



# Federal Housing Finance Agency

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## Foreclosure Prevention Report August 2014

### FHFA Federal Property Manager's Report

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

## August 2014 Highlights

### The Enterprises' Foreclosure Prevention Actions:

- Nearly 23,400 foreclosure prevention actions were completed in August, bringing the total to more than 3.3 million since the start of the conservatorships in September 2008. Half of these actions have been permanent loan modifications.
- There were more than 14,700 permanent loan modifications in August, down 16 percent compared with July.
- Approximately 23 percent of all permanent loan modifications in August included principal forbearance.
- More than 4,200 short sales and deeds-in-lieu were completed in August, down 8 percent compared with July.

### The Enterprises' Mortgage Performance:

- The serious delinquency rate dropped to 1.99 percent in August, the lowest level since December 2008.

### The Enterprises' Foreclosures:

- Third-party and foreclosure sales decreased 9 percent to approximately 12,500, while foreclosure starts declined 18 percent to nearly 21,500 in August.

## Foreclosure Prevention Activities

	Jul-14	Aug-14
HAMP Active Trials	8,780	8,037
HAMP Active Permanent - Cumulative	427,916	426,655
<b>Completed Foreclosure Prevention Actions</b>		
Loan Modifications *	17,539	14,739
Repayment Plans	3,849	3,477
Forbearance Plans	1,080	834
Charge-offs-in-lieu	115	88
<b>Home Retention Actions</b>	<b>22,583</b>	<b>19,138</b>
Short Sales	3,322	3,079
Deeds-in-lieu	1,311	1,169
<b>Home Forfeiture Actions</b>	<b>4,633</b>	<b>4,248</b>
<b>TOTAL</b>	<b>27,216</b>	<b>23,386</b>

\* Includes HAMP permanent modifications

Source: FHFA (Fannie Mae and Freddie Mac)

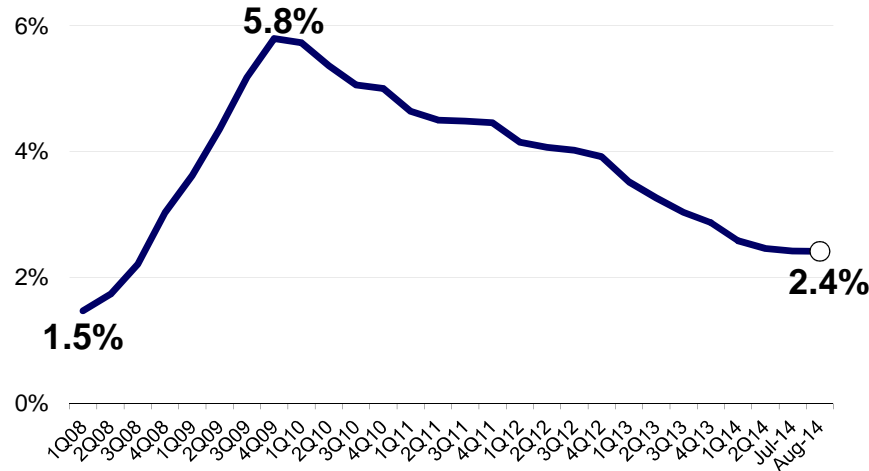
## Mortgage Performance (at period end)

	Jul-14	Aug-14
30-59 Days Delinquent	402,783	456,025
60-plus-days Delinquent	675,429	673,462
Foreclosure Starts	26,103	21,467
Third-party & Foreclosure Sales	13,805	12,523
<b>(Percent of total loans serviced)</b>		
30-59 Days Delinquent	1.45%	1.64%
60-plus-days Delinquent	2.42%	2.42%
Seriously Delinquent*	2.01%	1.99%

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

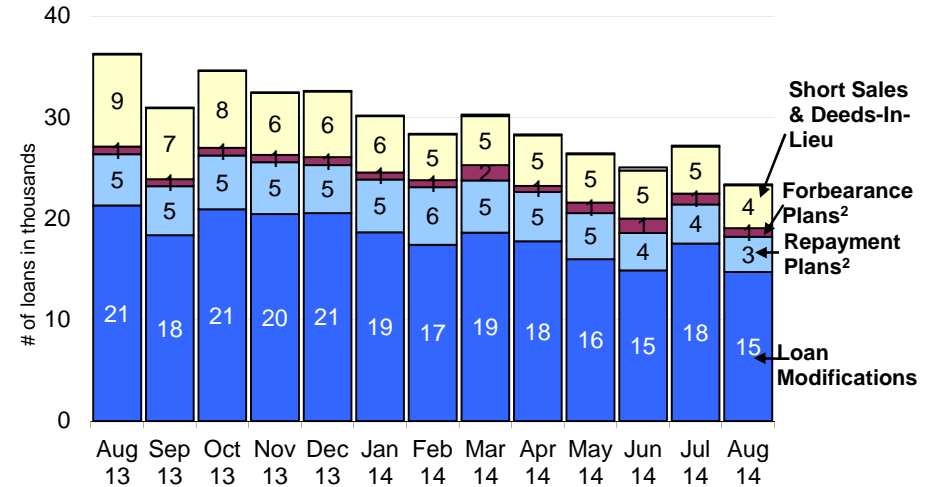
Source: FHFA (Fannie Mae and Freddie Mac)

