



**FEDERAL HOUSING FINANCE AGENCY**  
**Office of the Director**

January 15, 2015

The Honorable Richard Shelby  
Chairman  
Committee on Banking, Housing  
and Urban Affairs  
United States Senate  
Washington, DC 20510

Dear Chairman Shelby:

Enclosed please find the Federal Property Manager's report of the Federal Housing Finance Agency (FHFA) transmitted in accordance with Section 110 of the Emergency Economic Stabilization Act of 2008 (EESA). Section 110 of EESA directs Federal Property Managers (FPM) to develop and implement plans to maximize assistance for homeowners and encourage servicers of underlying mortgages to take advantage of programs to minimize foreclosures. As conservator for Fannie Mae and Freddie Mac, FHFA is a designated FPM. Each FPM is also required to report to Congress the number and types of loan modifications and the number of foreclosures during the reporting period.

Please contact the FHFA Congressional Affairs office at (202) 649-3802 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melvin L. Watt', is written over a horizontal line.

Melvin L. Watt

Attachments



**FEDERAL HOUSING FINANCE AGENCY**  
**Office of the Director**

January 15, 2015

The Honorable Jeb Hensarling  
Chairman  
Committee on Financial Services  
United States House of Representatives  
Washington, DC 20515

Dear Chairman Hensarling:

Enclosed please find the Federal Property Manager's report of the Federal Housing Finance Agency (FHFA) transmitted in accordance with Section 110 of the Emergency Economic Stabilization Act of 2008 (EESA). Section 110 of EESA directs Federal Property Managers (FPM) to develop and implement plans to maximize assistance for homeowners and encourage servicers of underlying mortgages to take advantage of programs to minimize foreclosures. As conservator for Fannie Mae and Freddie Mac, FHFA is a designated FPM. Each FPM is also required to report to Congress the number and types of loan modifications and the number of foreclosures during the reporting period.

Please contact the FHFA Congressional Affairs office at (202) 649-3802 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melvin L. Watt', is written over a light blue horizontal line.

Melvin L. Watt

Attachments



**FEDERAL HOUSING FINANCE AGENCY**  
**Office of the Director**

January 15, 2015

The Honorable Sherrod Brown  
Ranking Member  
Committee on Banking, Housing  
and Urban Affairs  
United States Senate  
Washington, DC 20510

Dear Ranking Member Brown:

Enclosed please find the Federal Property Manager's report of the Federal Housing Finance Agency (FHFA) transmitted in accordance with Section 110 of the Emergency Economic Stabilization Act of 2008 (EESA). Section 110 of EESA directs Federal Property Managers (FPM) to develop and implement plans to maximize assistance for homeowners and encourage servicers of underlying mortgages to take advantage of programs to minimize foreclosures. As conservator for Fannie Mae and Freddie Mac, FHFA is a designated FPM. Each FPM is also required to report to Congress the number and types of loan modifications and the number of foreclosures during the reporting period.

Please contact the FHFA Congressional Affairs office at (202) 649-3802 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melvin L. Watt', is written over a light blue horizontal line.

Melvin L. Watt

Attachments



**FEDERAL HOUSING FINANCE AGENCY**  
**Office of the Director**

January 15, 2015

The Honorable Maxine Waters  
Ranking Member  
Committee on Financial Services  
United States House of Representatives  
Washington, DC 20515

Dear Ranking Member Waters:

Enclosed please find the Federal Property Manager's report of the Federal Housing Finance Agency (FHFA) transmitted in accordance with Section 110 of the Emergency Economic Stabilization Act of 2008 (EESA). Section 110 of EESA directs Federal Property Managers (FPM) to develop and implement plans to maximize assistance for homeowners and encourage servicers of underlying mortgages to take advantage of programs to minimize foreclosures. As conservator for Fannie Mae and Freddie Mac, FHFA is a designated FPM. Each FPM is also required to report to Congress the number and types of loan modifications and the number of foreclosures during the reporting period.

Please contact the FHFA Congressional Affairs office at (202) 649-3802 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melvin L. Watt', is written over a light blue horizontal line.

Melvin L. Watt

Attachments



# Federal Housing Finance Agency

---

## Foreclosure Prevention Report October 2014

### FHFA Federal Property Manager's Report

This report contains data on foreclosure prevention activity of Fannie Mae and Freddie Mac (the Enterprises) through October 2014.

## October 2014 Highlights

### The Enterprises' Foreclosure Prevention Actions:

- Approximately 23,400 foreclosure prevention actions were completed in October, bringing the total to nearly 3.4 million since the start of the conservatorships in September 2008. Half of these actions have been permanent loan modifications.
- There were nearly 14,700 permanent loan modifications in October, up 9 percent compared with September.
- Approximately 21 percent of all permanent loan modifications in October included principal forbearance.
- More than 3,800 short sales and deeds-in-lieu were completed in October, down 5 percent compared with September.

### The Enterprises' Mortgage Performance:

- The serious delinquency rate dropped to 1.92 percent in October, the lowest level since December 2008.

### The Enterprises' Foreclosures:

- Third-party and foreclosure sales increased 12 percent to approximately 14,200, while foreclosure starts increased slightly to nearly 27,300 in October.

