



Federal Housing Finance Agency

Foreclosure Prevention & Refinance Report First Quarter 2010

FHFA Federal Property Manager's Report

This report contains data on foreclosure prevention activity, refinance and MHA program activity of Fannie Mae and Freddie Mac (the Enterprises) through March 2010.

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First Quarter Highlights

Making Home Affordable Program (The Enterprises):

- The number of HAMP permanent modifications tripled during the first quarter to 136,000. In addition, more than 448,000 borrowers were in a HAMP trial period at the end of the quarter.
- The Enterprises' Cumulative HARP refinance volume increased 53 percent during the first quarter to nearly 291,600.

The Enterprises' Completed Foreclosure Prevention Actions:

- Completed foreclosure prevention activity increased 75 percent in the first quarter to approximately 239,000, driven by increases in all forms of home retention activity, short sales and deeds-in-lieu.
- Completed loan modifications doubled to nearly 137,600 in the first quarter with the majority of modifications completed through HAMP. Fifty-four percent of loan modifications completed during the quarter involved a combination of rate reduction and term extension.
- Approximately two-thirds of completed loan modifications in the first quarter lowered borrowers' monthly payments by over 20 percent.
- The Enterprises completed nearly 55,900 and 18,000 repayment plans and forbearance plans, respectively, during the quarter.
- More than 24,300 short sales and deeds-in-lieu were completed during the first quarter, an increase of 23 percent over the prior quarter.

The Enterprises' Mortgage Performance:

- Loans that are only one month delinquent decreased by 115,600 loans or 16 percent during the first quarter to approximately 609,000.
- Loans 60-plus-days delinquent declined for the first time in two years. The 60-plus-days delinquent loans decreased by nearly 23,800 loans or 1.3 percent during the first quarter to approximately 1.7 million.

The Enterprises' Foreclosures:

- Foreclosure starts increased slightly to approximately 246,300, while completed foreclosure sales and third-party sales increased 26 percent to nearly 97,900 in the first quarter.

Enterprises' Foreclosure Prevention & Refinance Activities

	4Q09	1Q10
HAMP Trials - Cumulative	442,455	448,067
HAMP Permanent - Cumulative	42,963	136,019
HARP - Cumulative	190,180	291,584
Completed Foreclosure Prevention Actions		
Loan Modifications *	57,569	137,561
Repayment Plans	46,406	55,884
Forbearance Plans	9,589	17,991
Charge-offs In Lieu	653	705
HomeSaver Advance (<i>Fannie</i>)	2,759	2,588
Home Retention Actions	116,976	214,729
Short Sales	19,102	23,379
Deeds-in-lieu	715	934
Home Forfeiture Actions	19,817	24,313
TOTAL	136,793	239,042

* Includes HAMP permanent modifications

Enterprises' Mortgage Portfolio Characteristics

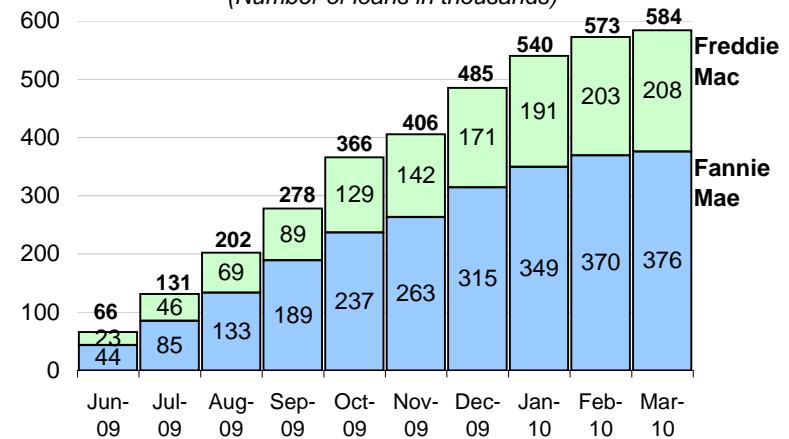
	4Q09	1Q10
Number of loans serviced (millions)	30.5	30.5
Original credit score >= 660	26.0	26.1
Original credit score < 660	4.5	4.4
Loans Serviced (\$ in billions)	\$4,639	\$4,648
Original Weighted Average Credit Score	730	731
Original Weighted Average Loan-to-Value	71%	71%
Current Weighted Average Loan-to-Value	76%	76%

Making Home Affordable Program - 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.
- The Enterprises reported approximately 584,100 active trial and permanent modifications through March 2010 (of which approximately 136,000 were permanent modifications).

HAMP Active Trial and Permanent Modifications - Cumulative*
(Number of loans in thousands)

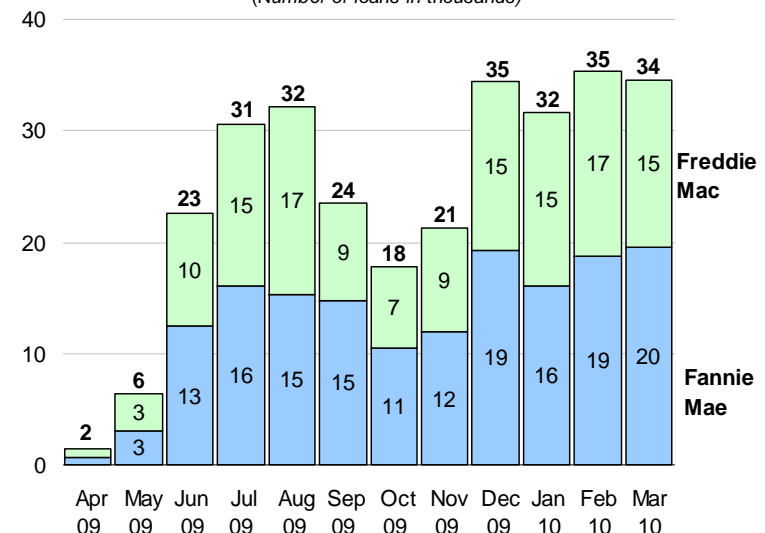


Source: Weekly Servicer Survey through September 2009. IR2 (Making Home Affordable system of records) starting in October 2009.

Home Affordable Refinance Program (HARP)

- Announced March 4, 2009.
- Allows existing Enterprise borrowers who are current on their mortgage payments to refinance and reduce their monthly mortgage payments at loan-to-value ratios up to 125 percent without new mortgage insurance.
- The HARP percentage of total monthly refinance volume increased in March to 15 percent. The HARP percentage of total refinances increased for the fifth consecutive month.

HARP Refinance, Monthly Volume
(Number of loans in thousands)



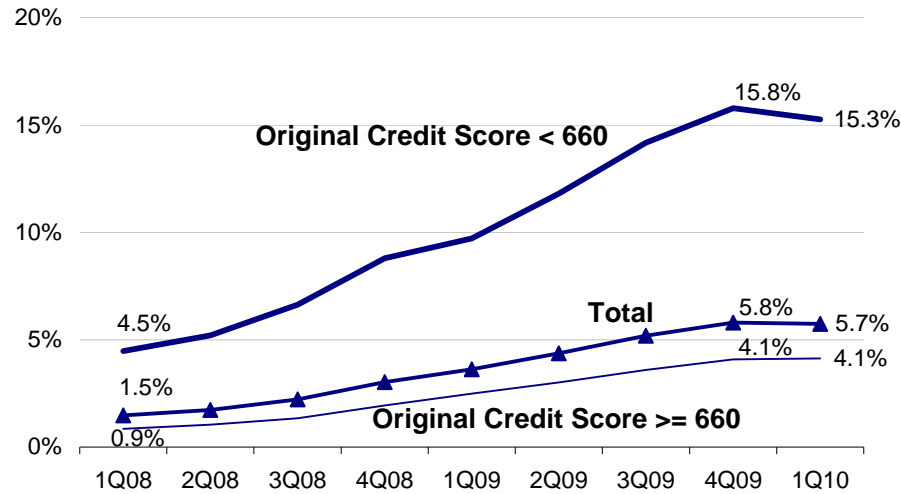
Percent of Total

Month	Fannie Mae (%)	Freddie Mac (%)	Total (%)
Apr-09	0%	0%	0%
May-09	1%	1%	1%
Jun-09	4%	4%	4%
Jul-09	7%	7%	7%
Aug-09	9%	9%	9%
Sep-09	9%	9%	9%
Oct-09	9%	9%	9%
Nov-09	10%	10%	10%
Dec-09	12%	12%	12%
Jan-10	13%	13%	13%
Feb-10	14%	14%	14%
Mar-10	15%	15%	15%

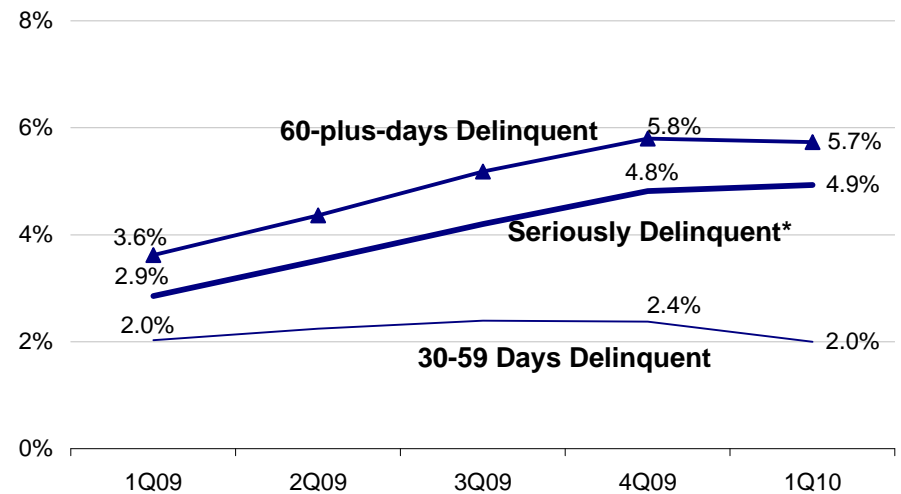
* HAMP trial modifications are based on the first trial payment posted date. HAMP permanent modifications are based on the effective date of modification