**Enterprises' 60-plus-days Delinquency Rates**  
60-plus-days delinquency rate remained stable in August.



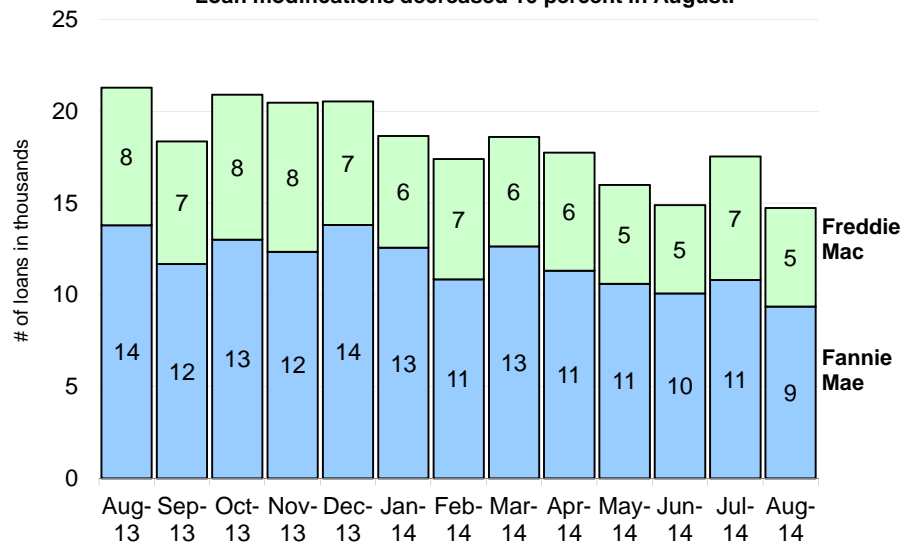
Source: FHFA (Fannie Mae and Freddie Mac)

**Foreclosure Prevention Actions Completed**  
Foreclosure prevention actions declined 14 percent in August.



Source: FHFA (Fannie Mae and Freddie Mac)

**Completed loan modifications**  
Loan modifications decreased 16 percent in August.



Source: FHFA (Fannie Mae and Freddie Mac)

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

Cumulative from April 2009 through	Jul-14	Aug-14
<b>Trials Ever Started</b>	1,067,702	1,069,270
<b>Less:</b>		
Trials Disqualified	(79,212)	(79,300)
Trials Cancelled	(350,152)	(350,276)
Permanent Modifications	(629,558)	(631,657)
<b>Trials Remaining Active</b>	<b>8,780</b>	<b>8,037</b>
<b>Permanent Modifications Started</b>	<b>629,558</b>	<b>631,657</b>
<b>Less:</b>		
Modifications Defaulted	(178,147)	(180,501)
Modifications Paid off	(23,495)	(24,501)
<b>Active Permanent Modifications</b>	<b>427,916</b>	<b>426,655</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 August 31, 2014, Fannie Mae had approximately 253,300 HAMP active permanent modifications and Freddie Mac had nearly 173,400 HAMP active permanent modifications.