## Foreclosure Prevention Activities

	Sep-14	Oct-14
HAMP Active Trials	8,385	7,538
HAMP Active Permanent - Cumulative	425,108	423,723
<b>Completed Foreclosure Prevention Actions</b>		
Loan Modifications *	13,466	14,665
Repayment Plans	3,643	3,881
Forbearance Plans	889	928
Charge-offs-in-lieu	110	93
<b>Home Retention Actions</b>	<b>18,108</b>	<b>19,567</b>
Short Sales	2,805	2,632
Deeds-in-lieu	1,192	1,184
<b>Home Forfeiture Actions</b>	<b>3,997</b>	<b>3,816</b>
<b>TOTAL</b>	<b>22,105</b>	<b>23,383</b>

\* Includes HAMP permanent modifications

Source: FHFA (Fannie Mae and Freddie Mac)

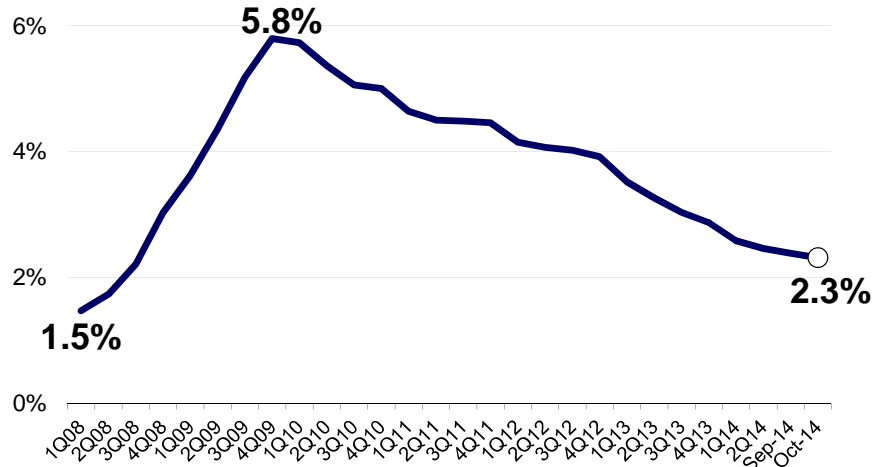
## Mortgage Performance (at period end)

	Sep-14	Oct-14
30-59 Days Delinquent	418,595	386,459
60-plus-days Delinquent	665,532	646,187
Foreclosure Starts	27,044	27,265
Third-party & Foreclosure Sales	12,727	14,213
<b>(Percent of total loans serviced)</b>		
30-59 Days Delinquent	1.50%	1.39%
60-plus-days Delinquent	2.39%	2.32%
Seriously Delinquent*	1.96%	1.92%

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

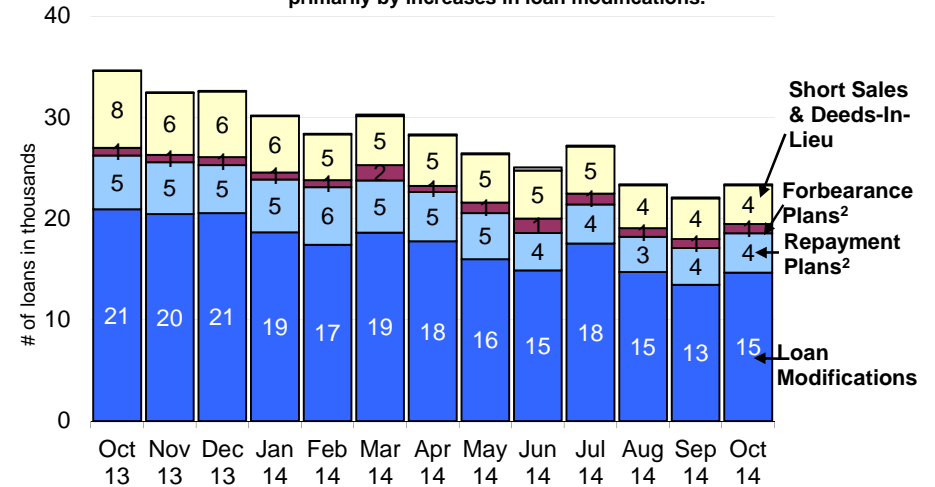
Source: FHFA (Fannie Mae and Freddie Mac)

**Enterprises' 60-plus-days Delinquency Rates**  
60-plus-days delinquency rate continued to decline in October.



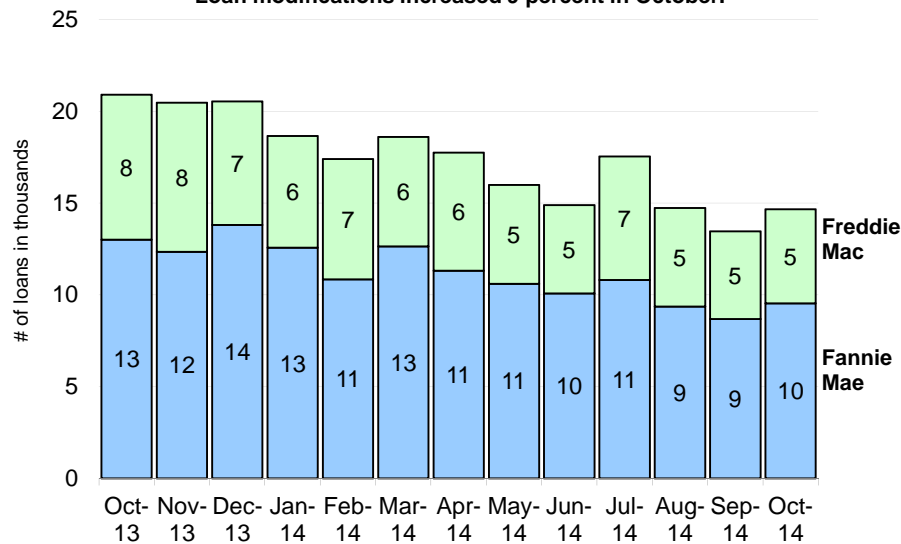
Source: FHFA (Fannie Mae and Freddie Mac)

**Foreclosure Prevention Actions Completed**  
Foreclosure prevention actions increased 6 percent in October driven primarily by increases in loan modifications.



