	0%	0%
Decrease <=20%	25%	23%	21%	21%	23%	23%	26%	27%	26%	24%	27%	28%	28%	27%
Decrease 20% <=30%	17%	16%	16%	16%	16%	16%	18%	20%	21%	21%	21%	22%	22%	22%
Decrease > 30%	43%	48%	55%	53%	49%	51%	49%	46%	47%	50%	49%	45%	46%	48%
<b>Types of Modification (%)*</b>														
Extend Term Only	9%	4%	4%	4%	6%	7%	9%	12%	12%	11%	10%	12%	13%	11%
Reduce Rate Only	21%	34%	31%	30%	28%	31%	30%	24%	20%	18%	19%	13%	12%	15%
Reduce Rate and Extend Term	56%	44%	47%	48%	46%	37%	37%	34%	35%	38%	38%	37%	37%	37%
Reduce Rate, Extend Term and Forbear Principal	6%	9%	12%	12%	12%	21%	22%	29%	32%	33%	33%	38%	38%	36%
Other	8%	9%	5%	6%	7%	4%	2%	1%	1%	1%	0%	0%	0%	0%
<b>60+ Days Re-Delinquency (%)</b>														
3 Months after Modification	9%	8%	9%	10%	8%	7%	7%	7%	7%	6%	6%	6%		
6 Months after Modification	16%	13%	13%	13%	12%	11%	11%	11%	10%	11%	10%			
9 Months after Modification	20%	18%	16%	15%	15%	14%	13%	13%	14%	14%				

\* 2012 data have been revised.

## Appendix: Data Tables

## 3(ii) Fannie Mae - Loan Modifications

	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12	YTD 2012
<b>Loan Modifications (# of loans)</b>	41,753	93,756	121,693	106,365	81,692	51,043	50,336	60,025	51,936	46,671	35,332	41,697	39,712	163,412
<b>Principal and Interest Change (%)</b>														
Increase	14%	13%	6%	8%	11%	6%	3%	3%	3%	2%	3%	3%	3%	3%
No Change	0%	0%	0%	1%	1%	2%	1%	0%	1%	0%	0%	0%	0%	0%
Decrease <=20%	24%	22%	19%	19%	19%	20%	24%	27%	26%	24%	26%	26%	27%	26%
Decrease 20% <=30%	17%	16%	16%	16%	15%	15%	18%	22%	23%	23%	21%	21%	21%	22%
Decrease > 30%	46%	49%	58%	56%	54%	57%	54%	48%	48%	51%	50%	50%	50%	50%
<b>Types of Modification (%)</b>														
Extend Term Only	6%	1%	1%	1%	2%	2%	5%	10%	11%	12%	13%	14%	17%	14%
Reduce Rate Only	24%	40%	35%	35%	35%	34%	32%	22%	17%	15%	18%	13%	11%	14%
Reduce Rate and Extend Term	55%	36%	41%	42%	38%	37%	37%	34%	36%	39%	37%	37%	36%	37%
Reduce Rate, Extend Term and Forbear Principal	9%	14%	17%	16%	18%	24%	25%	33%	36%	35%	32%	36%	36%	35%
Other	7%	10%	5%	5%	7%	4%	1%	0%	0%	0%	0%	0%	0%	0%
<b>60+ Days Re-Delinquency (%)</b>														
3 Months after Modification	9%	9%	9%	11%	9%	8%	8%	8%	7%	6%	7%	7%		
6 Months after Modification	17%	15%	15%	14%	13%	12%	12%	11%	11%	12%	12%			
9 Months after Modification	22%	21%	17%	16%	17%	15%	14%	14%	15%	15%				

## Appendix: Data Tables

## 3(iii) Freddie Mac - Loan Modifications

	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12	YTD 2012
<b>Loan Modifications (# of loans)</b>	15,816	43,805	49,483	40,142	38,086	35,158	30,878	23,557	19,175	13,677	15,142	20,864	19,898	69,581
<b>Principal and Interest Change (%)</b>														
Increase	18%	11%	9%	8%	11%	11%	11%	12%	12%	12%	3%	7%	8%	8%
No Change	1%	1%	1%	4%	4%	2%	2%	1%	1%	1%	1%	0%	1%	1%
Decrease <=20%	31%	24%	26%	27%	30%	29%	28%	28%	27%	25%	28%	32%	30%	29%
Decrease 20% <=30%	17%	16%	17%	18%	17%	17%	17%	16%	16%	15%	21%	25%	25%	22%
Decrease > 30%	33%	47%	47%	43%	37%	40%	42%	43%	44%	46%	47%	36%	36%	40%
<b>Types of Modification (%)*</b>														
Extend Term Only	16%	9%	11%	12%	16%	15%	15%	16%	15%	9%	3%	6%	5%	6%
Reduce Rate Only	14%	22%	21%	17%	13%	27%	28%	28%	28%	30%	22%	13%	13%	18%
Reduce Rate and Extend Term	59%	62%	62%	64%	63%	39%	36%	33%	31%	34%	39%	37%	39%	38%
Reduce Rate, Extend Term and Forbear Principal	0%	0%	0%	0%	0%	16%	18%	18%	21%	24%	36%	43%	43%	38%
Other	12%	7%	6%	6%	7%	4%	3%	5%	5%	3%	0%	0%	0%	1%
<b>60+ Days Re-Delinquency (%)</b>														
3 Months after Modification	9%	6%	6%	7%	7%	6%	5%	5%	5%	4%	3%	4%		
6 Months after Modification	13%	9%	10%	10%	10%	9%	9%	10%	8%	8%	6%			
9 Months after Modification	17%	11%	12%	11%	13%	13%	12%	11%	11%	10%				

\* 2012 data have been revised.