Mortgage Performance

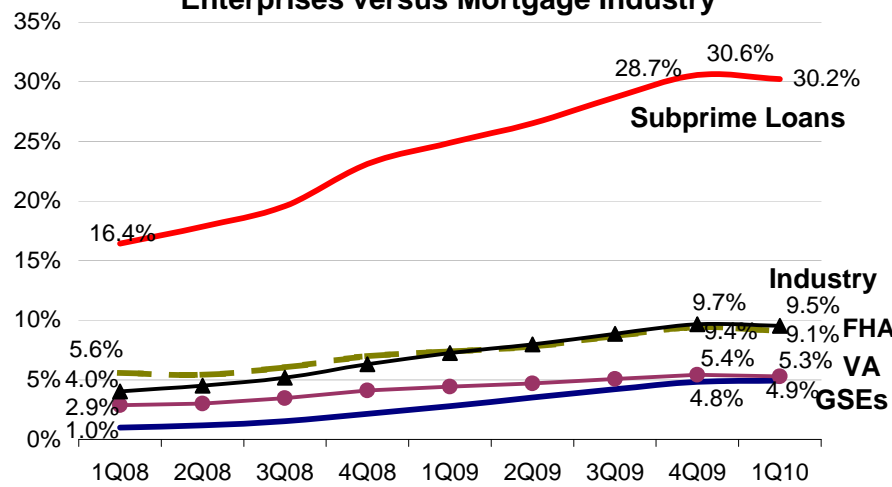
Enterprises' 60-plus-days Delinquency Rates by Original Credit Score



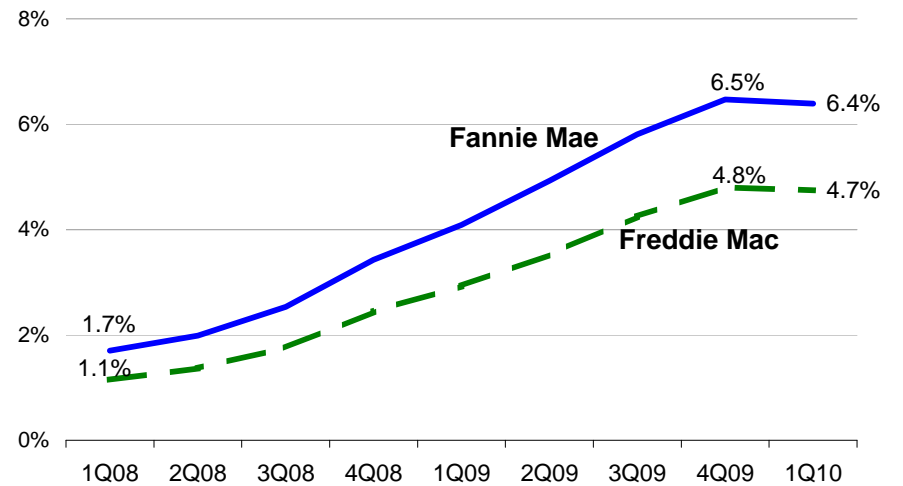
Enterprises' Mortgage Delinquency Rates



Serious Delinquency Rates* Enterprises versus Mortgage Industry



60-plus-days Delinquency Rates

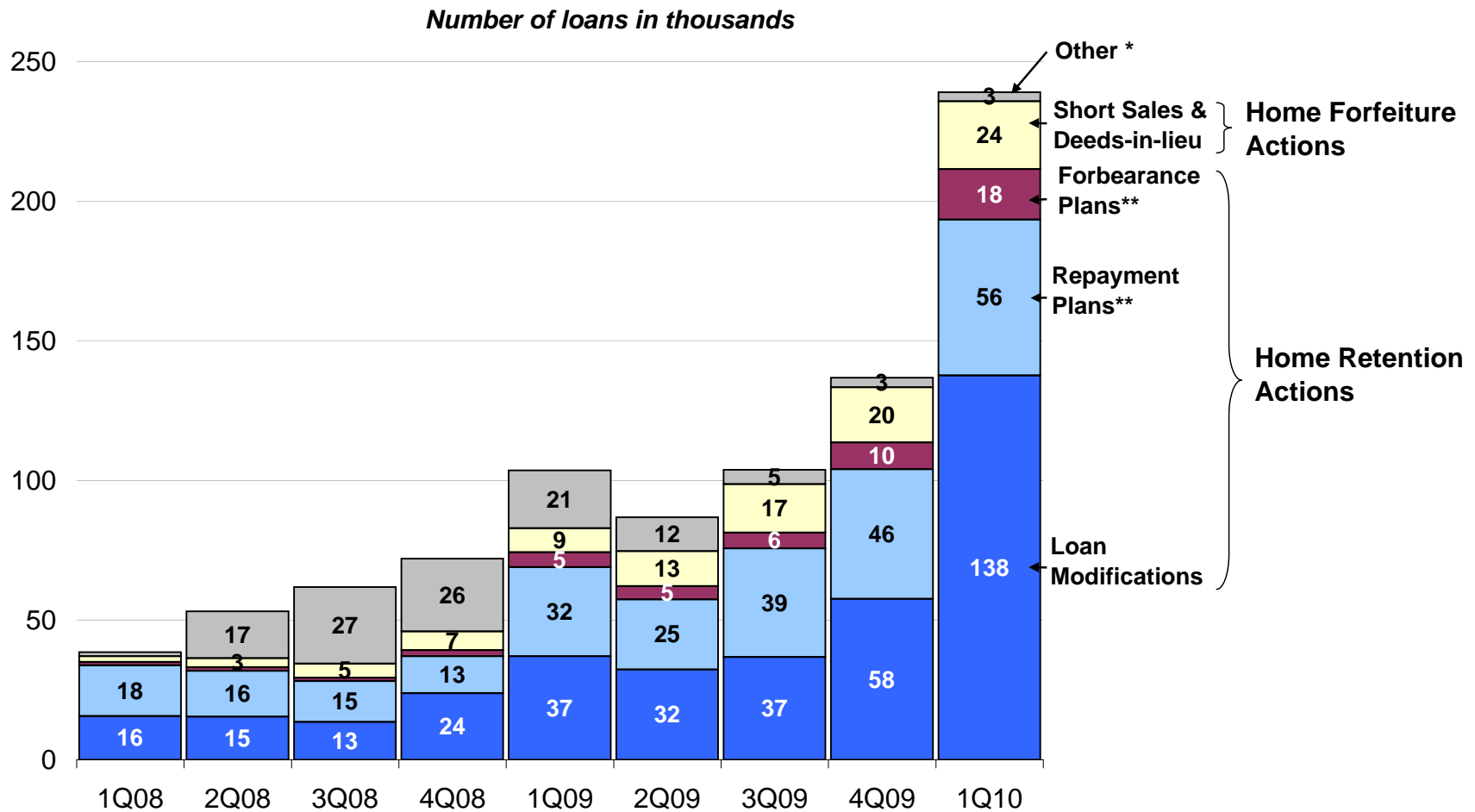


Source: Fannie Mae and Freddie Mac; National Delinquency Survey from MBA - First Quarter 2010

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

Foreclosure Prevention Activity: All Actions Completed

The Enterprises' completed foreclosure prevention activity increased substantially in the first quarter driven by increases in all forms of home retention activity, short sales and deeds-in-lieu.



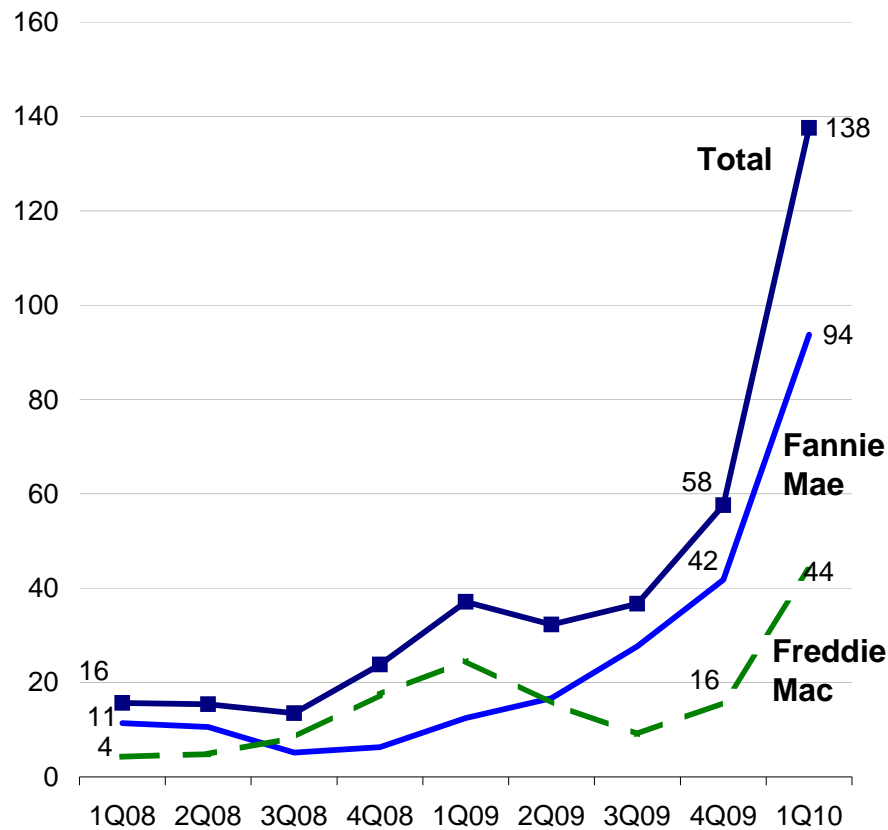
* Consists of HomeSaver Advance (Fannie Mae) and Charge-offs in lieu.

