



Federal Housing Finance Agency

Foreclosure Prevention Report May 2013

FHFA Federal Property Manager's Report

This report contains data on foreclosure prevention activity of Fannie Mae and Freddie Mac (the Enterprises) through May 2013.

2.9 million homeowners helped since conservatorship

14% increase in completed short sales in May

May 2013 Highlights

The Enterprises' Foreclosure Prevention Actions:

- Nearly 39,300 foreclosure prevention actions were completed in May, bringing the total to nearly 2.9 million since the start of conservatorship in September 2008. Half of these actions have been permanent loan modifications.
- The volume of permanent loan modifications remained flat at approximately 19,800 in May compared with April.
- One-third of permanent loan modifications in May included principal forbearance.
- Nearly 9,100 short sales were completed during the month, up 14 percent compared with April.

The Enterprises' Mortgage Performance:

- Early stage (30-89 days) and seriously delinquent loans continued to decline during the month.

The Enterprises' Foreclosures:

- Foreclosure sales and starts decreased during the month compared with April.

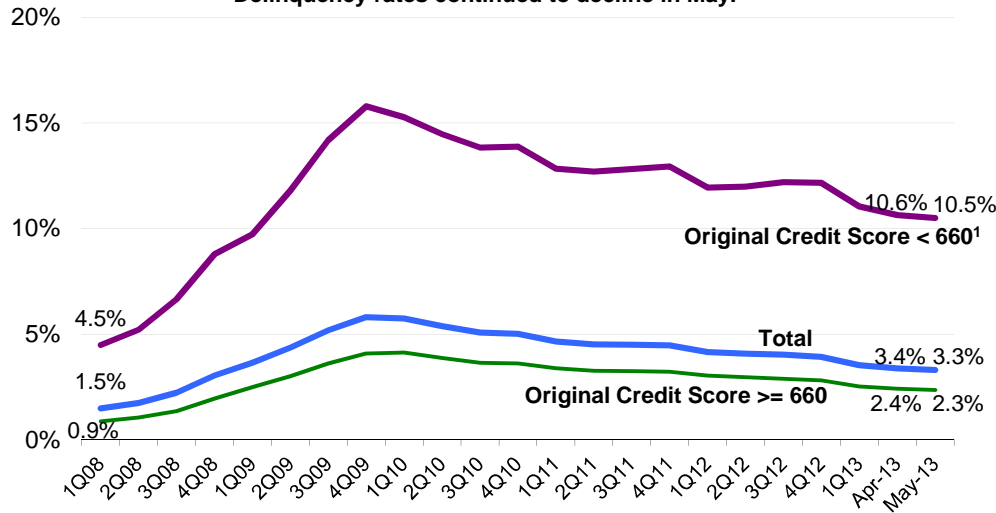
Foreclosure Prevention Activities		
	Apr-13	May-13
HAMP Active Trials	23,654	22,730
HAMP Permanent - Cumulative	432,043	431,361
Completed Foreclosure Prevention Actions		
Loan Modifications *	19,809	19,815
Repayment Plans	10,628	7,639
Forbearance Plans	1,344	1,001
Charge-offs-in-lieu	58	57
Home Retention Actions	31,839	28,512
Short Sales	7,954	9,090
Deeds-in-lieu	1,679	1,671
Home Forfeiture Actions	9,633	10,761
TOTAL	41,472	39,273

* Includes HAMP permanent modifications
Source: FHFA (Fannie Mae and Freddie Mac)

Mortgage Performance (at period end)		
(# of loans in thousands)	Apr-13	May-13
30-59 Days Delinquent	454	439
60-plus-days Delinquent	946	921
Foreclosure Starts	44	43
Third-party & Foreclosure Sales	20	18
(Percent of total loans serviced)		
30-59 Days Delinquent	1.62%	1.57%
60-plus-days Delinquent	3.37%	3.29%
Serious Delinquent*	2.92%	2.84%