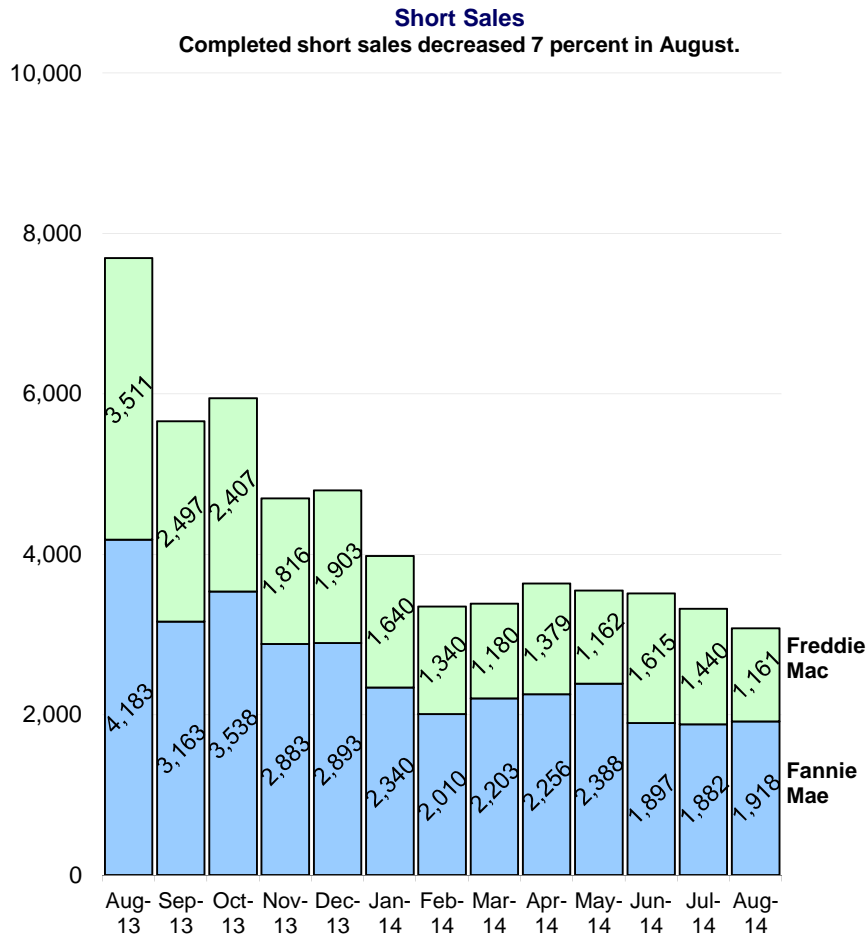
## Completed Foreclosure Prevention Actions

Since the first full quarter in conservatorship (4Q08), combined completed foreclosure prevention actions total more than 3.3 million. Half of these actions are permanent loan modifications.

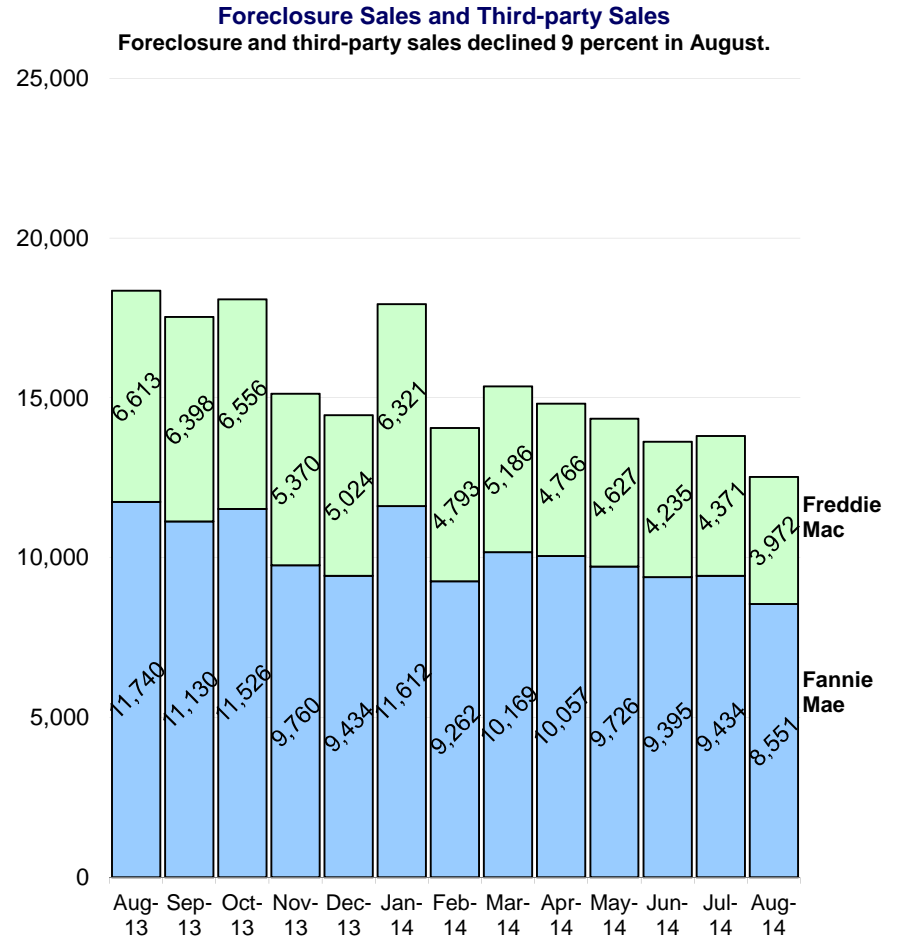
	Full Year 2012	Full Year 2013	YTD Aug-14	Conservatorship to Date <sup>1</sup>
<b>Home Retention Actions</b>				
Repayment Plans	142,615	85,386	36,508	787,690
Forbearance Plans	22,812	12,671	7,867	168,140
Charge-offs-in-lieu	1,335	647	955	10,838
HomeSaver Advance ( <i>Fannie</i> )	-	-	-	70,178
Loan Modifications	<u>232,993</u>	<u>243,195</u>	<u>135,587</u>	<u>1,696,329</u>
<b>Total</b>	<b>399,755</b>	<b>341,899</b>	<b>180,917</b>	<b>2,733,175</b>
<b>Nonforeclosure - Home Forfeiture Actions</b>				
Short Sales	125,232	87,742	27,811	525,614
Deeds-in-lieu	<u>16,232</u>	<u>18,087</u>	<u>10,514</u>	<u>64,618</u>
<b>Total</b>	<b>141,464</b>	<b>105,829</b>	<b>38,325</b>	<b>590,232</b>
<b>Total Foreclosure Prevention Actions</b>	<b>541,219</b>	<b>447,728</b>	<b>219,242</b>	<b>3,323,407</b>