** Include loans that were 30+ days delinquent at initiation of the plan. In addition, the completed forbearance plans data has been revised to exclude HAMP.

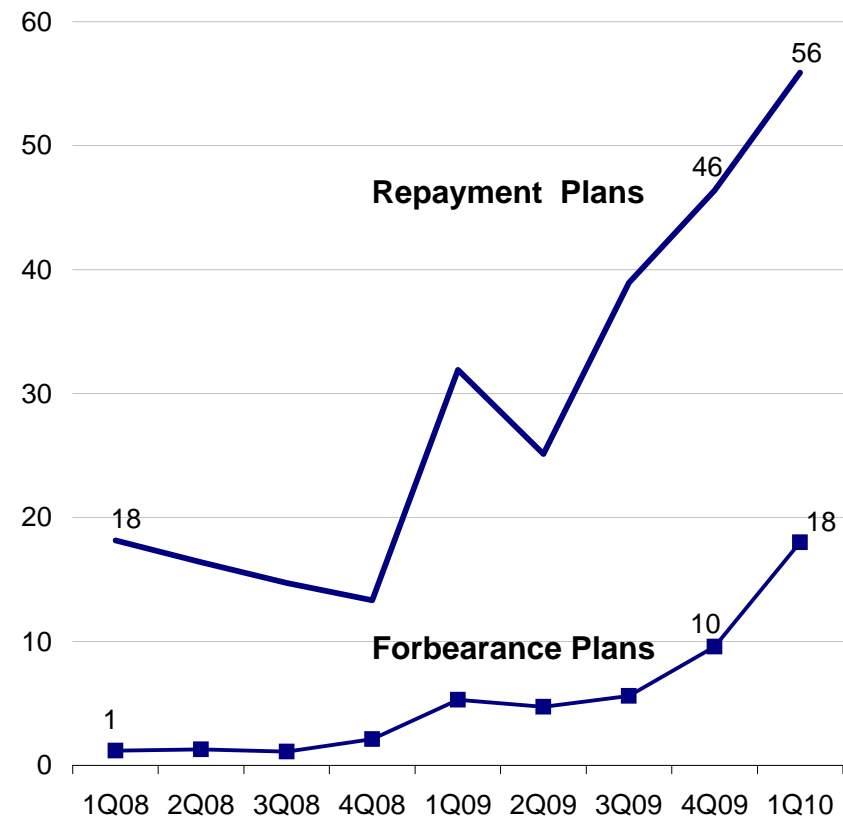
Foreclosure Prevention Activity: Home Retention Actions

The Enterprises' completed loan modifications doubled to nearly 137,600 during the first quarter with the majority of modifications completed through HAMP. In addition, repayment plans and forbearance plans increased substantially during the quarter to nearly 55,900 and 18,000 respectively.

Loan Modifications Completed
(Number of loans in thousands)

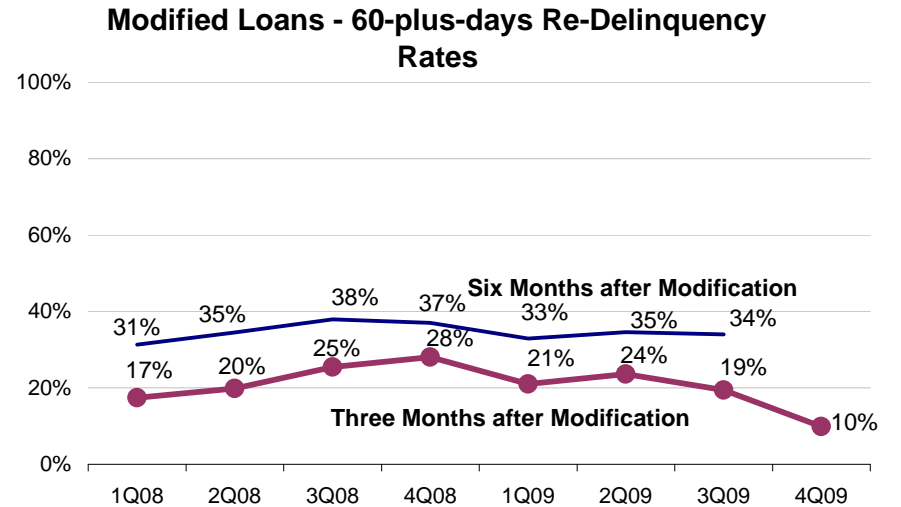
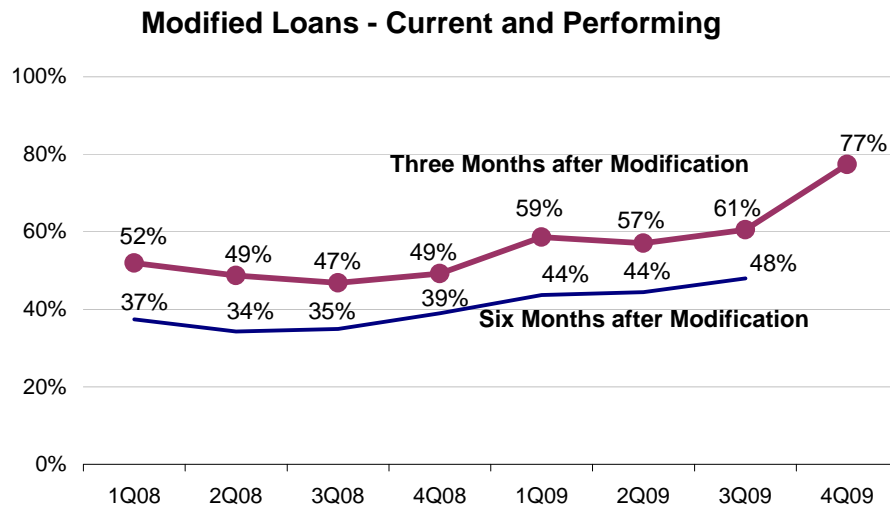
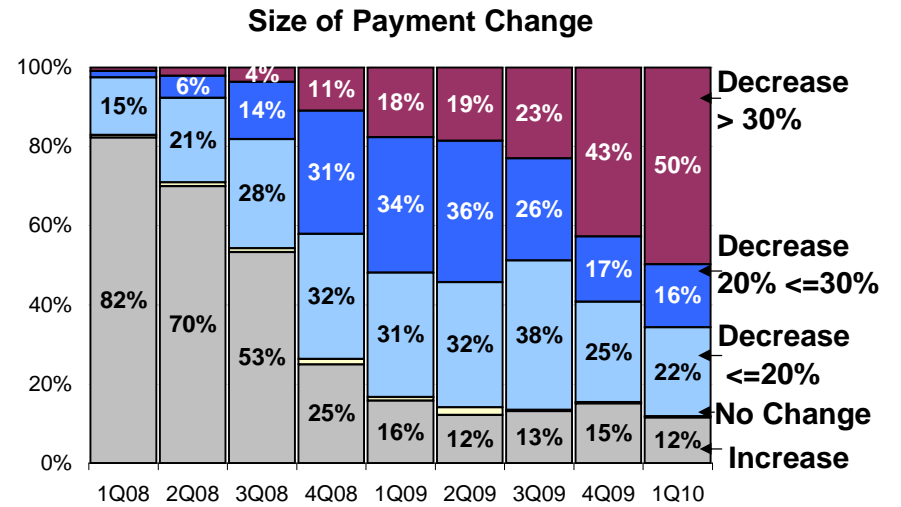
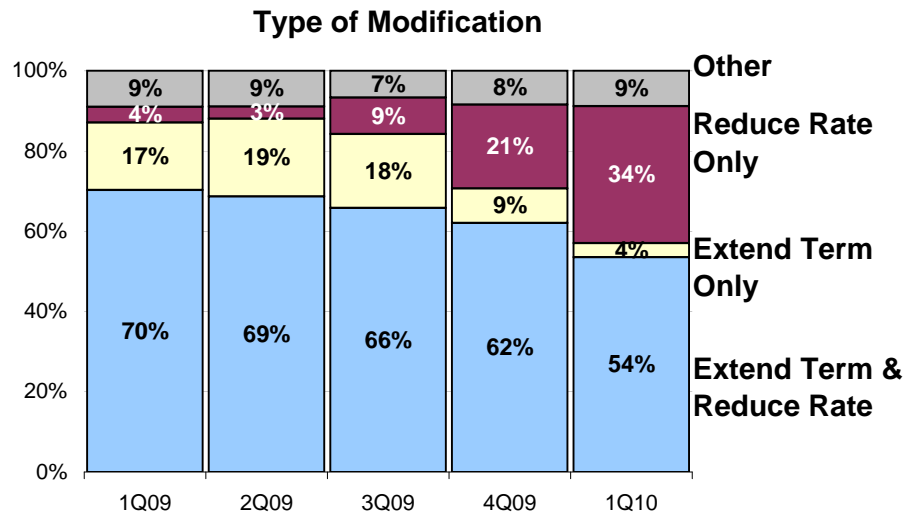