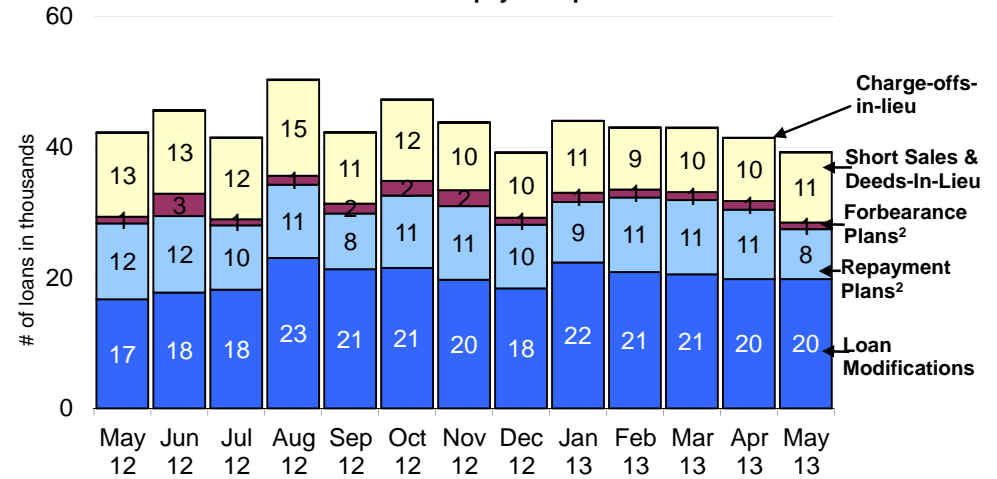
* 90 days or more delinquent, or in the process of foreclosure.
Source: FHFA (Fannie Mae and Freddie Mac)

60-plus-days Delinquency Rates
Delinquency rates continued to decline in May.



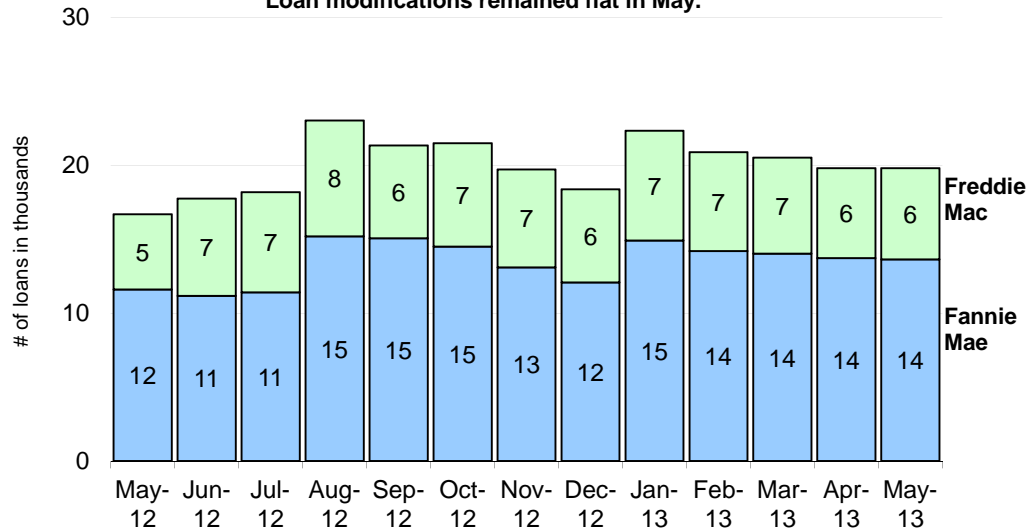
Source: FHFA (Fannie Mae and Freddie Mac)

Foreclosure Prevention Actions Completed
Foreclosure prevention actions declined in May driven by decreases in repayment plans.



Source: FHFA (Fannie Mae and Freddie Mac)

Completed loan modifications
Loan modifications remained flat in May.



Source: FHFA (Fannie Mae and Freddie Mac)

HAMP Statistics³

Cumulative from April 2009 through	Apr-13	May-13
Trial Modifications Ever Started	1,033,368	1,034,847
Less:		
Trials Disqualified	(79,613)	(79,556)
Trials Cancelled	(344,667)	(344,893)
Permanent Modifications	(585,434)	(587,668)
Trials Remaining Active	23,654	22,730
Permanent Modifications Started	585,434	587,668
Less:		
Modifications Defaulted	(142,727)	(144,549)
Modifications Paid off	(10,664)	(11,758)
Active Permanent Modifications	432,043	431,361

Source: FHFA (Fannie Mae and Freddie Mac)

¹ Includes loans with missing original credit score.

² 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.

³ 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 May 31, 2013, Fannie Mae had nearly 257,700 HAMP active permanent modifications and Freddie Mac had approximately 173,700 HAMP active permanent modifications.