Source: FHFA (Fannie Mae and Freddie Mac)

**Completed loan modifications**  
Loan modifications increased 9 percent in October.



Source: FHFA (Fannie Mae and Freddie Mac)

**HAMP Statistics<sup>3</sup>**

Cumulative from April 2009 through	Sep-14	Oct-14
<b>Trials Ever Started</b>	1,071,206	1,072,603
<b>Less:</b>		
Trials Disqualified	(79,332)	(79,490)
Trials Cancelled	(350,085)	(350,184)
Permanent Modifications	(633,404)	(635,391)
<b>Trials Remaining Active</b>	<b>8,385</b>	<b>7,538</b>
<b>Permanent Modifications Started</b>	<b>633,404</b>	<b>635,391</b>
<b>Less:</b>		
Modifications Defaulted	(182,815)	(185,051)
Modifications Paid off	(25,481)	(26,617)
<b>Active Permanent Modifications</b>	<b>425,108</b>	<b>423,723</b>

Source: FHFA (Fannie Mae and Freddie Mac)

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

<sup>2</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.

<sup>3</sup> 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 October 31, 2014, Fannie Mae had nearly 251,700 HAMP active permanent modifications and Freddie Mac had approximately 172,000 HAMP active permanent modifications.

## Completed Foreclosure Prevention Actions

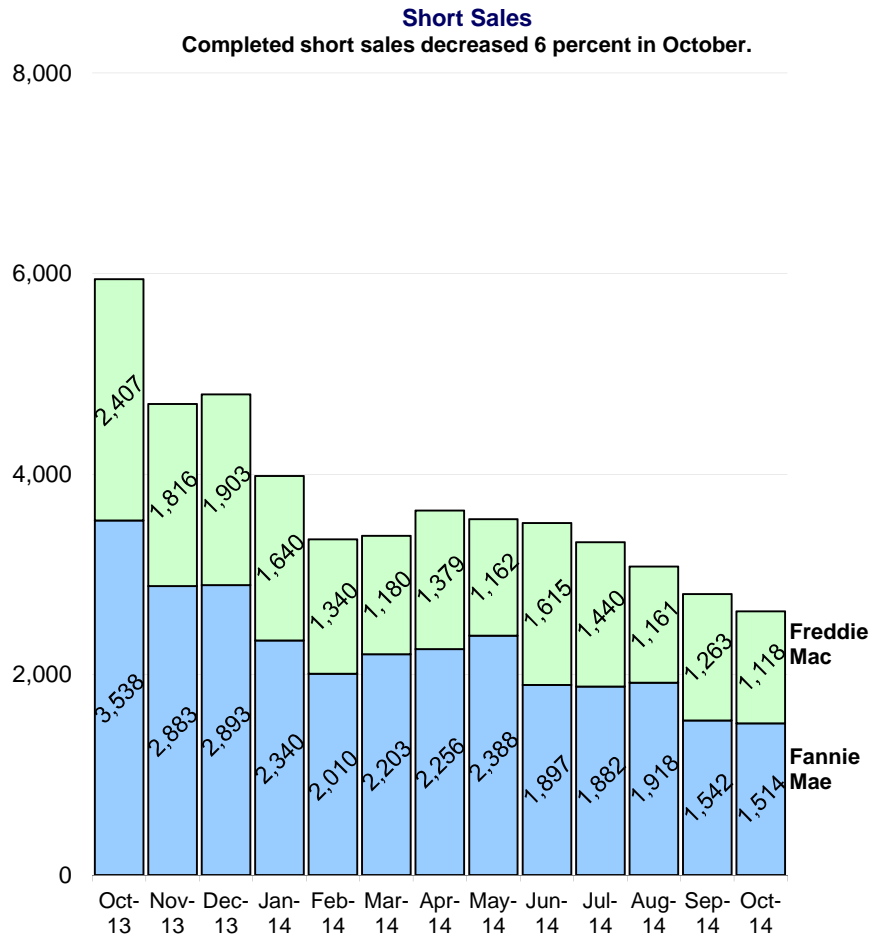
Since the first full quarter in conservatorship (4Q08), combined completed foreclosure prevention actions total nearly 3.4 million. Half of these actions are permanent loan modifications.