Repayment and Forbearance Plans Completed
(Number of loans in thousands)



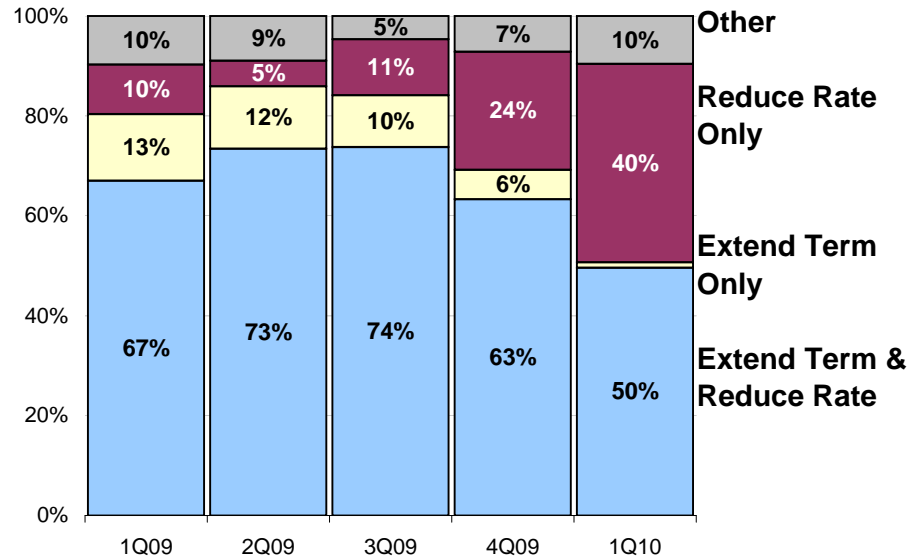
Enterprises' Loan Modifications

Loans modified in the fourth quarter of 2009 are performing substantially better three months after modification, compared to loans modified in earlier periods. HAMP permanent modifications, which accounted for a sizeable proportion of loans modified in the second half of 2009, involve substantial reductions in borrowers' payments. Two-thirds of borrowers had their payments lowered by 20 percent or more in the first quarter of 2010.