## Appendix: Data Tables

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

	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12	YTD 2012
Short Sales	19,102	23,379	29,375	29,465	25,734	25,705	29,483	28,264	31,785	30,601	32,361	33,972	28,298	125,232
Deeds-in-lieu	715	934	1,506	1,728	1,875	1,849	2,727	2,545	3,110	3,759	4,135	3,994	4,344	16,232
Nonforeclosure - Home Forfeiture Actions <sup>1</sup>	19,817	24,313	30,881	31,193	27,609	27,554	32,210	30,809	34,895	34,360	36,496	37,966	32,642	141,464
Third-party Sales	4,908	5,171	7,856	11,999	7,886	8,982	14,968	10,902	9,395	9,987	9,618	9,634	7,447	36,686
Foreclosure Sales	72,989	92,760	104,497	126,058	68,759	79,123	79,250	68,640	69,963	68,713	61,308	59,061	55,812	244,894
Third-party & Foreclosure Sales	77,897	97,931	112,353	138,057	76,645	88,105	94,218	79,542	79,358	78,700	70,926	68,695	63,259	281,580
Foreclosure Starts	243,485	246,273	275,095	338,957	309,976	259,643	250,858	223,862	218,349	225,889	186,260	202,111	134,690	748,950
<b>Top Five Reasons for Delinquency</b>														
Curtailed of Income	41%	47%	48%	48%	46%	44%	43%	41%	40%	40%	41%	40%	38%	
Excessive obligations	13%	13%	14%	14%	14%	14%	14%	15%	16%	15%	15%	15%	16%	
Unemployment	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	9%	9%	
Illness of principal mortgagor or family member	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	6%	6%	
Marital Difficulties	3%	3%	3%	3%	3%	3%	3%	4%	4%	4%	4%	4%	4%	

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

## Appendix: Data Tables

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

	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12	Full Year 2012
Acquisitions	71,938	91,341	103,500	124,402	69,733	78,256	78,485	69,572	72,014	71,505	63,816	62,186	59,784	257,291
Dispositions	(54,144)	(58,723)	(75,832)	(74,206)	(76,849)	(94,441)	(100,550)	(83,678)	(75,163)	(77,104)	(74,743)	(66,585)	(63,185)	(281,617)
Inventory (at period end)	131,202	163,820	191,488	241,684	234,568	218,383	196,318	182,212	179,063	173,464	162,537	158,138	154,737	
<b>Acquisitions by State</b>														
Arizona	6,136	7,795	8,212	9,012	5,936	8,484	6,621	4,375	3,181	2,883	2,693	2,879	2,408	10,863
California	10,434	12,767	12,455	14,920	9,459	13,380	11,527	7,752	6,938	5,776	4,889	5,006	5,146	20,817
Florida	7,226	10,309	13,517	15,710	7,244	4,136	4,875	5,479	6,532	8,546	7,813	8,271	8,716	33,346
Nevada	2,462	2,071	3,897	4,177	2,587	3,286	4,032	2,132	1,843	1,637	853	641	957	4,088
<b>Subtotal</b>	<b>26,258</b>	<b>32,942</b>	<b>38,081</b>	<b>43,819</b>	<b>25,226</b>	<b>29,286</b>	<b>27,055</b>	<b>19,738</b>	<b>18,494</b>	<b>18,842</b>	<b>16,248</b>	<b>16,797</b>	<b>17,227</b>	<b>69,114</b>
Selected Midwest States <sup>*</sup>	13,062	17,645	18,555	20,912	10,534	13,642	11,854	12,209	15,127	17,425	14,740	15,001	13,978	61,144
All other States	32,618	40,754	46,864	59,671	33,973	35,328	39,576	37,625	38,393	35,238	32,828	30,388	28,579	127,033
<b>Total Acquisitions</b>	<b>71,938</b>	<b>91,341</b>	<b>103,500</b>	<b>124,402</b>	<b>69,733</b>	<b>78,256</b>	<b>78,485</b>	<b>69,572</b>	<b>72,014</b>	<b>71,505</b>	<b>63,816</b>	<b>62,186</b>	<b>59,784</b>	<b>257,291</b>
<b>Inventory by State</b>														
Arizona	8,675	11,305	12,596	15,384	13,332	13,595	10,847	8,063	6,070	5,019	4,587	4,965	4,715	
California	17,585	22,302	24,546	29,722	28,049	29,939	28,116	23,407	19,972	16,777	13,566	12,274	11,747	
Florida	10,203	14,305	19,788	26,679	27,746	19,380	13,452	11,793	12,618	15,330	16,344	17,146	18,315	
Nevada	4,004	3,631	5,218	6,937	6,164	6,064	6,536	5,307	4,206	3,327	2,133	1,661	1,649	
<b>Subtotal</b>	<b>40,467</b>	<b>51,543</b>	<b>62,148</b>	<b>78,722</b>	<b>75,291</b>	<b>68,978</b>	<b>58,951</b>	<b>48,570</b>	<b>42,866</b>	<b>40,453</b>	<b>36,630</b>	<b>36,046</b>	<b>36,426</b>	
Selected Midwest States <sup>*</sup>	31,875	38,596	43,727	51,829	50,677	48,918	44,506	43,082	45,127	47,309	45,962	46,183	45,194	
All other States	58,860	73,681	85,613	111,133	108,600	100,487	92,861	90,560	91,070	85,702	79,945	75,909	73,117	
<b>Total Inventory</b>	<b>131,202</b>	<b>163,820</b>	<b>191,488</b>	<b>241,684</b>	<b>234,568</b>	<b>218,383</b>	<b>196,318</b>	<b>182,212</b>	<b>179,063</b>	<b>173,464</b>	<b>162,537</b>	<b>158,138</b>	<b>154,737</b>	