	Full Year 2012	Full Year 2013	YTD Oct-14	Conservatorship to Date <sup>1</sup>
<b>Home Retention Actions</b>				
Repayment Plans	142,615	85,386	44,032	795,214
Forbearance Plans	22,812	12,671	9,684	169,957
Charge-offs-in-lieu	1,335	647	1,158	11,041
HomeSaver Advance ( <i>Fannie</i> )	-	-	-	70,178
Loan Modifications	<u>232,993</u>	<u>243,195</u>	<u>163,718</u>	<u>1,724,460</u>
<b>Total</b>	<b>399,755</b>	<b>341,899</b>	<b>218,592</b>	<b>2,770,850</b>
<b>Nonforeclosure - Home Forfeiture Actions</b>				
Short Sales	125,232	87,742	33,248	531,051
Deeds-in-lieu	<u>16,232</u>	<u>18,087</u>	<u>12,890</u>	<u>66,994</u>
<b>Total</b>	<b>141,464</b>	<b>105,829</b>	<b>46,138</b>	<b>598,045</b>
<b>Total Foreclosure Prevention Actions</b>	<b>541,219</b>	<b>447,728</b>	<b>264,730</b>	<b>3,368,895</b>

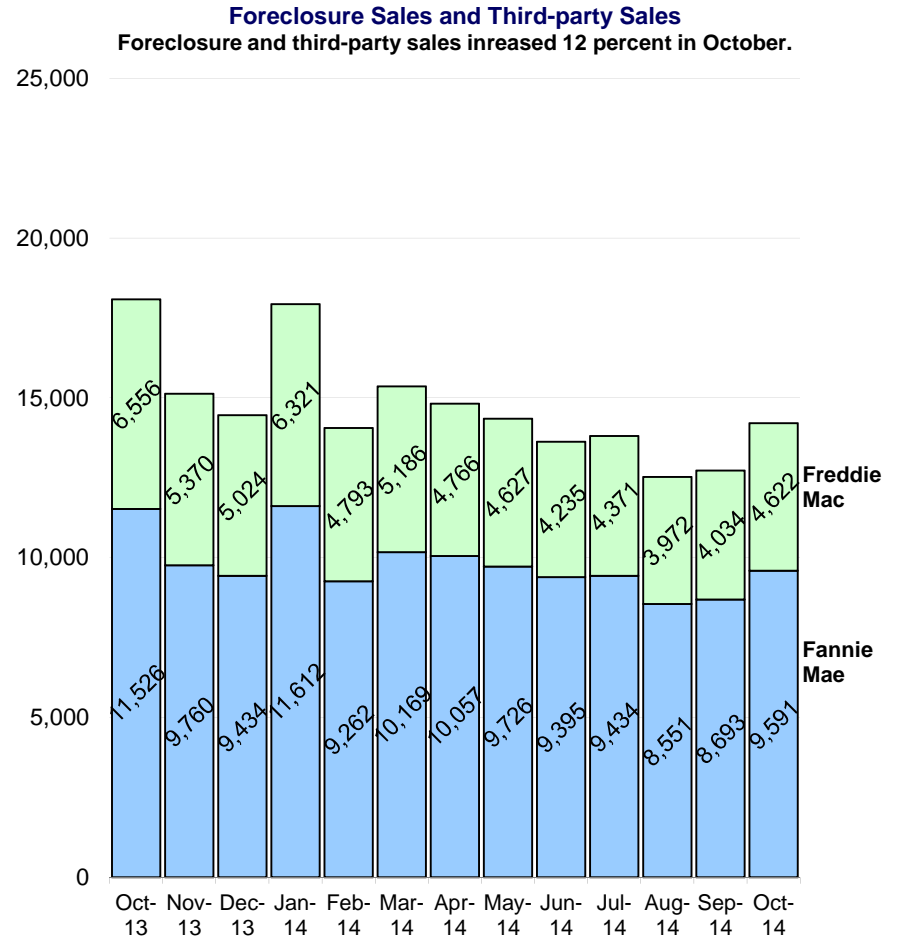
<sup>1</sup> Since the first full quarter in conservatorship (4Q08).

Source: FHFA (Fannie Mae and Freddie Mac)





Source: FHFA (Fannie Mae and Freddie Mac)



Source: FHFA (Fannie Mae and Freddie Mac)

## Appendix: Data Tables

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

(# of loans in thousands)	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14
<b>Total Loans Serviced</b>	28,061	28,079	28,071	28,066	28,071	28,009	27,970	27,919	27,892	27,867	27,842	27,880	27,861
Original Credit Score >= 660	24,916	24,947	24,953	24,959	24,973	24,926	24,903	24,867	24,852	24,840	24,827	24,877	24,869
Original Credit Score < 660	3,145	3,132	3,118	3,107	3,098	3,082	3,068	3,052	3,040	3,027	3,015	3,003	2,991
<b>Total Delinquent Loans</b>	1,268	1,298	1,276	1,221	1,199	1,115	1,099	1,099	1,101	1,078	1,129	1,084	1,033
Original Credit Score >= 660	756	774	756	724	722	669	658	657	656	641	668	643	612
Original Credit Score < 660	511	524	521	497	477	446	441	443	445	437	462	441	420
<b>30 - 59 Days Delinquent</b>	441	480	469	435	437	391	395	406	414	403	456	419	386
Original Credit Score >= 660	244	269	260	241	251	219	221	228	233	226	256	237	218
Original Credit Score < 660	197	211	210	194	186	172	174	177	181	177	200	182	169
<b>60 - 89 Days Delinquent</b>	139	144	146	140	131	119	116	120	123	123	130	129	121
Original Credit Score >= 660	76	78	79	75	73	67	64	65	67	67	70	70	66
Original Credit Score < 660	63	66	67	64	59	52	52	54	56	56	59	58	55
<b>60-plus-days Delinquent</b>	826	818	807	785	762	724	704	694	688	675	673	666	646
Original Credit Score >= 660		505	496	482	471	450	436	428	423	415	411	406	394
Original Credit Score < 660	314	313	311	303	291	274	268	266	264	261	262	259	252

## Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	4.52%	4.62%	4.55%	4.35%	4.27%	3.98%	3.93%	3.94%	3.95%	3.87%	4.06%	3.89%	3.71%
Original Credit Score >= 660	3.03%	3.10%	3.03%	2.90%	2.89%	2.68%	2.64%	2.64%	2.64%	2.58%	2.69%	2.59%	2.46%
Original Credit Score < 660	16.26%	16.73%	16.69%	16.00%	15.39%	14.48%	14.39%	14.51%	14.65%	14.45%	15.32%	14.68%	14.06%
<b>30 - 59 Days Delinquent</b>	1.57%	1.71%	1.67%	1.55%	1.56%	1.40%	1.41%	1.45%	1.48%	1.45%	1.64%	1.50%	1.39%
Original Credit Score >= 660	0.98%	1.08%	1.04%	0.97%	1.01%	0.88%	0.89%	0.92%	0.94%	0.91%	1.03%	0.95%	0.88%
Original Credit Score < 660	6.27%	6.72%	6.72%	6.24%	6.00%	5.58%	5.67%	5.80%	5.95%	5.84%	6.63%	6.05%	5.64%
<b>60 - 89 Days Delinquent</b>	0.50%	0.51%	0.52%	0.50%	0.47%	0.42%	0.42%	0.43%	0.44%	0.44%	0.47%	0.46%	0.44%
Original Credit Score >= 660	0.31%	0.31%	0.32%	0.30%	0.29%	0.27%	0.26%	0.26%	0.27%	0.27%	0.28%	0.28%	0.27%
Original Credit Score < 660	2.01%	2.10%	2.15%	2.06%	1.89%	1.69%	1.69%	1.78%	1.84%	1.85%	1.97%	1.94%	1.84%
<b>60-plus-days Delinquent</b>	2.94%	2.91%	2.87%	2.80%	2.71%	2.59%	2.52%	2.49%	2.47%	2.42%	2.42%	2.39%	2.32%
Original Credit Score >= 660	0.00%	2.02%	1.99%	1.93%	1.88%	1.80%	1.75%	1.72%	1.70%	1.67%	1.66%	1.63%	1.59%
Original Credit Score < 660	10.00%	10.01%	9.97%	9.76%	9.39%	8.90%	8.72%	8.70%	8.69%	8.61%	8.69%	8.64%	8.42%
<b>Serious Delinquency Rate</b>	2.48%	2.44%	2.38%	2.33%	2.28%	2.19%	2.14%	2.09%	2.06%	2.01%	1.99%	1.96%	1.92%
<b>In Bankruptcy</b>	0.43%	0.43%	0.41%	0.41%	0.40%	0.39%	0.38%	0.38%	0.38%	0.37%	0.37%	0.35%	0.36%

## Appendix: Data Tables

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

(# of loans in thousands)	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14
<b>Total Loans Serviced</b>	17,608	17,628	17,625	17,618	17,622	17,588	17,560	17,528	17,503	17,487	17,444	17,463	17,433
Original Credit Score >= 660	15,630	15,659	15,663	15,663	15,673	15,648	15,629	15,606	15,589	15,580	15,544	15,570	15,548
Original Credit Score < 660	1,977	1,970	1,962	1,954	1,949	1,940	1,931	1,922	1,914	1,907	1,900	1,893	1,886
<b>Total Delinquent Loans</b>	798	816	801	767	755	706	691	691	692	676	713	682	649
Original Credit Score >= 660	476	486	474	454	455	424	414	413	412	402	421	404	385
Original Credit Score < 660	322	330	327	313	300	283	277	278	280	275	292	277	264
<b>30 - 59 Days Delinquent</b>	275	298	291	270	273	248	246	253	258	250	286	261	240
Original Credit Score >= 660	151	166	160	148	156	138	137	142	144	139	160	147	135
Original Credit Score < 660	124	132	132	122	117	110	109	111	113	111	127	114	105
<b>60 - 89 Days Delinquent</b>	84	87	88	84	79	71	69	72	74	74	78	77	73
Original Credit Score >= 660	46	47	47	45	44	40	38	39	40	40	42	42	40
Original Credit Score < 660	38	40	41	39	35	31	31	33	34	34	36	35	33
<b>60-plus-days Delinquent</b>	523	519	510	497	482	458	445	439	435	427	427	421	409
Original Credit Score >= 660	325	321	314	306	299	285	277	271	268	263	261	257	250
Original Credit Score < 660	198	198	196	191	183	173	168	167	166	164	165	163	159

## Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	4.53%	4.63%	4.55%	4.35%	4.28%	4.02%	3.94%	3.94%	3.95%	3.87%	4.09%	3.90%	3.72%
Original Credit Score >= 660	3.04%	3.11%	3.03%	2.90%	2.90%	2.71%	2.65%	2.65%	2.65%	2.58%	2.71%	2.60%	2.48%
Original Credit Score < 660	16.30%	16.75%	16.68%	16.01%	15.38%	14.57%	14.36%	14.47%	14.61%	14.40%	15.37%	14.65%	14.00%
<b>30 - 59 Days Delinquent</b>	1.56%	1.69%	1.65%	1.53%	1.55%	1.41%	1.40%	1.44%	1.47%	1.43%	1.64%	1.50%	1.37%
Original Credit Score >= 660	0.96%	1.06%	1.02%	0.95%	1.00%	0.88%	0.88%	0.91%	0.93%	0.89%	1.03%	0.95%	0.87%
Original Credit Score < 660	6.27%	6.70%	6.71%	6.24%	5.98%	5.67%	5.66%	5.77%	5.92%	5.80%	6.68%	6.02%	5.57%
<b>60 - 89 Days Delinquent</b>	0.48%	0.49%	0.50%	0.48%	0.45%	0.41%	0.39%	0.41%	0.42%	0.42%	0.45%	0.44%	0.42%
Original Credit Score >= 660	0.29%	0.30%	0.30%	0.29%	0.28%	0.26%	0.25%	0.25%	0.26%	0.26%	0.27%	0.27%	0.25%
Original Credit Score < 660	1.94%	2.04%	2.08%	1.99%	1.81%	1.61%	1.60%	1.72%	1.77%	1.77%	1.88%	1.86%	1.76%
<b>60-plus-days Delinquent</b>	2.97%	2.94%	2.89%	2.82%	2.73%	2.61%	2.53%	2.50%	2.48%	2.44%	2.45%	2.41%	2.35%
Original Credit Score >= 660	2.08%	2.05%	2.01%	1.95%	1.91%	1.82%	1.77%	1.74%	1.72%	1.69%	1.68%	1.65%	1.61%
Original Credit Score < 660	10.02%	10.06%	9.97%	9.77%	9.40%	8.90%	8.70%	8.70%	8.70%	8.59%	8.70%	8.63%	8.43%
<b>Serious Delinquency Rate</b>	2.48%	2.44%	2.38%	2.33%	2.27%	2.19%	2.13%	2.08%	2.05%	2.00%	1.99%	1.96%	1.92%
<b>In Bankruptcy</b>	0.40%	0.39%	0.38%	0.38%	0.37%	0.36%	0.35%	0.35%	0.35%	0.35%	0.35%	0.33%	0.34%

## Appendix: Data Tables

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

(# of loans in thousands)	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14
<b>Total Loans Serviced</b>	10,454	10,451	10,446	10,448	10,449	10,421	10,410	10,391	10,388	10,381	10,398	10,417	10,427
Original Credit Score >= 660	9,286	9,288	9,290	9,296	9,300	9,278	9,273	9,261	9,263	9,261	9,283	9,306	9,321
Original Credit Score < 660	1,168	1,163	1,156	1,153	1,149	1,142	1,137	1,130	1,126	1,120	1,115	1,111	1,106
<b>Total Delinquent Loans</b>	470	482	475	454	444	409	408	408	409	402	417	402	384
Original Credit Score >= 660	281	288	282	269	267	245	244	244	244	239	247	239	227
Original Credit Score < 660	189	194	193	184	177	164	164	165	166	163	170	164	156
<b>30 - 59 Days Delinquent</b>	166	182	178	165	165	143	149	153	156	153	170	157	147
Original Credit Score >= 660	93	104	100	93	95	81	85	87	89	87	97	90	83
Original Credit Score < 660	73	79	78	72	69	62	64	66	68	66	73	68	64
<b>60 - 89 Days Delinquent</b>	55	57	58	55	52	47	47	47	49	49	52	52	49
Original Credit Score >= 660	30	31	32	30	29	27	26	26	27	27	28	29	27
Original Credit Score < 660	25	26	26	25	23	21	21	21	22	22	23	23	22
<b>60-plus-days Delinquent</b>	303	299	297	289	280	266	259	255	253	249	247	245	237
Original Credit Score >= 660	187	184	182	176	172	164	160	157	155	152	150	149	144
Original Credit Score < 660	116	115	115	112	108	102	100	98	98	97	97	96	93

## Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	4.49%	4.61%	4.55%	4.34%	4.25%	3.93%	3.92%	3.93%	3.94%	3.87%	4.01%	3.86%	3.68%
Original Credit Score >= 660	3.02%	3.10%	3.03%	2.90%	2.87%	2.65%	2.63%	2.63%	2.63%	2.58%	2.66%	2.56%	2.44%
Original Credit Score < 660	16.21%	16.70%	16.72%	15.98%	15.40%	14.33%	14.44%	14.57%	14.70%	14.54%	15.23%	14.74%	14.14%
<b>30 - 59 Days Delinquent</b>	1.59%	1.74%	1.71%	1.58%	1.57%	1.38%	1.43%	1.47%	1.50%	1.47%	1.63%	1.51%	1.41%
Original Credit Score >= 660	1.01%	1.11%	1.08%	1.00%	1.03%	0.88%	0.91%	0.94%	0.96%	0.94%	1.04%	0.97%	0.89%
Original Credit Score < 660	6.25%	6.77%	6.75%	6.24%	6.02%	5.42%	5.67%	5.87%	6.01%	5.91%	6.54%	6.09%	5.75%
<b>60 - 89 Days Delinquent</b>	0.53%	0.54%	0.56%	0.53%	0.50%	0.46%	0.45%	0.46%	0.47%	0.48%	0.50%	0.50%	0.47%
Original Credit Score >= 660	0.33%	0.34%	0.34%	0.32%	0.31%	0.29%	0.28%	0.28%	0.29%	0.29%	0.30%	0.31%	0.29%
Original Credit Score < 660	2.13%	2.22%	2.29%	2.18%	2.02%	1.82%	1.84%	1.88%	1.95%	1.99%	2.10%	2.09%	1.97%
<b>60-plus-days Delinquent</b>	2.90%	2.86%	2.84%	2.76%	2.68%	2.55%	2.49%	2.46%	2.44%	2.40%	2.37%	2.35%	2.27%
Original Credit Score >= 660	2.01%	1.98%	1.95%	1.90%	1.85%	1.77%	1.72%	1.69%	1.68%	1.64%	1.62%	1.60%	1.55%
Original Credit Score < 660	9.95%	9.93%	9.96%	9.74%	9.39%	8.91%	8.77%	8.70%	8.69%	8.63%	8.68%	8.64%	8.39%
<b>Serious Delinquency Rate</b>	2.48%	2.43%	2.39%	2.34%	2.29%	2.20%	2.15%	2.10%	2.07%	2.02%	1.98%	1.96%	1.91%
<b>In Bankruptcy</b>	0.48%	0.48%	0.47%	0.46%	0.45%	0.43%	0.43%	0.43%	0.42%	0.41%	0.40%	0.40%	0.38%

## Appendix: Data Tables

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

	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	YTD 2014
<b>Starts<sup>2</sup></b>														
HAMP Active Trial & Perm. - Cum.	446,510	445,875	445,054	444,087	442,765	442,441	441,080	439,368	438,681	436,696	434,692	433,493	431,261	431,261
Repayment Plans	14,665	11,003	13,390	13,521	10,807	10,615	9,650	9,136	11,098	10,146	10,348	10,341	9,922	105,584
Forbearance Plans	6,596	5,695	5,161	4,807	4,030	3,816	4,346	6,860	4,944	4,791	4,821	4,822	4,249	47,486
<b>Completed</b>														
Repayment Plans <sup>3</sup>	5,316	5,092	4,741	5,200	5,687	5,169	4,863	4,563	3,700	3,849	3,477	3,643	3,881	44,032
Forbearance Plans <sup>3</sup>	772	748	792	687	696	1,511	605	1,038	1,416	1,080	834	889	928	9,684
Charge-offs-in-lieu	59	52	55	49	76	141	107	72	307	115	88	110	93	1,158
HomeSaver Advance (Fannie)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Modifications	20,908	20,462	20,546	18,659	17,407	18,606	17,756	15,984	14,897	17,539	14,739	13,466	14,665	163,718
<b>Home Retention Actions</b>	<b>27,055</b>	<b>26,354</b>	<b>26,134</b>	<b>24,595</b>	<b>23,866</b>	<b>25,427</b>	<b>23,331</b>	<b>21,657</b>	<b>20,320</b>	<b>22,583</b>	<b>19,138</b>	<b>18,108</b>	<b>19,567</b>	<b>218,592</b>
Short Sales	5,945	4,699	4,796	3,980	3,350	3,383	3,635	3,550	3,512	3,322	3,079	2,805	2,632	33,248
Deeds-in-lieu	1,635	1,415	1,671	1,594	1,170	1,455	1,353	1,232	1,230	1,311	1,169	1,192	1,184	12,890
<b>Nonforeclosure - Home Forfeiture Actions</b>	<b>7,580</b>	<b>6,114</b>	<b>6,467</b>	<b>5,574</b>	<b>4,520</b>	<b>4,838</b>	<b>4,988</b>	<b>4,782</b>	<b>4,742</b>	<b>4,633</b>	<b>4,248</b>	<b>3,997</b>	<b>3,816</b>	<b>46,138</b>
<b>Total Foreclosure Prevention Actions</b>	<b>34,635</b>	<b>32,468</b>	<b>32,601</b>	<b>30,169</b>	<b>28,386</b>	<b>30,265</b>	<b>28,319</b>	<b>26,439</b>	<b>25,062</b>	<b>27,216</b>	<b>23,386</b>	<b>22,105</b>	<b>23,383</b>	<b>264,730</b>

## Percent of Total Foreclosure Prevention Actions

Repayment Plans	15%	16%	15%	17%	20%	17%	17%	17%	15%	14%	15%	16%	17%	17%
Forbearance Plans	2%	2%	2%	2%	2%	5%	2%	4%	6%	4%	4%	4%	4%	4%
Charge-offs-in-lieu	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%
HomeSaver Advance (Fannie)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Loan Modifications	60%	63%	63%	62%	61%	61%	63%	60%	59%	64%	63%	61%	63%	62%
<b>Home Retention Actions</b>	<b>78%</b>	<b>81%</b>	<b>80%</b>	<b>82%</b>	<b>84%</b>	<b>84%</b>	<b>82%</b>	<b>82%</b>	<b>81%</b>	<b>83%</b>	<b>82%</b>	<b>82%</b>	<b>84%</b>	<b>83%</b>
Short Sales	17%	14%	15%	13%	12%	11%	13%	13%	14%	12%	13%	13%	11%	13%
Deeds-in-lieu	5%	4%	5%	5%	4%	5%	5%	5%	5%	5%	5%	5%	5%	5%
<b>Nonforeclosure - Home Forfeiture Actions</b>	<b>22%</b>	<b>19%</b>	<b>20%</b>	<b>18%</b>	<b>16%</b>	<b>16%</b>	<b>18%</b>	<b>18%</b>	<b>19%</b>	<b>17%</b>	<b>18%</b>	<b>18%</b>	<b>16%</b>	<b>17%</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 October 31, 2014, Fannie Mae had nearly 251,700 HAMP active permanent modifications and Freddie Mac had approximately 172,000 HAMP active 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