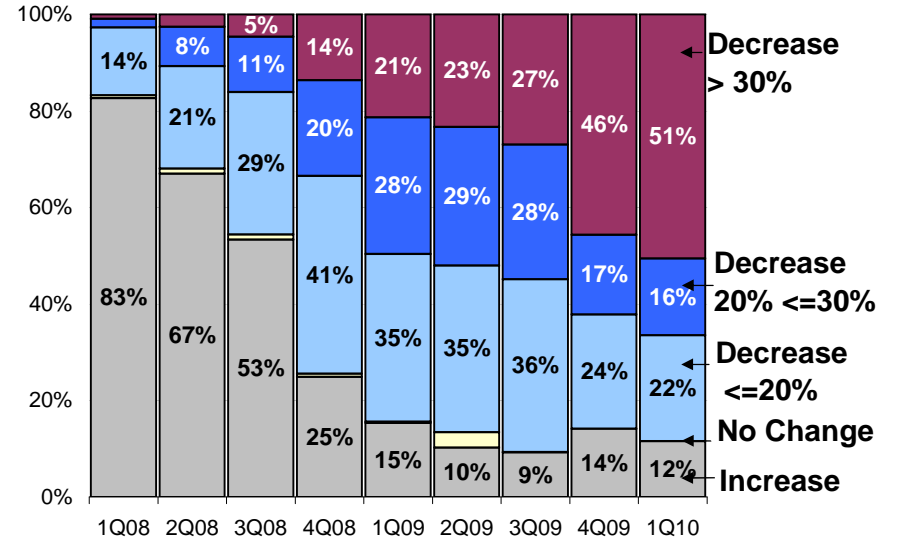


Fannie Mae's Loan Modifications

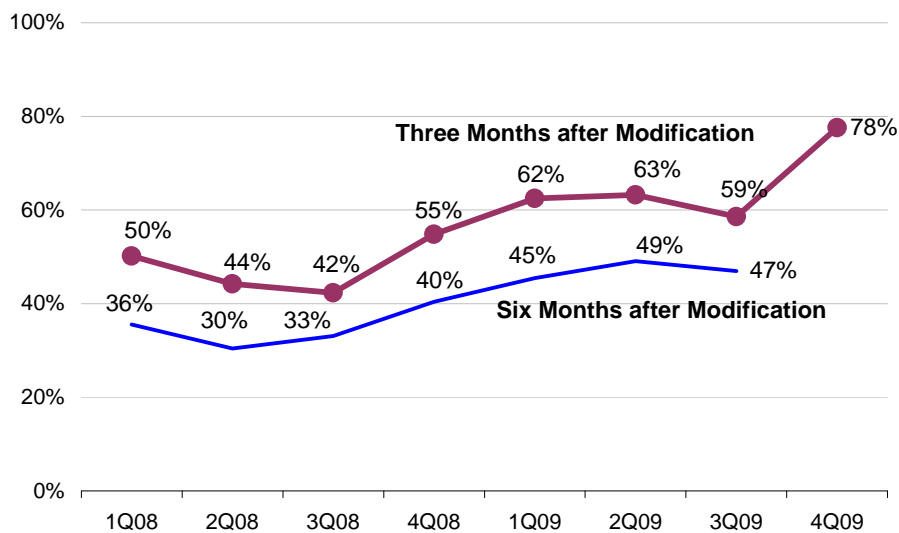
Type of Modification



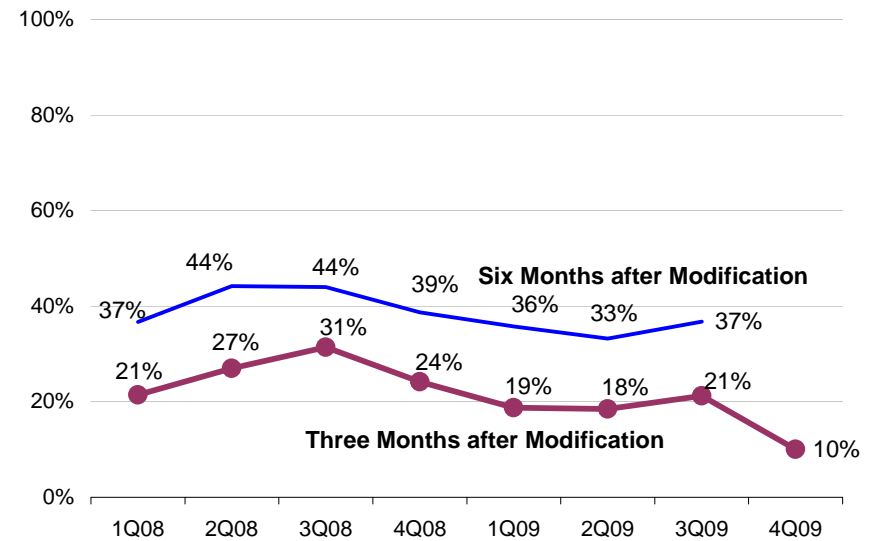
Size of Payment Change



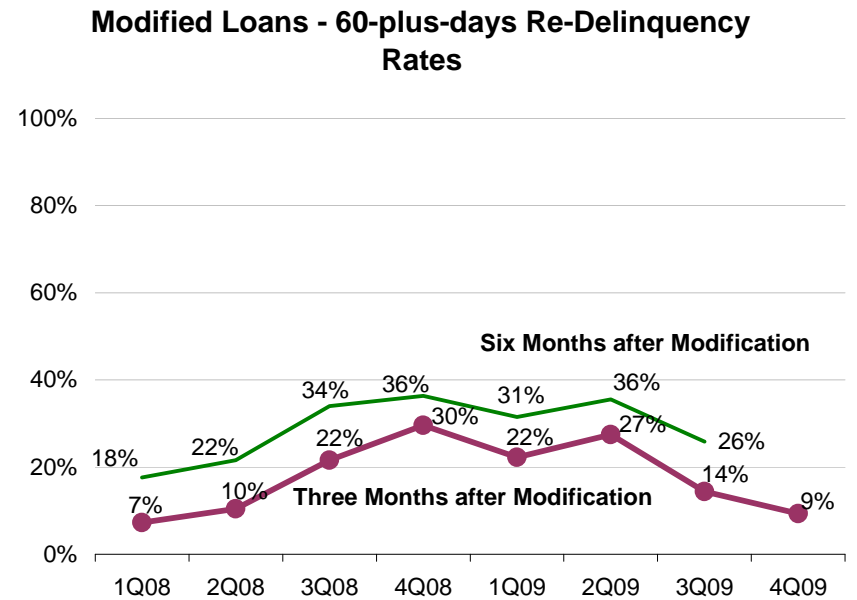
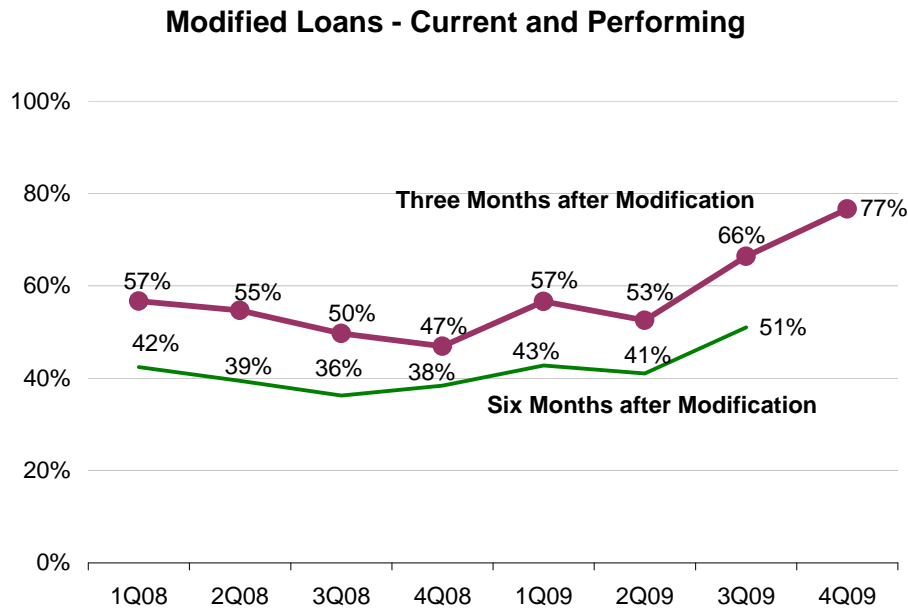
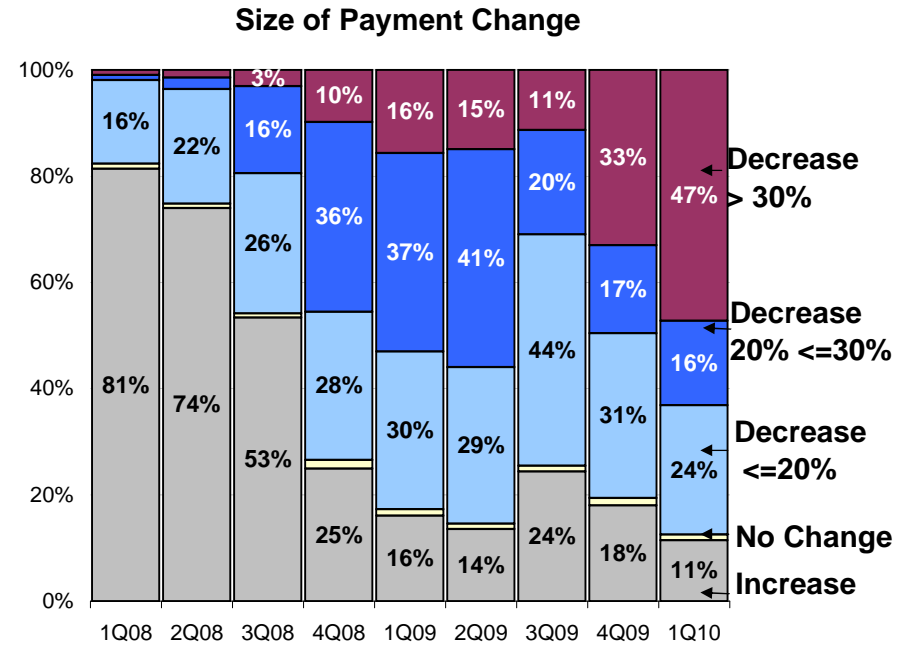
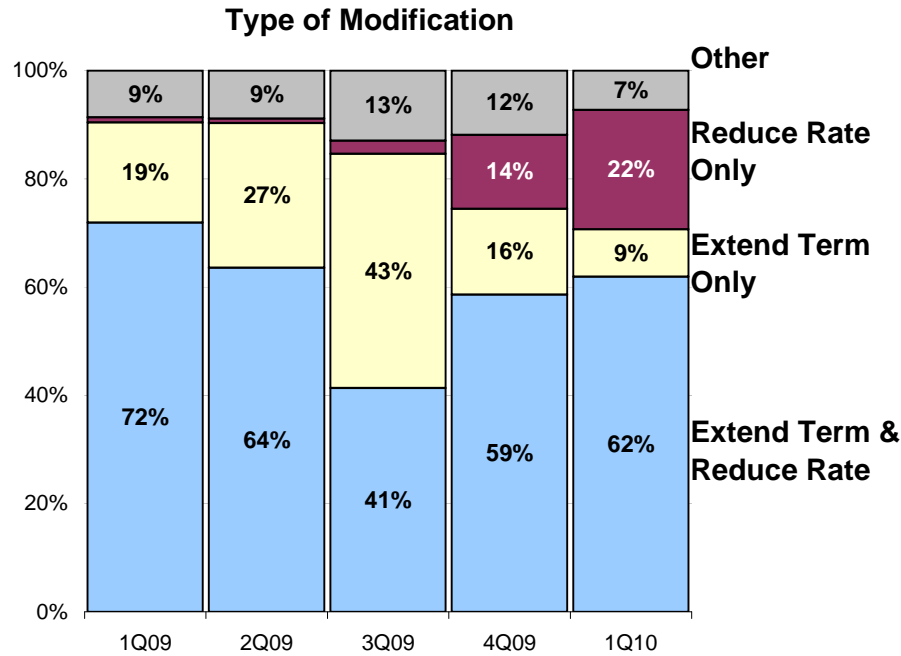
Modified Loans - Current and Performing



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



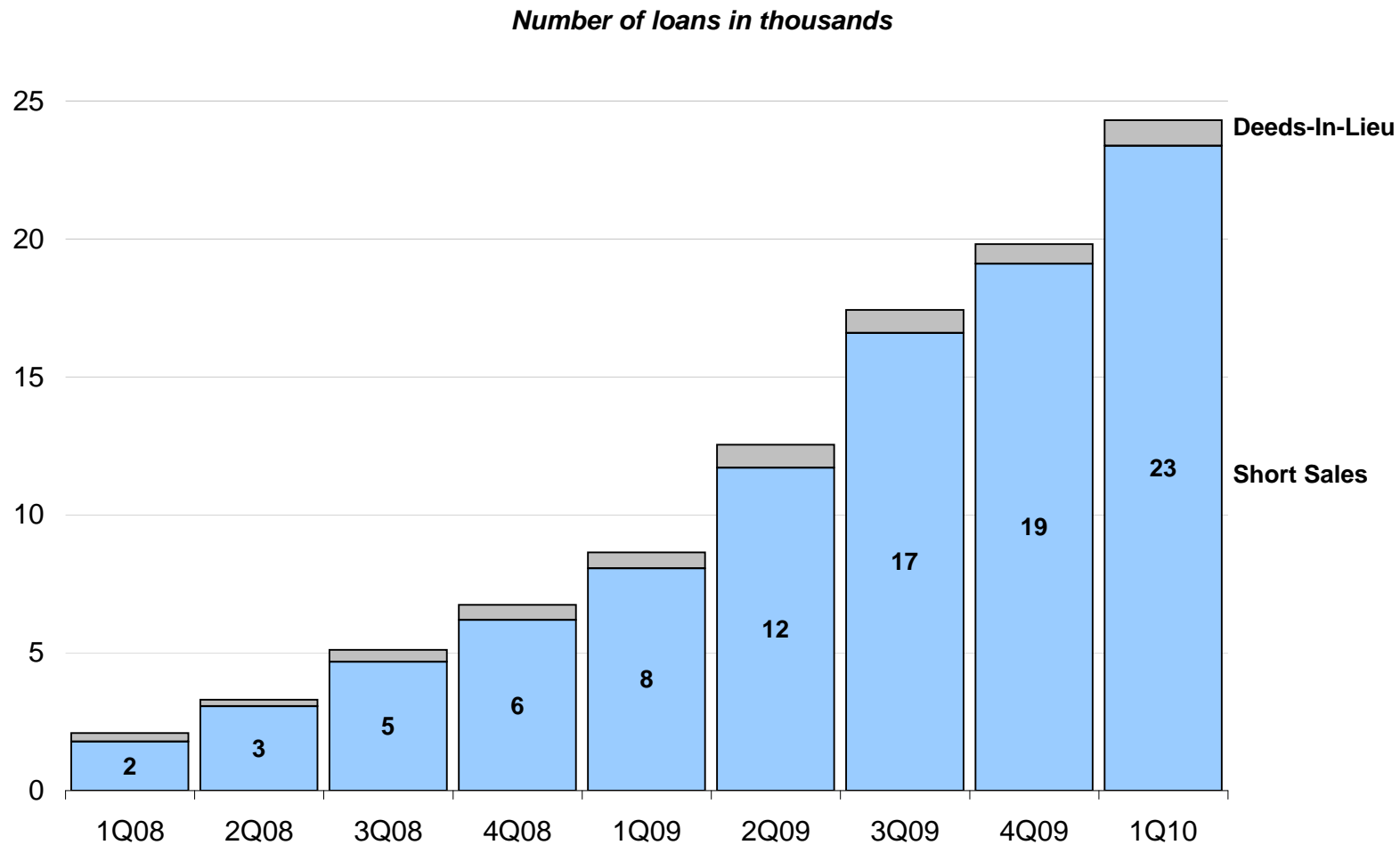
Freddie Mac's Loan Modifications



Modified loans data may not tie to Freddie Mac's financial statements due to timing differences in reporting