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

Source: FHFA (Fannie Mae and Freddie Mac)



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Source: FHFA (Fannie Mae and Freddie Mac)

## Appendix: Data Tables

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

(# of loans in thousands)	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14
<b>Total Loans Serviced</b>	27,993	28,047	28,061	28,079	28,071	28,066	28,071	28,009	27,970	27,919	27,892	27,867	27,842
Original Credit Score >= 660	24,814	24,884	24,916	24,947	24,953	24,959	24,973	24,926	24,903	24,867	24,852	24,840	24,827
Original Credit Score < 660	3,179	3,163	3,145	3,132	3,118	3,107	3,098	3,082	3,068	3,052	3,040	3,027	3,015
<b>Total Delinquent Loans</b>	1,319	1,312	1,268	1,298	1,276	1,221	1,199	1,115	1,099	1,099	1,101	1,078	1,129
Original Credit Score >= 660	790	785	756	774	756	724	722	669	658	657	656	641	668
Original Credit Score < 660	529	528	511	524	521	497	477	446	441	443	445	437	462
<b>30 - 59 Days Delinquent</b>	455	460	441	480	469	435	437	391	395	406	414	403	456
Original Credit Score >= 660	252	256	244	269	260	241	251	219	221	228	233	226	256
Original Credit Score < 660	203	204	197	211	210	194	186	172	174	177	181	177	200
<b>60 - 89 Days Delinquent</b>	140	144	139	144	146	140	131	119	116	120	123	123	130
Original Credit Score >= 660	76	78	76	78	79	75	73	67	64	65	67	67	70
Original Credit Score < 660	64	66	63	66	67	64	59	52	52	54	56	56	59
<b>60-plus-days Delinquent</b>	864	852	826	818	807	785	762	724	704	694	688	675	673
Original Credit Score >= 660		529	512	505	496	482	471	450	436	428	423	415	411
Original Credit Score < 660	326	323	314	313	311	303	291	274	268	266	264	261	262

## Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	4.71%	4.68%	4.52%	4.62%	4.55%	4.35%	4.27%	3.98%	3.93%	3.94%	3.95%	3.87%	4.06%
Original Credit Score >= 660	3.18%	3.15%	3.03%	3.10%	3.03%	2.90%	2.89%	2.68%	2.64%	2.64%	2.64%	2.58%	2.69%
Original Credit Score < 660	16.64%	16.68%	16.26%	16.73%	16.69%	16.00%	15.39%	14.48%	14.39%	14.51%	14.65%	14.45%	15.32%
<b>30 - 59 Days Delinquent</b>	1.63%	1.64%	1.57%	1.71%	1.67%	1.55%	1.56%	1.40%	1.41%	1.45%	1.48%	1.45%	1.64%
Original Credit Score >= 660	1.02%	1.03%	0.98%	1.08%	1.04%	0.97%	1.01%	0.88%	0.89%	0.92%	0.94%	0.91%	1.03%
Original Credit Score < 660	6.39%	6.46%	6.27%	6.72%	6.72%	6.24%	6.00%	5.58%	5.67%	5.80%	5.95%	5.84%	6.63%
<b>60 - 89 Days Delinquent</b>	0.50%	0.51%	0.50%	0.51%	0.52%	0.50%	0.47%	0.42%	0.42%	0.43%	0.44%	0.44%	0.47%
Original Credit Score >= 660	0.31%	0.31%	0.31%	0.31%	0.32%	0.30%	0.29%	0.27%	0.26%	0.26%	0.27%	0.27%	0.28%
Original Credit Score < 660	2.01%	2.07%	2.01%	2.10%	2.15%	2.06%	1.89%	1.69%	1.69%	1.78%	1.84%	1.85%	1.97%
<b>60-plus-days Delinquent</b>	3.09%	3.04%	2.94%	2.91%	2.87%	2.80%	2.71%	2.59%	2.52%	2.49%	2.47%	2.42%	2.42%
Original Credit Score >= 660	0.00%	2.12%	2.05%	2.02%	1.99%	1.93%	1.88%	1.80%	1.75%	1.72%	1.70%	1.67%	1.66%
Original Credit Score < 660	10.25%	10.22%	10.00%	10.01%	9.97%	9.76%	9.39%	8.90%	8.72%	8.70%	8.69%	8.61%	8.69%
<b>Serious Delinquency Rate</b>	2.62%	2.56%	2.48%	2.44%	2.38%	2.33%	2.28%	2.19%	2.14%	2.09%	2.06%	2.01%	1.99%
<b>In Bankruptcy</b>	0.46%	0.44%	0.43%	0.43%	0.41%	0.41%	0.40%	0.39%	0.38%	0.38%	0.38%	0.37%	0.37%

## Appendix: Data Tables

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

(# of loans in thousands)	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14
<b>Total Loans Serviced</b>	17,518	17,573	17,608	17,628	17,625	17,618	17,622	17,588	17,560	17,528	17,503	17,487	17,444
Original Credit Score >= 660	15,521	15,586	15,630	15,659	15,663	15,663	15,673	15,648	15,629	15,606	15,589	15,580	15,544
Original Credit Score < 660	1,997	1,987	1,977	1,970	1,962	1,954	1,949	1,940	1,931	1,922	1,914	1,907	1,900
<b>Total Delinquent Loans</b>	829	826	798	816	801	767	755	706	691	691	692	676	713
Original Credit Score >= 660	496	493	476	486	474	454	455	424	414	413	412	402	421
Original Credit Score < 660	333	333	322	330	327	313	300	283	277	278	280	275	292
<b>30 - 59 Days Delinquent</b>	284	288	275	298	291	270	273	248	246	253	258	250	286
Original Credit Score >= 660	156	159	151	166	160	148	156	138	137	142	144	139	160
Original Credit Score < 660	128	129	124	132	132	122	117	110	109	111	113	111	127
<b>60 - 89 Days Delinquent</b>	85	87	84	87	88	84	79	71	69	72	74	74	78
Original Credit Score >= 660	46	47	46	47	47	45	44	40	38	39	40	40	42
Original Credit Score < 660	39	40	38	40	41	39	35	31	31	33	34	34	36
<b>60-plus-days Delinquent</b>	545	538	523	519	510	497	482	458	445	439	435	427	427
Original Credit Score >= 660	340	335	325	321	314	306	299	285	277	271	268	263	261
Original Credit Score < 660	205	204	198	198	196	191	183	173	168	167	166	164	165

## Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	4.73%	4.70%	4.53%	4.63%	4.55%	4.35%	4.28%	4.02%	3.94%	3.94%	3.95%	3.87%	4.09%
Original Credit Score >= 660	3.20%	3.17%	3.04%	3.11%	3.03%	2.90%	2.90%	2.71%	2.65%	2.65%	2.65%	2.58%	2.71%
Original Credit Score < 660	16.67%	16.74%	16.30%	16.75%	16.68%	16.01%	15.38%	14.57%	14.36%	14.47%	14.61%	14.40%	15.37%
<b>30 - 59 Days Delinquent</b>	1.62%	1.64%	1.56%	1.69%	1.65%	1.53%	1.55%	1.41%	1.40%	1.44%	1.47%	1.43%	1.64%
Original Credit Score >= 660	1.01%	1.02%	0.96%	1.06%	1.02%	0.95%	1.00%	0.88%	0.88%	0.91%	0.93%	0.89%	1.03%
Original Credit Score < 660	6.42%	6.50%	6.27%	6.70%	6.71%	6.24%	5.98%	5.67%	5.66%	5.77%	5.92%	5.80%	6.68%
<b>60 - 89 Days Delinquent</b>	0.48%	0.50%	0.48%	0.49%	0.50%	0.48%	0.45%	0.41%	0.39%	0.41%	0.42%	0.42%	0.45%
Original Credit Score >= 660	0.30%	0.30%	0.29%	0.30%	0.30%	0.29%	0.28%	0.26%	0.25%	0.25%	0.26%	0.26%	0.27%
Original Credit Score < 660	1.95%	2.02%	1.94%	2.04%	2.08%	1.99%	1.81%	1.61%	1.60%	1.72%	1.77%	1.77%	1.88%
<b>60-plus-days Delinquent</b>	3.11%	3.06%	2.97%	2.94%	2.89%	2.82%	2.73%	2.61%	2.53%	2.50%	2.48%	2.44%	2.45%
Original Credit Score >= 660	2.19%	2.15%	2.08%	2.05%	2.01%	1.95%	1.91%	1.82%	1.77%	1.74%	1.72%	1.69%	1.68%
Original Credit Score < 660	10.25%	10.24%	10.02%	10.06%	9.97%	9.77%	9.40%	8.90%	8.70%	8.70%	8.70%	8.59%	8.70%
<b>Serious Delinquency Rate</b>	2.61%	2.55%	2.48%	2.44%	2.38%	2.33%	2.27%	2.19%	2.13%	2.08%	2.05%	2.00%	1.99%
<b>In Bankruptcy</b>	0.43%	0.41%	0.40%	0.39%	0.38%	0.38%	0.37%	0.36%	0.35%	0.35%	0.35%	0.35%	0.35%

## Appendix: Data Tables

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

(# of loans in thousands)	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14
<b>Total Loans Serviced</b>	10,476	10,473	10,454	10,451	10,446	10,448	10,449	10,421	10,410	10,391	10,388	10,381	10,398
Original Credit Score >= 660	9,293	9,298	9,286	9,288	9,290	9,296	9,300	9,278	9,273	9,261	9,263	9,261	9,283
Original Credit Score < 660	1,182	1,175	1,168	1,163	1,156	1,153	1,149	1,142	1,137	1,130	1,126	1,120	1,115
<b>Total Delinquent Loans</b>	490	486	470	482	475	454	444	409	408	408	409	402	417
Original Credit Score >= 660	294	292	281	288	282	269	267	245	244	244	244	239	247
Original Credit Score < 660	196	195	189	194	193	184	177	164	164	165	166	163	170
<b>30 - 59 Days Delinquent</b>	171	173	166	182	178	165	165	143	149	153	156	153	170
Original Credit Score >= 660	96	98	93	104	100	93	95	81	85	87	89	87	97
Original Credit Score < 660	75	75	73	79	78	72	69	62	64	66	68	66	73
<b>60 - 89 Days Delinquent</b>	55	56	55	57	58	55	52	47	47	47	49	49	52
Original Credit Score >= 660	30	31	30	31	32	30	29	27	26	26	27	27	28
Original Credit Score < 660	25	25	25	26	26	25	23	21	21	21	22	22	23
<b>60-plus-days Delinquent</b>	319	314	303	299	297	289	280	266	259	255	253	249	247
Original Credit Score >= 660	198	194	187	184	182	176	172	164	160	157	155	152	150
Original Credit Score < 660	121	120	116	115	115	112	108	102	100	98	98	97	97

## Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	4.68%	4.64%	4.49%	4.61%	4.55%	4.34%	4.25%	3.93%	3.92%	3.93%	3.94%	3.87%	4.01%
Original Credit Score >= 660	3.16%	3.14%	3.02%	3.10%	3.03%	2.90%	2.87%	2.65%	2.63%	2.63%	2.63%	2.58%	2.66%
Original Credit Score < 660	16.58%	16.58%	16.21%	16.70%	16.72%	15.98%	15.40%	14.33%	14.44%	14.57%	14.70%	14.54%	15.23%
<b>30 - 59 Days Delinquent</b>	1.63%	1.65%	1.59%	1.74%	1.71%	1.58%	1.57%	1.38%	1.43%	1.47%	1.50%	1.47%	1.63%
Original Credit Score >= 660	1.03%	1.05%	1.01%	1.11%	1.08%	1.00%	1.03%	0.88%	0.91%	0.94%	0.96%	0.94%	1.04%
Original Credit Score < 660	6.34%	6.39%	6.25%	6.77%	6.75%	6.24%	6.02%	5.42%	5.67%	5.87%	6.01%	5.91%	6.54%
<b>60 - 89 Days Delinquent</b>	0.53%	0.54%	0.53%	0.54%	0.56%	0.53%	0.50%	0.46%	0.45%	0.46%	0.47%	0.48%	0.50%
Original Credit Score >= 660	0.33%	0.33%	0.33%	0.34%	0.34%	0.32%	0.31%	0.29%	0.28%	0.28%	0.29%	0.29%	0.30%
Original Credit Score < 660	2.10%	2.17%	2.13%	2.22%	2.29%	2.18%	2.02%	1.82%	1.84%	1.88%	1.95%	1.99%	2.10%
<b>60-plus-days Delinquent</b>	3.05%	2.99%	2.90%	2.86%	2.84%	2.76%	2.68%	2.55%	2.49%	2.46%	2.44%	2.40%	2.37%
Original Credit Score >= 660	2.13%	2.08%	2.01%	1.98%	1.95%	1.90%	1.85%	1.77%	1.72%	1.69%	1.68%	1.64%	1.62%
Original Credit Score < 660	10.24%	10.19%	9.95%	9.93%	9.96%	9.74%	9.39%	8.91%	8.77%	8.70%	8.69%	8.63%	8.68%
<b>Serious Delinquency Rate</b>	2.64%	2.58%	2.48%	2.43%	2.39%	2.34%	2.29%	2.20%	2.15%	2.10%	2.07%	2.02%	1.98%
<b>In Bankruptcy</b>	0.50%	0.49%	0.48%	0.48%	0.47%	0.46%	0.45%	0.43%	0.43%	0.43%	0.42%	0.41%	0.40%



## Appendix: Data Tables

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

	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	YTD 2014
<b>Starts<sup>2</sup></b>														
HAMP Active Trial & Perm. - Cum.	451,691	447,840	446,510	445,875	445,054	444,087	442,765	442,441	441,080	439,368	438,681	436,696	434,692	434,692
Repayment Plans	15,071	14,592	14,665	11,003	13,390	13,521	10,807	10,615	9,650	9,136	11,098	10,146	10,348	85,321
Forbearance Plans	5,879	6,382	6,596	5,695	5,161	4,807	4,030	3,816	4,346	6,860	4,944	4,791	4,821	38,415
<b>Completed</b>														
Repayment Plans <sup>3</sup>	5,068	4,839	5,316	5,092	4,741	5,200	5,687	5,169	4,863	4,563	3,700	3,849	3,477	36,508
Forbearance Plans <sup>3</sup>	744	690	772	748	792	687	696	1,511	605	1,038	1,416	1,080	834	7,867
Charge-offs-in-lieu	59	54	59	52	55	49	76	141	107	72	307	115	88	955
HomeSaver Advance (Fannie)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Modifications	21,293	18,361	20,908	20,462	20,546	18,659	17,407	18,606	17,756	15,984	14,897	17,539	14,739	135,587
<b>Home Retention Actions</b>	<b>27,164</b>	<b>23,944</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>180,917</b>
Short Sales	7,694	5,660	5,945	4,699	4,796	3,980	3,350	3,383	3,635	3,550	3,512	3,322	3,079	27,811
Deeds-in-lieu	1,420	1,359	1,635	1,415	1,671	1,594	1,170	1,455	1,353	1,232	1,230	1,311	1,169	10,514
<b>Nonforeclosure - Home Forfeiture Actions</b>	<b>9,114</b>	<b>7,019</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>38,325</b>
<b>Total Foreclosure Prevention Actions</b>	<b>36,278</b>	<b>30,963</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>219,242</b>

## Percent of Total Foreclosure Prevention Actions

Repayment Plans	14%	16%	15%	16%	15%	17%	20%	17%	17%	17%	15%	14%	15%	17%
Forbearance Plans	2%	2%	2%	2%	2%	2%	2%	5%	2%	4%	6%	4%	4%	4%
Charge-offs-in-lieu	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%
HomeSaver Advance (Fannie)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Loan Modifications	59%	59%	60%	63%	63%	62%	61%	61%	63%	60%	59%	64%	63%	62%
<b>Home Retention Actions</b>	<b>75%</b>	<b>77%</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>83%</b>
Short Sales	21%	18%	17%	14%	15%	13%	12%	11%	13%	13%	14%	12%	13%	13%
Deeds-in-lieu	4%	4%	5%	4%	5%	5%	4%	5%	5%	5%	5%	5%	5%	5%
<b>Nonforeclosure - Home Forfeiture Actions</b>	<b>25%</b>	<b>23%</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>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 August 31, 2014, Fannie Mae had approximately 253,300 HAMP active permanent modifications and Freddie Mac had nearly 173,400 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