Completed Foreclosure Prevention Actions

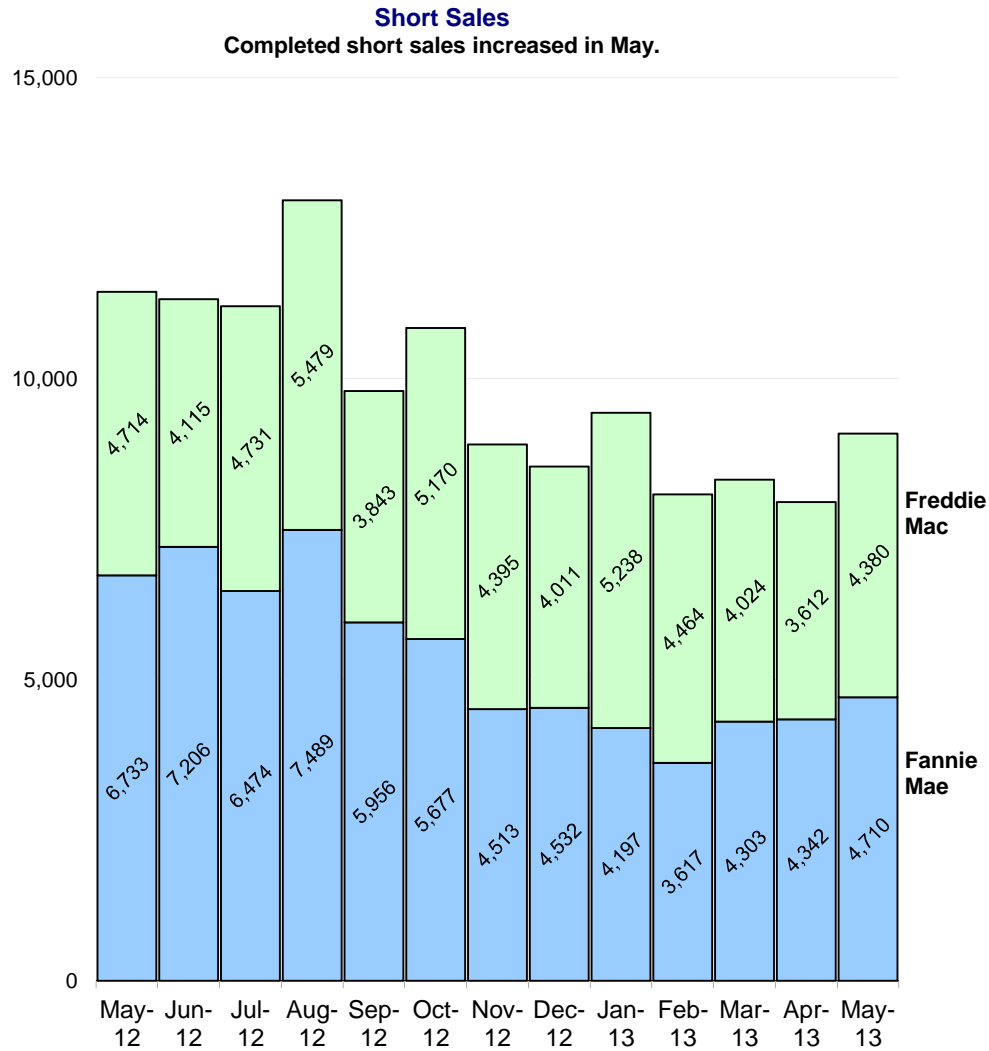
Since the first full quarter in conservatorship (4Q08), combined completed foreclosure prevention actions total nearly 2.9 million. Approximately half of these actions are permanent loan modifications.