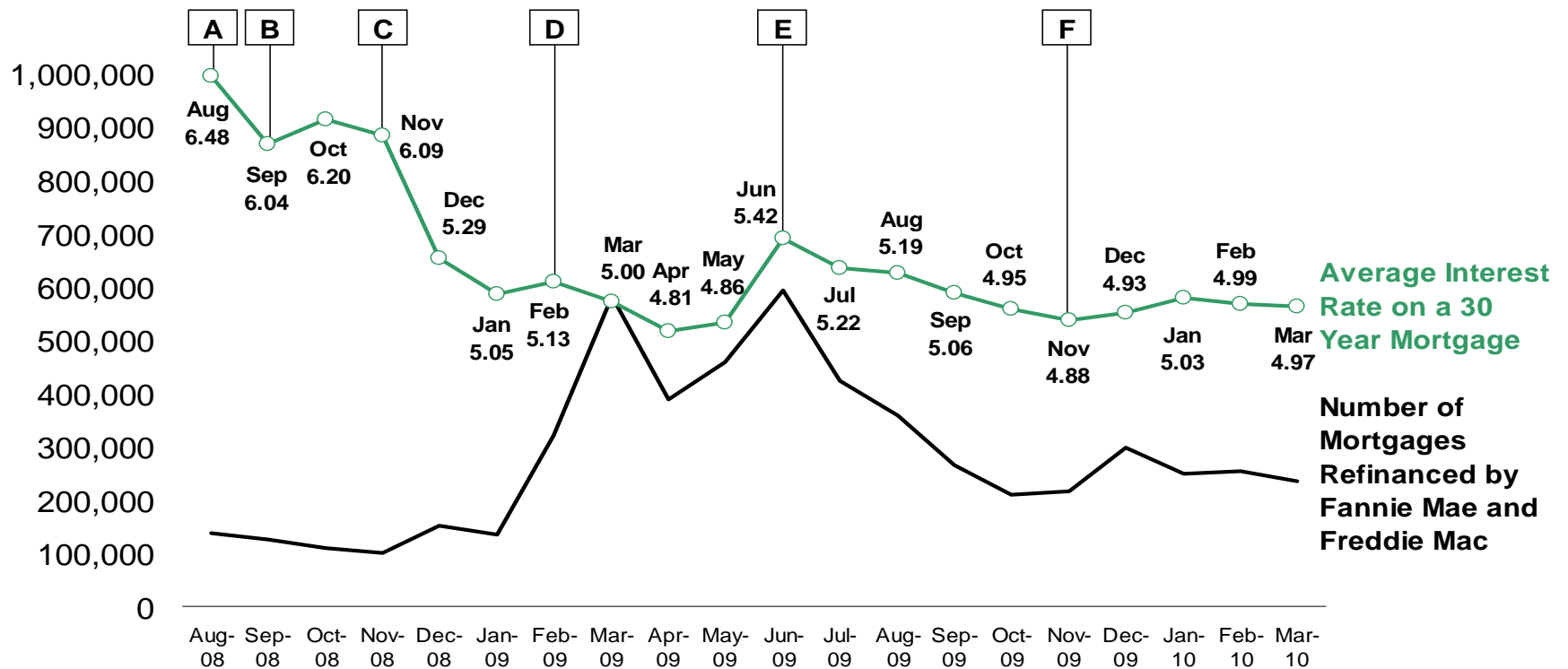
Foreclosure Prevention Activity: Home Forfeiture Actions

Short sales and deeds-in-lieu of foreclosure increased during the first quarter as the Enterprises continue to utilize these strategies to reduce foreclosure-related costs and to minimize the impact of foreclosures on borrowers, communities and neighborhoods.



Refinance Activity

Refinance volume fell slightly in March as the rate for a thirty-year mortgage fluctuated in a narrow range over the past few months.



- A - Highest rate in 2008 for a 30 year mortgage
- B - GSEs placed into conservatorship on 09/07/08
- C - Fed announces MBS purchase program on 11/25/08

- D - Obama Administration's Making Homes Affordable announcement 02/20/09
- E - Treasury rates sharply rose and reached a 2009 high on a better than expected unemployment report in June.
- F - Treasury rates fell sharply after Dubai sought to delay sovereign debt payments.

Refinance Activity

Fannie Mae and Freddie Mac refinanced nearly 291,600 loans through the HARP program through March 2010.

	March 2010	Year to Date	Inception to Date ¹
Total Refinances			
Fannie Mae	128,920	417,100	2,304,585
Freddie Mac	<u>106,861</u>	<u>321,889</u>	<u>1,645,652</u>
Total	235,781	738,989	3,950,237
HARP LTV >80% -105%			
Fannie Mae	18,747	52,332	155,479
Freddie Mac	<u>14,040</u>	<u>44,460</u>	<u>129,570</u>
Total	32,787	96,792	285,049
HARP LTV >105% -125%			
Fannie Mae	794	2,103	3,073
Freddie Mac	<u>924</u>	<u>2,509</u>	<u>3,462</u>
Total	1,718	4,612	6,535
All Other Streamlined Refis			
Fannie Mae	29,128	87,878	312,796
Freddie Mac	<u>17,055</u>	<u>60,639</u>	<u>143,794</u>
Total	46,183	148,517	456,590

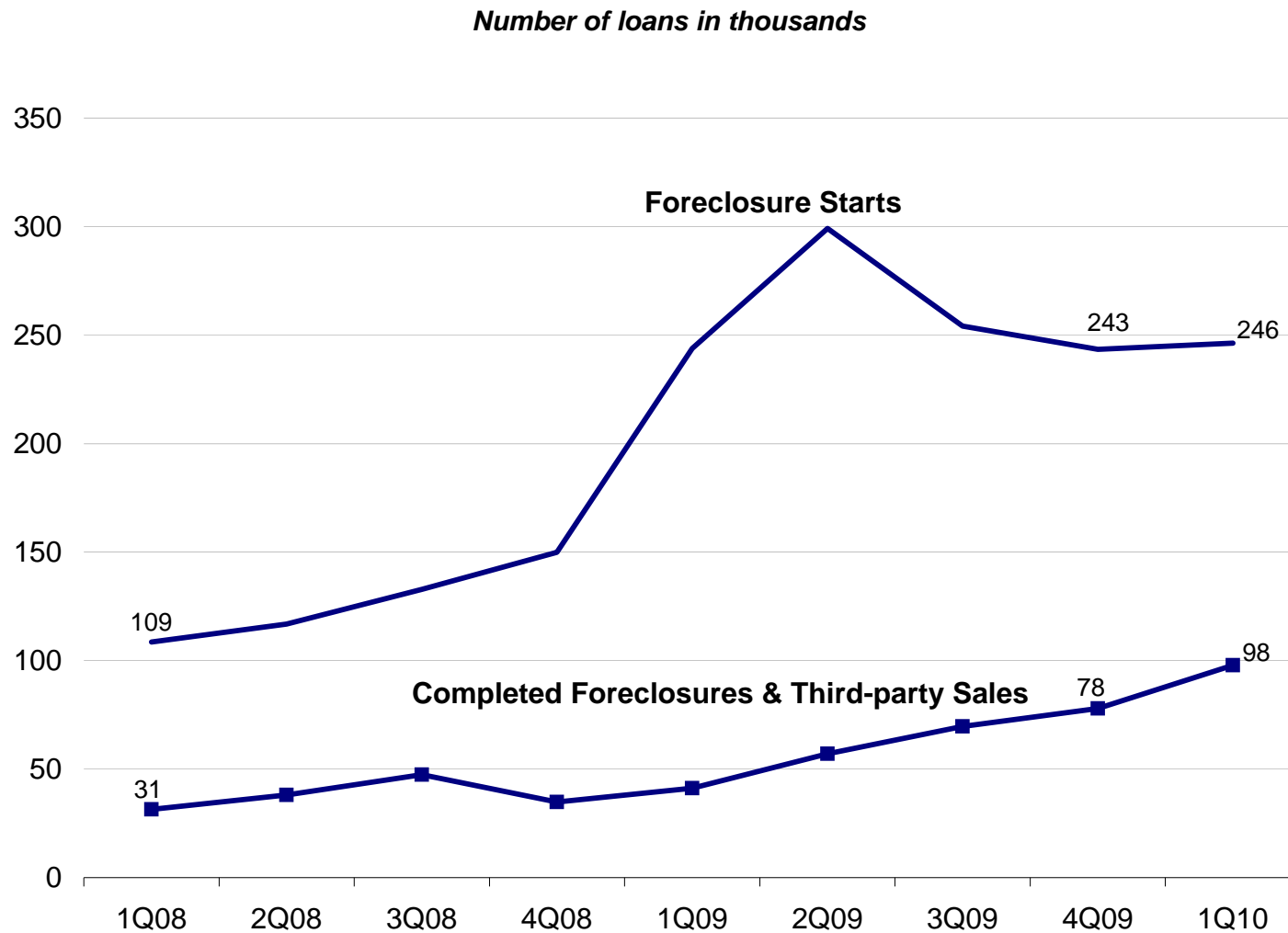
HARP Refinance Loans are defined as Fannie Mae to Fannie Mae and Freddie Mac to Freddie Mac first lien refinance loans with limited and no cash out that are owner occupied with LTV's over 80 to 125.

All Other Streamlined Refis are streamlined refinances that do not qualify as HARP >80% - 125% refinances. Fannie Mae implements streamlined refinances through the Refi Plus product for manual underwriting and DU Refi Plus product for loans underwritten through Desktop Underwriter. The product is available for refinances of existing Fannie Mae loans only. Freddie Mac implements streamlined refinances through the Relief Refinance Mortgage product. Loans may be originated by any Freddie Mac approved servicer.

¹Inception to Date - Since April 1, 2009

Foreclosures

The Enterprises' foreclosure starts, and completed foreclosure and third-party sales increased during the first quarter.