	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	YTD 2014
Loan Modifications (# of loans)	21,293	18,361	20,908	20,462	20,546	18,659	17,407	18,606	17,756	15,984	14,897	17,539	14,739	135,587
<b>Types of Modification (%)</b>														
Extend Term Only	21%	22%	20%	18%	23%	26%	29%	32%	30%	33%	37%	39%	40%	33%
Reduce Rate Only	9%	7%	7%	5%	5%	6%	5%	6%	5%	5%	4%	4%	4%	5%
Reduce Rate and Extend Term	40%	41%	42%	45%	41%	38%	39%	36%	38%	37%	35%	33%	33%	36%
Reduce Rate, Extend Term and Forbear Principal	30%	30%	31%	31%	31%	29%	28%	25%	26%	25%	23%	22%	23%	25%
Other	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	1%	1%	0%	0%

## Appendix: Data Tables

## 3(ii) Fannie Mae - Loan Modifications

	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	YTD 2014
Loan Modifications (# of loans)	13,791	11,676	13,006	12,338	13,815	12,565	10,837	12,642	11,321	10,606	10,083	10,812	9,365	88,231
<b>Types of Modification (%)</b>														
Extend Term Only	26%	27%	25%	24%	29%	31%	35%	37%	40%	42%	44%	46%	45%	40%
Reduce Rate Only	8%	7%	7%	6%	5%	6%	5%	6%	5%	5%	4%	5%	4%	5%
Reduce Rate and Extend Term	37%	38%	39%	40%	36%	34%	34%	32%	30%	30%	29%	27%	27%	31%
Reduce Rate, Extend Term and Forbear Principal	29%	28%	29%	30%	30%	28%	26%	25%	24%	23%	23%	22%	23%	24%
Other	0%	0%	0%	0%	0%	1%	-1%	0%	0%	0%	0%	0%	0%	0%

## Appendix: Data Tables

## 3(iii) Freddie Mac - Loan Modifications

	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	YTD 2014
Loan Modifications (# of loans)	7,502	6,685	7,902	8,124	6,731	6,094	6,570	5,964	6,435	5,378	4,814	6,727	5,374	47,356
<b>Types of Modification (%)</b>														
Extend Term Only	10%	15%	12%	9%	9%	17%	18%	23%	14%	16%	21%	29%	32%	21%
Reduce Rate Only	11%	6%	6%	5%	5%	6%	6%	4%	6%	5%	5%	4%	4%	5%
Reduce Rate and Extend Term	47%	44%	47%	53%	52%	47%	46%	46%	52%	51%	49%	44%	43%	47%
Reduce Rate, Extend Term and Forbear Principal	32%	34%	35%	33%	33%	30%	30%	26%	29%	28%	24%	23%	21%	26%
Other	0%	0%	0%	0%	1%	0%	0%	1%	1%	1%	1%	1%	0%	1%

## Appendix: Data Tables

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

	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	YTD 2014
Short Sales	7,694	5,660	5,945	4,699	4,796	3,980	3,350	3,383	3,635	3,550	3,512	3,322	3,079	27,811
Deeds-in-lieu	1,420	1,359	1,635	1,415	1,671	1,594	1,170	1,455	1,353	1,232	1,230	1,311	1,169	10,514
Nonforeclosure - Home Forfeiture Actions <sup>1</sup>	9,114	7,019	7,580	6,114	6,467	5,574	4,520	4,838	4,988	4,782	4,742	4,633	4,248	38,325
Third-party Sales	1,380	1,334	1,354	1,126	1,165	1,749	1,558	1,736	1,858	1,986	2,358	2,519	2,215	15,979
Foreclosure Sales	16,973	16,194	16,728	14,004	13,293	16,184	12,497	13,619	12,965	12,367	11,272	11,286	10,308	100,498
Third-party & Foreclosure Sales	18,353	17,528	18,082	15,130	14,458	17,933	14,055	15,355	14,823	14,353	13,630	13,805	12,523	116,477
Foreclosure Starts	37,218	38,616	40,822	37,390	34,953	32,871	21,901	29,907	26,044	30,792	28,713	26,103	21,467	217,798

## Top Five Reasons for Delinquency

Curtailment of Income	33%	32%	33%	32%	32%	32%	31%	30%	30%	30%	29%	29%	29%
Excessive obligations	17%	17%	17%	17%	17%	17%	17%	19%	19%	20%	20%	20%	20%
Unemployment	7%	7%	7%	7%	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%	5%	5%
Marital Difficulties	4%	3%	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.