<sup>\*</sup>Select Midwest states are Illinois, Indiana, Michigan and Ohio



## Appendix: Data Tables

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

	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12	Full Year 2012
Acquisitions	47,189	61,929	68,838	85,349	45,962	53,549	53,697	45,194	47,256	47,700	43,783	41,884	41,112	174,479
Dispositions	(33,309)	(38,095)	(49,517)	(47,872)	(50,260)	(62,814)	(71,202)	(58,297)	(51,344)	(52,071)	(48,674)	(43,925)	(42,671)	(187,341)
Inventory (at period end)	86,155	109,989	129,310	166,787	162,489	153,224	135,719	122,616	118,528	114,157	109,266	107,225	105,666	
<b>Acquisitions by State</b>														
Arizona	4,277	5,374	5,256	6,023	4,038	5,971	4,858	3,052	2,291	2,246	2,109	2,090	1,688	8,133
California	6,098	8,700	8,256	10,434	6,661	9,571	8,179	5,197	4,642	3,829	3,697	3,684	3,770	14,980
Florida	4,673	6,556	8,712	10,048	4,312	2,919	3,154	3,405	4,270	5,610	5,584	5,980	6,412	23,586
Nevada	1,643	1,451	2,686	3,278	2,003	2,678	3,099	1,467	1,162	1,003	654	533	824	3,014
<b>Subtotal</b>	<b>16,691</b>	<b>22,081</b>	<b>24,910</b>	<b>29,783</b>	<b>17,014</b>	<b>21,139</b>	<b>19,290</b>	<b>13,121</b>	<b>12,365</b>	<b>12,688</b>	<b>12,044</b>	<b>12,287</b>	<b>12,694</b>	<b>49,713</b>
Selected Midwest States <sup>*</sup>	9,057	12,058	12,356	14,314	6,683	8,962	7,316	7,484	10,015	11,657	9,664	9,497	9,252	40,070
All other States	21,441	27,790	31,572	41,252	22,265	23,448	27,091	24,589	24,876	23,355	22,075	20,100	19,166	84,696
<b>Total Acquisitions</b>	<b>47,189</b>	<b>61,929</b>	<b>68,838</b>	<b>85,349</b>	<b>45,962</b>	<b>53,549</b>	<b>53,697</b>	<b>45,194</b>	<b>47,256</b>	<b>47,700</b>	<b>43,783</b>	<b>41,884</b>	<b>41,112</b>	<b>174,479</b>
<b>Inventory by State</b>														
Arizona	5,857	7,779	8,427	10,550	9,400	9,703	7,738	5,703	4,385	3,795	3,673	3,865	3,497	
California	10,472	14,476	16,630	20,992	20,164	21,800	20,224	16,759	14,147	11,789	10,039	9,448	8,909	
Florida	6,812	9,304	13,179	18,051	18,621	13,871	9,510	8,083	8,677	10,401	11,765	12,633	13,838	
Nevada	2,685	2,550	3,668	5,368	4,895	4,858	5,035	3,872	2,833	2,117	1,512	1,335	1,379	
<b>Subtotal</b>	<b>25,826</b>	<b>34,109</b>	<b>41,904</b>	<b>54,961</b>	<b>53,080</b>	<b>50,232</b>	<b>42,507</b>	<b>34,417</b>	<b>30,042</b>	<b>28,102</b>	<b>26,989</b>	<b>27,281</b>	<b>27,623</b>	
Selected Midwest States <sup>*</sup>	21,512	26,389	29,945	36,060	35,354	34,311	30,266	28,333	29,614	30,963	29,967	29,668	29,148	
All other States	38,817	49,491	57,461	75,766	74,055	68,681	62,946	59,866	58,872	55,092	52,310	50,276	48,895	
<b>Total Inventory</b>	<b>86,155</b>	<b>109,989</b>	<b>129,310</b>	<b>166,787</b>	<b>162,489</b>	<b>153,224</b>	<b>135,719</b>	<b>122,616</b>	<b>118,528</b>	<b>114,157</b>	<b>109,266</b>	<b>107,225</b>	<b>105,666</b>	