Completed Foreclosure Prevention Actions

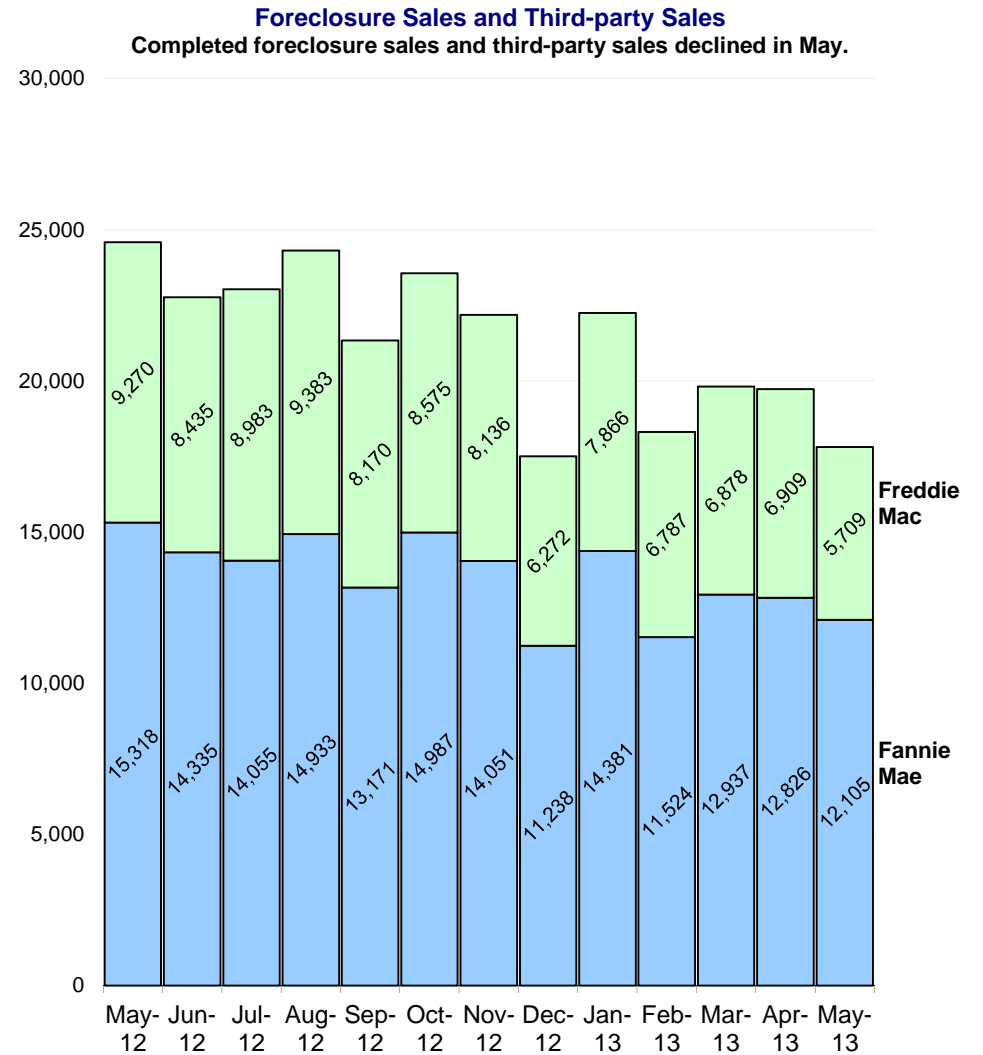
	Full Year 2010	Full Year 2011	Full Year 2012	YTD May-13	Conservatorship to Date ¹
Home Retention Actions					
Repayment Plans	185,954	181,558	142,615	50,349	716,145
Forbearance Plans	63,024	34,423	22,812	6,153	153,755
Charge-offs-in-lieu	3,118	2,263	1,335	261	9,497
HomeSaver Advance (<i>Fannie</i>)	5,191	-	-	-	70,178
Loan Modifications	<u>575,022</u>	<u>322,108</u>	<u>232,993</u>	<u>103,390</u>	<u>1,420,937</u>
Total	832,309	540,352	399,755	160,153	2,370,512
Nonforeclosure - Home Forfeiture Actions					
Short Sales	107,953	115,237	125,232	42,887	452,948
Deeds-in-lieu	<u>6,043</u>	<u>10,231</u>	<u>16,232</u>	<u>7,765</u>	<u>43,782</u>
Total	113,996	125,468	141,464	50,652	496,730
Total Foreclosure Prevention Actions	946,305	665,820	541,219	210,805	2,867,242

¹ 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*)

<i>(# of loans in thousands)</i>	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13
Total Loans Serviced	28,661	28,617	28,508	28,405	28,374	28,259	28,359	28,158	28,079	28,075	28,043	28,030	27,975
Original Credit Score >= 660	25,085	25,065	24,985	24,911	24,905	24,824	24,943	24,774	24,734	24,752	24,744	24,754	24,728
Original Credit Score < 660	3,576	3,552	3,523	3,494	3,470	3,435	3,416	3,384	3,345	3,324	3,299	3,275	3,247
Total Delinquent Loans	1,686	1,704	1,677	1,636	1,733	1,638	1,624	1,646	1,569	1,565	1,467	1,400	1,361
Original Credit Score >= 660	1,029	1,037	1,019	994	1,047	991	986	994	944	955	894	854	826
Original Credit Score < 660	657	667	658	643	686	646	638	653	625	610	573	546	535
30 - 59 Days Delinquent	512	539	524	508	591	525	527	542	506	529	480	454	439
Original Credit Score >= 660	281	297	288	279	329	291	296	301	280	304	271	256	245
Original Credit Score < 660	231	242	236	228	262	235	232	241	227	225	209	198	194
60 - 89 Days Delinquent	170	175	176	172	190	181	178	187	177	166	150	138	137
Original Credit Score >= 660	95	97	97	95	105	100	98	102	96	92	84	77	76
Original Credit Score < 660	75	78	79	77	86	81	80	84	80	74	66	61	61
60-plus-days Delinquent	1,174	1,165	1,153	1,129	1,141	1,112	1,097	1,104	1,062	1,035	987	946	921
Original Credit Score >= 660	748	740	731	714	718	700	691	693	664	651	623	597	580
Original Credit Score < 660	426	425	422	415	423	412	406	412	398	385	364	348	341