Appendix: Data Tables

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

(# of loans in thousands)	1Q08	2Q08	3Q08	4Q08	1Q09	2Q09	3Q09	4Q09	1Q10
Total Loans Serviced	30,190	30,459	30,626	30,536	30,353	30,411	30,629	30,509	30,454
Original Credit Score >= 660	25,036	25,369	25,608	25,657	25,578	25,722	26,044	26,022	26,052
Original Credit Score < 660	5,153	5,090	5,018	4,879	4,775	4,689	4,586	4,487	4,401
Total Delinquent Loans					1,715	2,009	2,321	2,494	2,355
Original Credit Score >= 660					952	1,126	1,341	1,468	1,419
Original Credit Score < 660					763	882	980	1,026	936
30 - 59 Days Delinquent					615	682	734	725	609
Original Credit Score >= 660					316	353	404	406	345
Original Credit Score < 660					299	329	330	318	264
60 - 89 Days Delinquent					254	269	310	310	259
Original Credit Score >= 660					137	140	171	176	154
Original Credit Score < 660					117	129	139	135	105
60-plus-days Delinquent	445	529	678	926	1,100	1,327	1,587	1,769	1,746
Original Credit Score >= 660	214	264	345	497	636	774	937	1,061	1,074
Original Credit Score < 660	231	265	333	429	464	553	650	708	672
Percent of Total Loans Serviced									
Total Delinquent Loans					5.65%	6.61%	7.58%	8.17%	7.73%
Original Credit Score >= 660					3.72%	4.38%	5.15%	5.64%	5.45%
Original Credit Score < 660					15.98%	18.82%	21.37%	22.87%	21.26%
30 - 59 Days Delinquent					2.03%	2.24%	2.40%	2.38%	2.00%
Original Credit Score >= 660					1.24%	1.37%	1.55%	1.56%	1.32%
Original Credit Score < 660					6.27%	7.02%	7.20%	7.09%	6.00%
60 - 89 Days Delinquent					0.84%	0.88%	1.01%	1.02%	0.85%
Original Credit Score >= 660					0.54%	0.55%	0.66%	0.68%	0.59%
Original Credit Score < 660					2.46%	2.75%	3.04%	3.00%	2.39%
60-plus-days Delinquent	1.47%	1.74%	2.22%	3.03%	3.62%	4.36%	5.18%	5.80%	5.73%
Original Credit Score >= 660	0.86%	1.04%	1.35%	1.94%	2.48%	3.01%	3.60%	4.08%	4.12%
Original Credit Score < 660	4.48%	5.21%	6.64%	8.79%	9.71%	11.80%	14.17%	15.78%	15.26%
Serious Delinquency Rate*	0.99%	1.18%	1.52%	2.14%	2.85%	3.52%	4.20%	4.82%	4.93%
In Bankruptcy					0.29%	0.33%	0.36%	0.37%	0.39%

* Revised to include Freddie Mac's structured transactions.

Appendix: Data Tables**1(ii) Fannie Mae - Mortgage Performance (at period end)**

<i>(# of loans in thousands)</i>	1Q08	2Q08	3Q08	4Q08	1Q09	2Q09	3Q09	4Q09	1Q10
Total Loans Serviced	17,793	18,041	18,167	18,220	18,131	18,221	18,360	18,284	18,234
Original Credit Score >= 660	14,601	14,884	15,055	15,164	15,144	15,274	15,480	15,469	15,475
Original Credit Score < 660	3,192	3,157	3,112	3,056	2,987	2,947	2,879	2,816	2,759
Total Delinquent Loans					1,139	1,335	1,518	1,636	1,549
Original Credit Score >= 660					632	747	870	957	930
Original Credit Score < 660					507	588	648	679	620
30 - 59 Days Delinquent					397	438	452	453	384
Original Credit Score >= 660					203	225	242	250	214
Original Credit Score < 660					195	213	210	203	170
60 - 89 Days Delinquent					170	177	197	196	166
Original Credit Score >= 660					91	92	107	110	98
Original Credit Score < 660					79	85	90	86	68
60-plus-days Delinquent	303	359	460	625	742	897	1,066	1,183	1,166
Original Credit Score >= 660	146	180	236	336	429	522	628	707	715
Original Credit Score < 660	156	179	224	289	313	375	439	476	450
Percent of Total Loans Serviced									
Total Delinquent Loans					6.28%	7.33%	8.27%	8.95%	8.50%
Original Credit Score >= 660					4.17%	4.89%	5.62%	6.19%	6.01%
Original Credit Score < 660					16.98%	19.96%	22.51%	24.12%	22.47%
30 - 59 Days Delinquent					2.19%	2.40%	2.46%	2.48%	2.10%
Original Credit Score >= 660					1.34%	1.47%	1.57%	1.61%	1.38%
Original Credit Score < 660					6.51%	7.24%	7.28%	7.22%	6.15%
60 - 89 Days Delinquent					0.94%	0.97%	1.07%	1.07%	0.91%
Original Credit Score >= 660					0.60%	0.60%	0.69%	0.71%	0.63%
Original Credit Score < 660					2.66%	2.90%	3.11%	3.06%	2.47%
60-plus-days Delinquent	1.70%	1.99%	2.53%	3.43%	4.09%	4.92%	5.81%	6.47%	6.39%
Original Credit Score >= 660	1.00%	1.21%	1.57%	2.22%	2.83%	3.42%	4.05%	4.57%	4.62%
Original Credit Score < 660	4.90%	5.66%	7.20%	9.44%	10.47%	12.72%	15.23%	16.90%	16.32%
Serious Delinquency Rate	1.15%	1.36%	1.72%	2.42%	3.15%	3.94%	4.72%	5.38%	5.47%
In Bankruptcy					0.33%	0.38%	0.40%	0.41%	0.42%

Appendix: Data Tables

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

(# of loans in thousands)	1Q08	2Q08	3Q08	4Q08	1Q09	2Q09	3Q09	4Q09	1Q10
Total Loans Serviced	12,397	12,418	12,458	12,316	12,222	12,191	12,269	12,225	12,220
Original Credit Score >= 660	10,436	10,484	10,553	10,494	10,434	10,448	10,563	10,553	10,577
Original Credit Score < 660	1,961	1,933	1,906	1,822	1,788	1,742	1,706	1,672	1,642
Total Delinquent Loans					576	674	803	858	805
Original Credit Score >= 660					320	379	471	511	489
Original Credit Score < 660					256	294	332	347	316
30 - 59 Days Delinquent					218	244	282	272	225
Original Credit Score >= 660					113	128	161	157	131
Original Credit Score < 660					105	116	120	115	94
60 - 89 Days Delinquent					84	92	114	114	93
Original Credit Score >= 660					46	49	64	66	56
Original Credit Score < 660					38	43	50	48	37
60-plus-days Delinquent	142	170	219	301	358	430	521	586	580
Original Credit Score >= 660	68	84	110	161	207	251	310	354	358
Original Credit Score < 660	74	87	109	140	151	178	211	232	222
Percent of Total Loans Serviced									
Total Delinquent Loans					4.71%	5.53%	6.54%	7.02%	6.59%
Original Credit Score >= 660					3.07%	3.63%	4.46%	4.84%	4.63%
Original Credit Score < 660					14.31%	16.90%	19.44%	20.77%	19.24%
30 - 59 Days Delinquent					1.78%	2.00%	2.30%	2.22%	1.84%
Original Credit Score >= 660					1.09%	1.23%	1.53%	1.48%	1.24%
Original Credit Score < 660					5.86%	6.65%	7.06%	6.87%	5.75%
60 - 89 Days Delinquent					0.69%	0.76%	0.93%	0.93%	0.76%
Original Credit Score >= 660					0.44%	0.47%	0.61%	0.62%	0.53%
Original Credit Score < 660					2.14%	2.48%	2.91%	2.89%	2.27%
60-plus-days Delinquent	1.15%	1.37%	1.75%	2.44%	2.93%	3.52%	4.24%	4.80%	4.75%
Original Credit Score >= 660	0.65%	0.80%	1.04%	1.53%	1.98%	2.40%	2.93%	3.35%	3.39%
Original Credit Score < 660	3.79%	4.48%	5.71%	7.69%	8.46%	10.24%	12.38%	13.90%	13.49%
Serious Delinquency Rate*	0.77%	0.93%	1.22%	1.72%	2.41%	2.89%	3.43%	3.98%	4.13%
In Bankruptcy					0.22%	0.26%	0.30%	0.33%	0.33%

* Revised to include structured transactions.