<sup>\*</sup>Select Midwest states are Illinois, Indiana, Michigan and Ohio

## Appendix: Data Tables

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

	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12	4Q12	Full Year 2012
Acquisitions	24,749	29,412	34,662	39,053	23,771	24,707	24,788	24,378	24,758	23,805	20,033	20,302	18,672	82,812
Dispositions	(20,835)	(20,628)	(26,315)	(26,334)	(26,589)	(31,627)	(29,348)	(25,381)	(23,819)	(25,033)	(26,069)	(22,660)	(20,514)	(94,276)
<b>Inventory (at period end)</b>	<b>45,047</b>	<b>53,831</b>	<b>62,178</b>	<b>74,897</b>	<b>72,079</b>	<b>65,159</b>	<b>60,599</b>	<b>59,596</b>	<b>60,535</b>	<b>59,307</b>	<b>53,271</b>	<b>50,913</b>	<b>49,071</b>	
<b>Acquisitions by State</b>														
Arizona	1,859	2,421	2,956	2,989	1,898	2,513	1,763	1,323	890	637	584	789	720	2,730
California	4,336	4,067	4,199	4,486	2,798	3,809	3,348	2,555	2,296	1,947	1,192	1,322	1,376	5,837
Florida	2,553	3,753	4,805	5,662	2,932	1,217	1,721	2,074	2,262	2,936	2,229	2,291	2,304	9,760
Nevada	819	620	1,211	899	584	608	933	665	681	634	199	108	133	1,074
<b>Subtotal</b>	<b>9,567</b>	<b>10,861</b>	<b>13,171</b>	<b>14,036</b>	<b>8,212</b>	<b>8,147</b>	<b>7,765</b>	<b>6,617</b>	<b>6,129</b>	<b>6,154</b>	<b>4,204</b>	<b>4,510</b>	<b>4,533</b>	<b>19,401</b>
Selected Midwest States <sup>*</sup>	4,005	5,587	6,199	6,598	3,851	4,680	4,538	4,725	5,112	5,768	5,076	5,504	4,726	21,074
All other States	11,177	12,964	15,292	18,419	11,708	11,880	12,485	13,036	13,517	11,883	10,753	10,288	9,413	42,337
<b>Total Acquisitions</b>	<b>24,749</b>	<b>29,412</b>	<b>34,662</b>	<b>39,053</b>	<b>23,771</b>	<b>24,707</b>	<b>24,788</b>	<b>24,378</b>	<b>24,758</b>	<b>23,805</b>	<b>20,033</b>	<b>20,302</b>	<b>18,672</b>	<b>82,812</b>
<b>Inventory by State</b>														
Arizona	2,818	3,526	4,169	4,834	3,932	3,892	3,109	2,360	1,685	1,224	914	1,100	1,218	
California	7,113	7,826	7,916	8,730	7,885	8,139	7,892	6,648	5,825	4,988	3,527	2,826	2,838	
Florida	3,391	5,001	6,609	8,628	9,125	5,509	3,942	3,710	3,941	4,929	4,579	4,513	4,477	
Nevada	1,319	1,081	1,550	1,569	1,269	1,206	1,501	1,435	1,373	1,210	621	326	270	
<b>Subtotal</b>	<b>14,641</b>	<b>17,434</b>	<b>20,244</b>	<b>23,761</b>	<b>22,211</b>	<b>18,746</b>	<b>16,444</b>	<b>14,153</b>	<b>12,824</b>	<b>12,351</b>	<b>9,641</b>	<b>8,765</b>	<b>8,803</b>	
Selected Midwest States <sup>*</sup>	10,363	12,207	13,782	15,769	15,323	14,607	14,240	14,749	15,513	16,346	15,995	16,515	16,046	
All other States	20,043	24,190	28,152	35,367	34,545	31,806	29,915	30,694	32,198	30,610	27,635	25,633	24,222	
<b>Total Inventory</b>	<b>45,047</b>	<b>53,831</b>	<b>62,178</b>	<b>74,897</b>	<b>72,079</b>	<b>65,159</b>	<b>60,599</b>	<b>59,596</b>	<b>60,535</b>	<b>59,307</b>	<b>53,271</b>	<b>50,913</b>	<b>49,071</b>	

<sup>\*</sup>Select Midwest states are Illinois, Indiana, Michigan and Ohio

## Appendix: State Level Data

## Enterprises Single-Family Book Profile - As of December 31, 2012

The top 5 states for the relevant columns are highlighted.