	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	YTD 2014
Loan Modifications (# of loans)	20,908	20,462	20,546	18,659	17,407	18,606	17,756	15,984	14,897	17,539	14,739	13,466	14,665	163,718
<b>Types of Modification (%)</b>														
Extend Term Only	20%	18%	23%	26%	29%	32%	30%	33%	37%	39%	40%	42%	45%	35%
Reduce Rate Only	7%	5%	5%	6%	5%	6%	5%	5%	4%	4%	4%	4%	4%	5%
Reduce Rate and Extend Term	42%	45%	41%	38%	39%	36%	38%	37%	35%	33%	33%	32%	30%	35%
Reduce Rate, Extend Term and Forbear Principal	31%	31%	31%	29%	28%	25%	26%	25%	23%	22%	23%	22%	21%	25%
Other	0%	0%	0%	1%	0%	0%	0%	0%	1%	1%	0%	0%	0%	0%

## Appendix: Data Tables

## 3(ii) Fannie Mae - Loan Modifications

	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	YTD 2014
Loan Modifications (# of loans)	13,006	12,338	13,815	12,565	10,837	12,642	11,321	10,606	10,083	10,812	9,365	8,684	9,540	106,455
<b>Types of Modification (%)</b>														
Extend Term Only	25%	24%	29%	31%	35%	37%	40%	42%	44%	46%	45%	46%	50%	41%
Reduce Rate Only	7%	6%	5%	6%	5%	6%	5%	5%	4%	5%	4%	4%	4%	5%
Reduce Rate and Extend Term	39%	40%	36%	34%	34%	32%	30%	30%	29%	27%	27%	26%	25%	30%
Reduce Rate, Extend Term and Forbear Principal	29%	30%	30%	28%	26%	25%	24%	23%	23%	22%	23%	23%	22%	24%
Other	0%	0%	0%	1%	-1%	0%	0%	0%	0%	0%	0%	0%	0%	0%

## Appendix: Data Tables

## 3(iii) Freddie Mac - Loan Modifications

	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	YTD 2014
Loan Modifications (# of loans)	7,902	8,124	6,731	6,094	6,570	5,964	6,435	5,378	4,814	6,727	5,374	4,782	5,125	57,263
Types of Modification (%)														
Extend Term Only	12%	9%	9%	17%	18%	23%	14%	16%	21%	29%	32%	33%	36%	23%
Reduce Rate Only	6%	5%	5%	6%	6%	4%	6%	5%	5%	4%	4%	4%	3%	5%
Reduce Rate and Extend Term	47%	53%	52%	47%	46%	46%	52%	51%	49%	44%	43%	42%	41%	46%
Reduce Rate, Extend Term and Forbear Principal	35%	33%	33%	30%	30%	26%	29%	28%	24%	23%	21%	21%	19%	25%
Other	0%	0%	1%	0%	0%	1%	1%	1%	1%	1%	0%	1%	0%	1%



## Appendix: Data Tables

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

	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	YTD 2014
Short Sales	5,945	4,699	4,796	3,980	3,350	3,383	3,635	3,550	3,512	3,322	3,079	2,805	2,632	33,248
Deeds-in-lieu	1,635	1,415	1,671	1,594	1,170	1,455	1,353	1,232	1,230	1,311	1,169	1,192	1,184	12,890
Nonforeclosure - Home Forfeiture Actions <sup>1</sup>	7,580	6,114	6,467	5,574	4,520	4,838	4,988	4,782	4,742	4,633	4,248	3,997	3,816	46,138
Third-party Sales	1,354	1,126	1,165	1,749	1,558	1,736	1,858	1,986	2,358	2,519	2,215	2,262	2,374	20,615
Foreclosure Sales	16,728	14,004	13,293	16,184	12,497	13,619	12,965	12,367	11,272	11,286	10,308	10,465	11,839	122,802
Third-party & Foreclosure Sales	18,082	15,130	14,458	17,933	14,055	15,355	14,823	14,353	13,630	13,805	12,523	12,727	14,213	143,417
Foreclosure Starts	40,822	37,390	34,953	32,871	21,901	29,907	26,044	30,792	28,713	26,103	21,467	27,044	27,265	272,107

## Top Five Reasons for Delinquency

Curtailment of Income	33%	32%	32%	32%	31%	30%	30%	30%	29%	29%	29%	27%	27%
Excessive obligations	17%	17%	17%	17%	17%	19%	19%	20%	20%	20%	20%	21%	21%
Unemployment	7%	7%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
Illness of principal mortgagor or family member	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	6%	6%
Marital Difficulties	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%

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

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

## Glossary

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

### Section 1: Mortgage Performance

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

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

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

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

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

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

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

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

### Section 2: Completed Foreclosure Prevention Actions

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

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

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

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

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

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

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

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

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

### Section 3: Loan Modifications

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

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

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

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

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

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

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

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

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

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

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

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

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