Appendix: Data Tables

2 Enterprises Combined - Foreclosure Prevention Actions (# of loans)*

	1Q08	2Q08	3Q08	4Q08	1Q09	2Q09	3Q09	4Q09	1Q10
Starts **									
HAMP Trial & Permanent Modifications- Cumulative						66,200	278,139	485,418	584,086
Repayment Plans	63,756	66,443	85,771	84,876	100,917	140,641	182,720	170,109	159,073
Forbearance Plans					49,369	121,496	291,825	335,090	221,592
Completed									
Repayment Plans ***	18,148	16,393	14,710	13,309	31,901	25,114	38,939	46,406	55,884
Forbearance Plans ***	1,198	1,279	1,099	2,116	5,304	4,727	5,607	9,589	17,991
Charge-offs in Lieu	168	156	202	273	288	496	810	653	705
HomeSaver Advance (<i>Fannie</i>)	1,244	16,658	27,277	25,788	20,431	11,662	4,347	2,759	2,588
Loan Modifications	15,655	15,387	13,488	23,777	37,069	32,287	36,722	57,569	137,561
Home Retention Actions	36,413	49,873	56,776	65,263	94,993	74,286	86,425	116,976	214,729
Short Sales	1,776	3,062	4,674	6,192	8,054	11,705	16,586	19,102	23,379
Deeds-in-lieu	308	236	427	540	578	835	843	715	934
Nonforeclosure - Home Forfeiture Actions	2,084	3,298	5,101	6,732	8,632	12,540	17,429	19,817	24,313
Total Foreclosure Prevention Actions	38,497	53,171	61,877	71,995	103,625	86,826	103,854	136,793	239,042
Percent of Total Foreclosure Prevention Actions									
Repayment Plans	47%	31%	24%	18%	31%	29%	37%	34%	23%
Forbearance Plans	3%	2%	2%	3%	5%	5%	5%	7%	8%
Charge-offs in Lieu	0%	0%	0%	0%	0%	1%	1%	0%	0%
HomeSaver Advance (<i>Fannie</i>)	3%	31%	44%	36%	20%	13%	4%	2%	1%
Loan Modifications	41%	29%	22%	33%	36%	37%	35%	42%	58%
Home Retention Actions	95%	94%	92%	91%	92%	86%	83%	86%	90%
Short Sales	5%	6%	8%	9%	8%	13%	16%	14%	10%
Deeds-in-lieu	1%	0%	1%	1%	1%	1%	1%	1%	0%
Nonforeclosure - Home Forfeiture Actions	5%	6%	8%	9%	8%	14%	17%	14%	10%

*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.

** Forbearance plans initiated include HAMP trials initiated by servicers under the MHA program. In addition, starting in August, forbearance plans initiated include Fannie Mae's HomeSaver forbearance plans. 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 March, 2010, Fannie Mae had completed 79,700 HAMP permanent modifications and Freddie Mac had completed nearly 56,400 HAMP permanent modifications.

*** Include loans that were 30+ days delinquent at initiation of the plan. In addition, the completed forbearance plans data has been revised to exclude HAMP.

Appendix: Data Tables**3(i) Enterprises Combined - Loan Modifications**

	1Q08	2Q08	3Q08	4Q08	1Q09	2Q09	3Q09	4Q09	1Q10
Loan Modifications (# of loans)	15,655	15,387	13,488	23,777	37,069	32,287	36,722	57,569	137,561
Principal and Interest Change (%)									
Increase	82%	70%	53%	25%	16%	12%	13%	15%	12%
No Change	1%	1%	1%	1%	1%	2%	0%	0%	0%
Decrease <= 20%	15%	21%	28%	32%	31%	32%	38%	25%	22%
Decrease > 20%	2%	8%	18%	42%	52%	54%	49%	59%	66%
Type of Modifications (%)									
Extend Term Only					17%	19%	18%	9%	4%
Reduce Rate Only					4%	3%	9%	21%	34%
Extend Term and Reduce Rate*					70%	69%	66%	62%	54%
Other					9%	9%	7%	8%	9%
60+ Days Re-Delinquency (%)									
3 Months after Modification	17%	20%	25%	28%	21%	24%	19%	10%	
6 Months after Modification	31%	35%	38%	37%	33%	35%	34%		
9 Months after Modification	39%	41%	42%	42%	40%	39%			

* Includes extend term, reduce rate and forbear principal.

Appendix: Data Tables**3(ii) Fannie Mae - Loan Modifications**

	1Q08	2Q08	3Q08	4Q08	1Q09	2Q09	3Q09	4Q09	1Q10
Loan Modifications (# of loans)	11,409	10,560	5,173	6,314	12,446	16,684	27,686	41,753	93,756
Principal and Interest Change (%)									
Increase	83%	67%	53%	25%	15%	10%	9%	14%	12%
No Change	1%	1%	1%	1%	0%	3%	0%	0%	0%
Decrease <= 20%	14%	21%	29%	41%	35%	35%	36%	24%	22%
Decrease > 20%	3%	11%	16%	34%	50%	52%	55%	62%	67%
Type of Modifications (%)									
Extend Term Only					13%	12%	10%	6%	1%
Reduce Rate Only					10%	5%	11%	24%	40%
Extend Term and Reduce Rate*					67%	73%	74%	63%	50%
Other					10%	9%	5%	7%	10%
60+ Days Re-Delinquency (%)									
3 Months after Modification	21%	27%	31%	24%	19%	18%	21%	10%	
6 Months after Modification	37%	44%	44%	39%	36%	33%	37%		
9 Months after Modification	47%	51%	52%	50%	47%	41%			

* Includes extend term, reduce rate and forbear principal.

Appendix: Data Tables**3(iii) Freddie Mac - Loan Modifications**

	1Q08	2Q08	3Q08	4Q08	1Q09	2Q09	3Q09	4Q09	1Q10
Loan Modifications (# of loans)	4,246	4,827	8,315	17,463	24,623	15,603	9,036	15,816	43,805
Principal and Interest Change (%)									
Increase	81%	74%	53%	25%	16%	14%	24%	18%	11%
No Change	1%	1%	1%	2%	1%	1%	1%	1%	1%
Decrease <= 20%	16%	22%	26%	28%	30%	29%	44%	31%	24%
Decrease > 20%	2%	4%	19%	46%	53%	56%	31%	50%	63%
Type of Modifications (%)									
Extend Term Only					19%	27%	43%	16%	9%
Reduce Rate Only					1%	1%	2%	14%	22%
Extend Term and Reduce Rate*					72%	64%	41%	59%	62%
Other					9%	9%	13%	12%	7%
60+ Days Re-Delinquency (%)									
3 Months after Modification	7%	10%	22%	30%	22%	27%	14%	9%	
6 Months after Modification	18%	22%	34%	36%	31%	36%	26%		
9 Months after Modification	21%	27%	36%	39%	36%	38%			

* Includes extend term, reduce rate and forbear principal.

Appendix: Data Tables**4 Enterprises Combined - Home Forfeiture Actions (# of loans)**

	1Q08	2Q08	3Q08	4Q08	1Q09	2Q09	3Q09	4Q09	1Q10
Short Sales	1,776	3,062	4,674	6,192	8,054	11,705	16,586	19,102	23,379
Deeds-in-lieu	308	236	427	540	578	835	843	715	934
Nonforeclosure - Home Forfeiture Actions	2,084	3,298	5,101	6,732	8,632	12,540	17,429	19,817	24,313
Third-party Sales	1,939	2,052	2,170	1,571	1,467	2,789	4,263	4,908	5,171
Foreclosure Sales	29,548	36,093	45,277	33,233	39,733	54,236	65,375	72,989	92,760
Third-party & Foreclosure Sales	31,487	38,145	47,447	34,804	41,200	57,025	69,638	77,897	97,931
Foreclosure Starts	108,520	116,843	132,909	149,981	243,824	299,208	254,168	243,485	246,273
Top Five Reasons for Delinquency									
Curtailment of Income					35%	40%	40%	41%	47%
Excessive obligations					19%	18%	16%	13%	13%
Unemployment					8%	9%	8%	8%	8%
Illness of principal mortgagor or family member					6%	6%	5%	5%	5%
Marital Difficulties					3%	3%	3%	3%	3%

* Short sales and deeds in lieu of foreclosure completed.

Appendix: Data Tables

5 Fannie Mae and Freddie Mac - Refinance Volume (# of loans)

	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10
Total Refinances														
Fannie Mae	188,886	343,751	213,110	273,621	356,927	264,802	193,814	167,958	121,997	124,644	170,612	141,225	146,955	128,920
Freddie Mac	130,885	238,144	175,069	185,343	236,818	158,182	164,875	98,048	86,796	92,498	126,134	107,590	107,438	106,861
Total	319,771	581,895	388,179	458,964	593,745	422,984	358,689	266,006	208,793	217,142	296,746	248,815	254,393	235,781
HARP LTV >80% -105%														
Fannie Mae			605	3,084	12,531	16,032	15,295	14,781	10,425	11,623	18,771	15,518	18,067	18,747
Freddie Mac			915	3,263	10,026	14,577	16,846	8,684	7,136	9,087	14,576	14,750	15,670	14,040
Total			1,520	6,347	22,557	30,609	32,141	23,465	17,561	20,710	33,347	30,268	33,737	32,787
HARP LTV >105% -125%														
Fannie Mae						1		36	129	283	521	626	683	794
Freddie Mac									106	257	590	717	868	924
Total						1		36	235	540	1,111	1,343	1,551	1,718
All Other Streamlined Refis														
Fannie Mae			7,904	18,572	41,757	38,627	27,857	23,420	16,539	19,342	30,900	26,658	32,092	29,128
Freddie Mac			1,172	3,812	9,343	9,543	11,927	7,563	7,965	12,214	19,616	21,254	22,330	17,055
Total			9,076	22,384	51,100	48,170	39,784	30,983	24,504	31,556	50,516	47,912	54,422	46,183

Notes:

HARP Refinance Loans are defined as Fannie Mae to Fannie Mae and Freddie Mac to Freddie Mac first lien refinance loans with limited and no cash out that are owner occupied with LTV's over 80 to 125.

All Other Streamlined Refis are streamlined refinances that do not qualify as HARP >80% - 125% refinances. Fannie Mae implements streamlined refinances through the Refi Plus product for manual underwriting and DU Refi Plus product for loans underwritten through Desktop Underwriter. The product is available for refinances of existing Fannie Mae loans only. Freddie Mac implements streamlined refinances through the Relief Refinance Mortgage product. Loans may be originated by any Freddie Mac approved servicer.

FHFA produces monthly and quarterly versions of the Foreclosure Prevention and Refinance Report. In addition to the data provided in the monthly reports, the quarterly reports includes 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.

Home Saver 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.

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.

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

Extend Term, Rate Reduction, 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.