State	Total Loan Count	Delinquent Loans (DLQ)									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	
AK	57,227	1,204	576	171	162	161	134	459	0.8%	11.1%	150
AL	356,090	22,190	10,295	3,359	3,356	2,580	2,600	8,574	2.4%	11.7%	2,283
AR	186,456	10,195	4,098	1,299	1,331	1,129	2,338	4,808	2.6%	22.9%	585
AZ	704,721	31,350	11,380	4,088	5,907	5,583	4,392	15,920	2.3%	14.0%	4,715
CA	3,529,912	131,236	46,899	17,255	20,894	22,399	23,789	67,274	1.9%	18.1%	11,747
CO	619,867	17,005	7,052	2,345	2,519	2,754	2,335	7,625	1.2%	13.7%	2,213
CT	346,214	23,127	7,080	2,556	2,722	2,784	7,985	13,516	3.9%	34.5%	1,329
DC	64,441	3,623	1,112	369	402	426	1,314	2,145	3.3%	36.3%	49
DE	107,595	6,762	2,186	817	870	903	1,986	3,774	3.5%	29.4%	362
FL	1,894,926	240,007	38,221	12,677	18,492	24,464	146,153	189,313	10.0%	60.9%	18,315
GA	918,284	60,525	25,253	9,078	10,146	8,391	7,657	26,244	2.9%	12.7%	6,423
HI	129,454	6,317	1,531	510	553	651	3,072	4,282	3.3%	48.6%	231
IA	272,885	10,947	4,400	1,476	1,304	1,333	2,434	5,084	1.9%	22.2%	974
ID	169,073	7,601	2,603	888	1,017	1,199	1,894	4,115	2.4%	24.9%	655
IL	1,350,744	93,061	24,126	9,068	11,774	14,641	33,452	60,001	4.4%	35.9%	16,310
IN	576,669	35,215	13,972	4,250	4,181	4,449	8,363	17,074	3.0%	23.7%	3,260
KS	213,373	8,880	3,872	1,293	1,215	1,215	1,285	3,744	1.8%	14.5%	1,203
KY	297,466	15,046	6,137	1,957	1,782	1,817	3,353	6,991	2.4%	22.3%	2,148
LA	293,105	18,998	8,379	2,633	2,356	2,355	3,275	8,011	2.7%	17.2%	1,218
MA	679,447	37,860	13,656	4,832	5,062	4,859	9,451	19,416	2.9%	25.0%	2,134
MD	657,436	47,945	13,515	4,907	5,546	5,635	18,342	29,566	4.5%	38.3%	2,340
ME	110,452	7,959	2,457	808	800	872	3,022	4,699	4.3%	38.0%	414
MI	1,013,573	50,475	22,513	7,614	8,593	6,534	5,221	20,436	2.0%	10.3%	16,315
MN	649,782	21,499	9,173	2,963	3,559	3,241	2,563	9,377	1.4%	11.9%	7,010
MO	558,208	24,021	11,068	3,736	3,830	2,920	2,467	9,253	1.7%	10.3%	2,971
MS	148,890	10,988	5,274	1,603	1,528	1,174	1,409	4,127	2.8%	12.8%	921
MT	98,028	2,693	1,162	352	358	358	463	1,184	1.2%	17.2%	346
NC	880,198	49,460	20,265	6,699	6,902	6,412	9,182	22,559	2.6%	18.6%	4,469
ND	44,190	754	391	87	60	56	160	277	0.6%	21.2%	40
NE	153,510	4,899	2,310	747	713	590	539	1,847	1.2%	11.0%	362
NH	147,176	7,497	3,225	1,110	1,078	956	1,128	3,176	2.2%	15.0%	874
NJ	877,625	88,303	19,482	8,302	8,629	9,562	42,328	60,583	6.9%	47.9%	1,093
NM	175,194	9,369	3,118	960	1,019	1,224	3,048	5,310	3.0%	32.5%	1,397
NV	277,763	26,321	4,346	1,884	3,758	5,017	11,316	20,103	7.2%	43.0%	1,649
NY	1,318,457	102,173	29,608	11,188	9,928	9,752	41,697	61,460	4.7%	40.8%	831
OH	1,022,980	60,422	21,773	7,218	7,696	8,803	14,932	31,519	3.1%	24.7%	9,309
OK	241,911	11,439	4,727	1,467	1,335	1,345	2,565	5,264	2.2%	22.4%	965
OR	455,037	21,018	5,510	1,930	2,509	3,435	7,634	13,593	3.0%	36.3%	1,408
PA	1,021,566	66,472	24,465	8,454	7,898	7,721	17,934	33,668	3.3%	27.0%	3,699
RI	96,971	6,960	2,288	785	947	943	1,997	3,897	4.0%	28.7%	612
SC	428,661	28,684	10,938	3,442	3,215	3,507	7,582	14,343	3.3%	26.4%	2,416
SD	61,039	1,466	688	181	190	155	252	599	1.0%	17.2%	248
TN	464,124	23,927	10,849	3,516	3,777	3,058	2,727	9,598	2.1%	11.4%	2,471
TX	1,710,357	69,729	35,509	10,681	8,677	6,609	8,253	23,668	1.4%	11.8%	4,760
UT	290,217	11,676	4,360	1,451	1,680	1,808	2,377	5,884	2.0%	20.4%	476
VA	844,211	30,698	13,417	4,378	4,606	4,024	4,273	12,956	1.5%	13.9%	2,738
VT	68,708	3,347	1,227	356	319	364	1,081	1,769	2.6%	32.3%	231
WA	821,586	41,333	10,145	3,642	5,161	7,443	14,942	27,583	3.4%	36.2%	3,190
WI	622,473	22,004	7,902	2,724	2,985	3,480	4,913	11,425	1.8%	22.3%	3,697
WV	89,789	5,717	3,071	986	731	459	470	1,668	1.9%	8.2%	505
WY	49,466	1,079	587	158	161	85	88	337	0.7%	8.2%	220
Other <sup>2</sup>	176,349	19,296	7,241	2,793	5,223	1,541	2,498	9,353	5.3%	12.9%	456
<b>Total</b>	<b>28,343,876</b>	<b>1,660,772</b>	<b>545,432</b>	<b>188,043</b>	<b>209,456</b>	<b>213,176</b>	<b>504,665</b>	<b>929,451</b>	<b>3.3%</b>	<b>30.4%</b>	<b>154,737</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.

## Appendix: State Level Data

## Fannie Mae Single-Family Book Profile - As of December 31, 2012

State	Total Loan Count	Delinquent Loans (DLQ) <sup>1</sup>								REO Inventory	
		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
AK	32,592	793	366	122	98	116	91	306	0.9%	11.5%	94
AL	236,532	14,672	6,840	2,151	2,230	1,730	1,721	5,696	2.4%	11.7%	1,567
AR	122,731	6,627	2,774	860	885	741	1,367	2,994	2.4%	20.6%	363
AZ	440,823	18,956	7,109	2,419	3,636	3,230	2,562	9,445	2.1%	13.5%	3,497
CA	2,350,511	80,984	30,489	10,896	13,169	13,640	12,790	39,654	1.7%	15.8%	8,909
CO	399,799	10,681	4,498	1,430	1,598	1,705	1,450	4,759	1.2%	13.6%	1,415
CT	217,203	15,361	4,766	1,728	1,835	1,896	5,136	8,883	4.1%	33.4%	964
DC	43,062	2,335	736	237	285	274	803	1,363	3.2%	34.4%	40
DE	66,177	4,419	1,432	533	584	591	1,279	2,462	3.7%	28.9%	226
FL	1,195,425	152,485	24,516	7,793	11,916	15,822	92,438	120,279	10.1%	60.6%	13,838
GA	547,959	36,411	15,282	5,383	6,263	5,063	4,420	15,763	2.9%	12.1%	4,550
HI	89,812	4,102	1,067	306	357	428	1,944	2,732	3.0%	47.4%	150
IA	165,255	7,055	2,863	953	814	884	1,541	3,244	2.0%	21.8%	616
ID	101,065	4,513	1,539	514	600	703	1,157	2,463	2.4%	25.6%	449
IL	789,299	56,761	14,405	5,342	7,082	8,730	21,202	37,078	4.7%	37.4%	10,548
IN	305,061	21,330	8,344	2,477	2,495	2,699	5,315	10,550	3.5%	24.9%	2,233
KS	114,918	5,431	2,369	764	743	740	815	2,311	2.0%	15.0%	739
KY	144,320	8,645	3,313	1,097	992	1,084	2,159	4,244	2.9%	25.0%	1,367
LA	204,959	13,058	5,859	1,807	1,601	1,631	2,160	5,396	2.6%	16.5%	792
MA	429,363	24,493	9,045	3,188	3,351	3,073	5,836	12,280	2.9%	23.8%	1,436
MD	398,681	29,369	8,348	3,006	3,536	3,485	10,994	18,030	4.5%	37.4%	1,590
ME	61,098	5,060	1,560	506	532	560	1,902	2,996	4.9%	37.6%	291
MI	586,771	30,705	13,771	4,579	5,334	3,967	3,054	12,393	2.1%	9.9%	10,468
MN	338,035	11,969	5,163	1,626	1,972	1,781	1,427	5,187	1.5%	11.9%	4,120
MO	322,925	14,667	6,838	2,303	2,323	1,738	1,465	5,547	1.7%	10.0%	1,839
MS	111,886	7,858	3,887	1,152	1,109	820	890	2,825	2.5%	11.3%	706
MT	63,407	1,693	762	218	240	199	274	714	1.1%	16.2%	242
NC	506,829	29,827	12,292	4,010	4,206	3,925	5,394	13,543	2.7%	18.1%	3,011
ND	24,951	452	228	53	28	34	109	172	0.7%	24.1%	30
NE	96,720	3,310	1,567	503	476	383	381	1,241	1.3%	11.5%	267
NH	86,030	4,707	2,043	671	659	624	710	1,996	2.3%	15.1%	567
NJ	560,999	57,311	13,019	5,481	5,617	6,310	26,884	38,841	6.9%	46.9%	925
NM	110,724	5,769	1,941	583	630	755	1,860	3,255	2.9%	32.2%	836
NV	174,433	15,538	2,720	1,134	2,379	3,093	6,212	11,689	6.7%	40.0%	1,379
NY	826,504	64,758	18,858	7,065	6,409	6,429	25,997	38,868	4.7%	40.1%	620
OH	583,972	37,415	13,600	4,315	4,842	5,405	9,253	19,546	3.3%	24.7%	5,899
OK	153,371	7,404	3,065	944	847	873	1,675	3,403	2.2%	22.6%	661
OR	272,729	12,755	3,406	1,194	1,518	2,081	4,556	8,157	3.0%	35.7%	933
PA	627,443	42,612	15,741	5,366	5,170	4,983	11,352	21,571	3.4%	26.6%	2,659
RI	60,403	4,454	1,469	508	608	613	1,256	2,479	4.1%	28.2%	380
SC	258,234	17,837	6,752	2,195	2,011	2,227	4,652	8,903	3.4%	26.1%	1,680
SD	41,792	958	451	120	114	105	168	387	0.9%	17.5%	163
TN	296,716	15,231	6,901	2,171	2,455	1,960	1,744	6,171	2.1%	11.5%	1,618
TX	1,117,013	44,950	23,196	6,746	5,488	4,239	5,281	15,039	1.3%	11.7%	3,356
UT	170,845	6,952	2,577	829	1,031	1,026	1,489	3,549	2.1%	21.4%	298
VA	518,887	18,870	8,167	2,606	2,824	2,494	2,779	8,115	1.6%	14.7%	1,872
VT	34,801	2,016	728	208	183	227	670	1,082	3.1%	33.2%	165
WA	518,723	25,450	6,309	2,232	3,256	4,553	9,100	16,926	3.3%	35.8%	2,320
WI	383,211	13,372	4,826	1,624	1,787	2,125	3,010	6,940	1.8%	22.5%	2,242
WV	51,748	3,315	1,798	544	417	284	272	974	1.9%	8.2%	322
WY	34,185	737	415	101	108	50	63	222	0.6%	8.5%	146
Other <sup>2</sup>	108,385	9,420	3,976	1,538	1,301	991	1,614	3,928	3.6%	17.1%	268
<b>Total</b>	<b>17,499,317</b>	<b>1,035,853</b>	<b>343,986</b>	<b>116,131</b>	<b>129,944</b>	<b>133,119</b>	<b>312,673</b>	<b>576,591</b>	<b>3.3%</b>	<b>30.2%</b>	<b>105,666</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.

## Appendix: State Level Data

## Freddie Mac Single-Family Book Profile - As of December 31, 2012

State	Total Loan Count	Delinquent Loans (DLQ)								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
AK	24,635	411	210	49	64	45	43	153	0.6%	10.5%	56
AL	119,558	7,518	3,455	1,208	1,126	850	879	2,878	2.4%	11.7%	716
AR	63,725	3,568	1,324	439	446	388	971	1,814	2.8%	27.2%	222
AZ	263,898	12,394	4,271	1,669	2,271	2,353	1,830	6,475	2.5%	14.8%	1,218
CA	1,179,401	50,252	16,410	6,359	7,725	8,759	10,999	27,620	2.3%	21.9%	2,838
CO	220,068	6,324	2,554	915	921	1,049	885	2,866	1.3%	14.0%	798
CT	129,011	7,766	2,314	828	887	888	2,849	4,633	3.6%	36.7%	365
DC	21,379	1,288	376	132	117	152	511	782	3.7%	39.7%	9
DE	41,418	2,343	754	284	286	312	707	1,312	3.2%	30.2%	136
FL	699,501	87,522	13,705	4,884	6,576	8,642	53,715	69,034	9.9%	61.4%	4,477
GA	370,325	24,114	9,971	3,695	3,883	3,328	3,237	10,481	2.8%	13.4%	1,873
HI	39,642	2,215	464	204	196	223	1,128	1,550	3.9%	50.9%	81
IA	107,630	3,892	1,537	523	490	449	893	1,840	1.7%	22.9%	358
ID	68,008	3,088	1,064	374	417	496	737	1,652	2.4%	23.9%	206
IL	561,445	36,300	9,721	3,726	4,692	5,911	12,250	22,923	4.1%	33.7%	5,762
IN	271,608	13,885	5,628	1,773	1,686	1,750	3,048	6,524	2.4%	22.0%	1,027
KS	98,455	3,449	1,503	529	472	475	470	1,433	1.5%	13.6%	464
KY	153,146	6,401	2,824	860	790	733	1,194	2,747	1.8%	18.7%	781
LA	88,146	5,940	2,520	826	755	724	1,115	2,615	3.0%	18.8%	426
MA	250,084	13,367	4,611	1,644	1,711	1,786	3,615	7,136	2.9%	27.0%	698
MD	258,755	18,576	5,167	1,901	2,010	2,150	7,348	11,536	4.5%	39.6%	750
ME	49,354	2,899	897	302	268	312	1,120	1,703	3.5%	38.6%	123
MI	426,802	19,770	8,742	3,035	3,259	2,567	2,167	8,043	1.9%	11.0%	5,847
MN	311,747	9,530	4,010	1,337	1,587	1,460	1,136	4,190	1.3%	11.9%	2,890
MO	235,283	9,354	4,230	1,433	1,507	1,182	1,002	3,706	1.6%	10.7%	1,132
MS	37,004	3,130	1,387	451	419	354	519	1,302	3.5%	16.6%	215
MT	34,621	1,000	400	134	118	159	189	470	1.4%	18.9%	104
NC	373,369	19,633	7,973	2,689	2,696	2,487	3,788	9,016	2.4%	19.3%	1,458
ND	19,239	302	163	34	32	22	51	105	0.5%	16.9%	10
NE	56,790	1,589	743	244	237	207	158	606	1.1%	9.9%	95
NH	61,146	2,790	1,182	439	419	332	418	1,180	1.9%	15.0%	307
NJ	316,626	30,992	6,463	2,821	3,012	3,252	15,444	21,742	6.9%	49.8%	168
NM	64,470	3,600	1,177	377	389	469	1,188	2,055	3.2%	33.0%	561
NV	103,330	10,783	1,626	750	1,379	1,924	5,104	8,414	8.1%	47.3%	270
NY	491,953	37,415	10,750	4,123	3,519	3,323	15,700	22,592	4.6%	42.0%	211
OH	439,008	23,007	8,173	2,903	2,854	3,398	5,679	11,973	2.7%	24.7%	3,410
OK	88,540	4,035	1,662	523	488	472	890	1,861	2.1%	22.1%	304
OR	182,308	8,263	2,104	736	991	1,354	3,078	5,436	3.0%	37.3%	475
PA	394,123	23,860	8,724	3,088	2,728	2,738	6,582	12,097	3.1%	27.6%	1,040
RI	36,568	2,506	819	277	339	330	741	1,418	3.9%	29.6%	232
SC	170,427	10,847	4,186	1,247	1,204	1,280	2,930	5,440	3.2%	27.0%	736
SD	19,247	508	237	61	76	50	84	212	1.1%	16.5%	85
TN	167,408	8,696	3,948	1,345	1,322	1,098	983	3,427	2.0%	11.3%	853
TX	593,344	24,779	12,313	3,935	3,189	2,370	2,972	8,629	1.5%	12.0%	1,404
UT	119,372	4,724	1,783	622	649	782	888	2,335	2.0%	18.8%	178
VA	325,324	11,828	5,250	1,772	1,782	1,530	1,494	4,841	1.5%	12.6%	866
VT	33,907	1,331	499	148	136	137	411	687	2.0%	30.9%	66
WA	302,863	15,883	3,836	1,410	1,905	2,890	5,842	10,657	3.5%	36.8%	870
WI	239,262	8,632	3,076	1,100	1,198	1,355	1,903	4,485	1.9%	22.0%	1,455
WV	38,041	2,402	1,273	442	314	175	198	694	1.8%	8.2%	183
WY	15,281	342	172	57	53	35	25	115	0.8%	7.3%	74
Other <sup>2</sup>	67,964	9,876	3,265	1,255	3,922	550	884	5,425	8.0%	9.0%	188
<b>Total</b>	<b>10,844,559</b>	<b>624,919</b>	<b>201,446</b>	<b>71,912</b>	<b>79,512</b>	<b>80,057</b>	<b>191,992</b>	<b>352,860</b>	<b>3.3%</b>	<b>30.7%</b>	<b>49,071</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. The 10,412 can be reconciled to AAA Wrapped T-Deal loans for which loan level data are not available.









FHFA produces monthly and quarterly versions of the Foreclosure Prevention & Refinance Report. In addition to the data provided in the monthly reports, the quarterly reports include the following information: MHA program updates; benchmarking of the Enterprises' delinquency rates; the type and depth of loan modifications; and the performance of modified loans.

## Glossary

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

### Section 1: Mortgage Performance

**Total Loans Serviced** - Total conventional active book of business, excluding loans that were liquidated during the month.

**Current and Performing** - Loans that are making timely payments and are 0 months delinquent as of the reporting month.

**Total Delinquent Loans** - Loans that are at least one payment past due, i.e., total servicing *minus* current and performing.

**30-59 Days Delinquent** - Includes loans that are only one payment delinquent.

**60-89 Days Delinquent** - Includes loans that are only two payments delinquent.

**60-plus-days Delinquent** - Loans that are two or more payments delinquent, including loans in relief, in the process of foreclosure, or in the process of bankruptcy, i.e., total servicing *minus* current and performing, and 30 to 59 days delinquent loans. Our calculation may exclude loans in bankruptcy process that are less than 60 days delinquent.

**Serious Delinquency** - All loans in the process of foreclosure *plus* loans that are three or more payments delinquent (including loans in the process of bankruptcy).

**In Bankruptcy** - Loans in the process of bankruptcy; includes all delinquency status.

### Section 2: Completed Foreclosure Prevention Actions

**Home Retention Actions** - Repayment plans, forbearance plans, charge-offs in lieu of foreclosure, Home Saver Advances, and loan modifications. Home retention actions allow borrowers to retain ownership/occupancy of their homes while attempting to return loans to current and performing status.

**Repayment Plans** - An agreement between the servicer and a borrower that gives the borrower a defined period of time to reinstate the mortgage by paying normal regular payments plus an additional agreed upon amount in repayment of the delinquency.

**Forbearance Plans** - An agreement between the servicer and the borrower (or estate) to reduce or suspend monthly payments for a defined period of time after which borrower resumes regular monthly payments and pays additional money toward the delinquency to bring the account current or works with the servicer to identify a permanent solution, such as loan modification or short sale, to address the delinquency.

**Charge-offs-in-lieu of Foreclosure** - A delinquent loan for which collection efforts or legal actions against the borrower are agreed to be not in the Enterprises' best interests (because of reduced property value, a low outstanding mortgage balance, or presence of certain environmental hazards). The servicer charges off the mortgage debt rather than completing foreclosure and taking the property title. The borrower retains the property. The unpaid mortgage balance becomes a lien on the borrower's property, which must be satisfied when the borrower transfers ownership.

**HomeSaver Advance (Fannie Mae)** - An unsecured personal loan to a qualified borrower to cure his or her payment defaults under a mortgage loan the Enterprises own or guarantee. The borrower must be able to resume regular monthly payments on his or her mortgage. The program ended in 2010.

**Loan Modifications** - Number of modified, renegotiated, or restructured loans, regardless of performance-to-date under the plan during the month. Terms of the contract between the borrower and the lender are altered with the aim of curing the delinquency (30 days or more past due).

**Nonforeclosure-Home Forfeiture Actions** - Short sales and deeds-in-lieu of foreclosure. These actions require borrowers to give up their homes. Although homes are forfeited, foreclosure alternatives generally have less adverse impact on borrowers and their credit reports than foreclosure.

**Short Sales** - A short sale (also called a preforeclosure sale) is the sale of a mortgaged property at a price that nets less than the total amount due on the mortgage (e.g., the sum of the unpaid principal balance, accrued interest, advanced escrows, late fees, and delinquency charges.) The servicer and borrower negotiate payment of the difference between the net sales price and the total amount due on the mortgage.

**Deed(s)-in-lieu of Foreclosure** - A loan for which the borrower voluntarily conveys the property to the lender to avoid a foreclosure proceeding.

### Section 3: Loan Modifications

**Increase** - Principal and interest after modification is higher than before the modification.

**No Increase** - Original principal and interest is unchanged after the modifications.

**Decrease <=20%** - Original principal and interest is decreased by 20 percent or less after modification.

**Decrease >20%** - Original principal and interest is decreased by more than 20 percent after modification.

**Extend Term Only** - Remaining term of the loan is longer after modification.

**Reduce Rate Only** - Loan's rate is lower after modification.

**Reduce Rate and Extend Term** - Loan's rate reduced and term extended.

**Reduce Rate, Extend Term, and Forbear Principal** - Modification includes term extension, rate reduction, and forbearance of principal.

**Other** - A modification that does not fit in any of the above categories. The majority of these loans are capitalized modifications.

### Section 4: Third-party Sales and Foreclosures

**Third-party Sales** - A third party entity purchases the property at the foreclosure sale/auction above the initial bid set forth by Fannie Mae or Freddie Mac.

**Foreclosure Starts** - The total number of loans referred to an attorney to initiate the legal process of foreclosure during the month. These are loans measured as not being in foreclosure in the previous month but referred to foreclosure in the current month.

**Foreclosure Sales** - The number of loans that went to foreclosure (sheriff's) sale during the month.