Percent of Total Loans Serviced

Total Delinquent Loans	5.88%	5.95%	5.88%	5.76%	6.11%	5.80%	5.73%	5.85%	5.59%	5.57%	5.23%	4.99%	4.86%
Original Credit Score >= 660	4.10%	4.14%	4.08%	3.99%	4.20%	3.99%	3.95%	4.01%	3.82%	3.86%	3.61%	3.45%	3.34%
Original Credit Score < 660	18.37%	18.78%	18.68%	18.40%	19.76%	18.82%	18.67%	19.29%	18.67%	18.35%	17.37%	16.68%	16.47%
30 - 59 Days Delinquent	1.79%	1.88%	1.84%	1.79%	2.08%	1.86%	1.86%	1.92%	1.80%	1.89%	1.71%	1.62%	1.57%
Original Credit Score >= 660	1.12%	1.18%	1.15%	1.12%	1.32%	1.17%	1.18%	1.21%	1.13%	1.23%	1.09%	1.03%	0.99%
Original Credit Score < 660	6.45%	6.81%	6.69%	6.54%	7.56%	6.83%	6.78%	7.12%	6.78%	6.77%	6.34%	6.05%	5.97%
60 - 89 Days Delinquent	0.59%	0.61%	0.62%	0.61%	0.67%	0.64%	0.63%	0.66%	0.63%	0.59%	0.53%	0.49%	0.49%
Original Credit Score >= 660	0.38%	0.39%	0.39%	0.38%	0.42%	0.40%	0.39%	0.41%	0.39%	0.37%	0.34%	0.31%	0.31%
Original Credit Score < 660	2.09%	2.19%	2.23%	2.20%	2.47%	2.37%	2.33%	2.49%	2.40%	2.23%	1.99%	1.86%	1.88%
60-plus-days Delinquent	4.10%	4.07%	4.05%	3.97%	4.02%	3.94%	3.87%	3.92%	3.78%	3.69%	3.52%	3.37%	3.29%
Original Credit Score >= 660	2.98%	2.95%	2.93%	2.87%	2.88%	2.82%	2.77%	2.80%	2.69%	2.63%	2.52%	2.41%	2.35%
Original Credit Score < 660	11.92%	11.97%	11.98%	11.86%	12.20%	11.99%	11.90%	12.16%	11.90%	11.58%	11.04%	10.63%	10.50%
Serious Delinquency Rate	3.54%	3.50%	3.47%	3.41%	3.39%	3.33%	3.28%	3.27%	3.19%	3.14%	3.02%	2.92%	2.84%
In Bankruptcy	0.62%	0.58%	0.58%	0.57%	0.57%	0.56%	0.55%	0.54%	0.51%	0.50%	0.48%	0.48%	0.48%

Appendix: Data Tables

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

(# of loans in thousands)	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13
Total Loans Serviced	17,671	17,653	17,634	17,605	17,634	17,571	17,632	17,545	17,511	17,528	17,490	17,486	17,467
Original Credit Score >= 660	15,430	15,428	15,425	15,414	15,457	15,415	15,488	15,420	15,414	15,443	15,422	15,431	15,431
Original Credit Score < 660	2,241	2,225	2,209	2,191	2,177	2,156	2,144	2,125	2,097	2,084	2,069	2,054	2,036
Total Delinquent Loans	1,068	1,081	1,066	1,043	1,100	1,042	1,034	1,044	993	995	927	891	862
Original Credit Score >= 660	649	655	645	630	662	628	625	627	596	606	564	543	523
Original Credit Score < 660	420	426	421	413	439	415	409	417	397	388	363	348	339
30 - 59 Days Delinquent	329	344	334	325	376	336	338	347	323	341	303	292	281
Original Credit Score >= 660	178	187	181	177	207	183	187	190	177	195	169	163	156
Original Credit Score < 660	150	157	153	148	170	153	151	157	147	146	134	128	125
60 - 89 Days Delinquent	108	111	113	110	121	115	112	117	110	103	92	86	84
Original Credit Score >= 660	59	61	61	60	65	63	61	63	59	57	52	47	46
Original Credit Score < 660	48	50	51	50	55	53	51	54	51	46	41	38	38
60-plus-days Delinquent	740	737	732	717	724	706	696	697	670	654	624	599	581
Original Credit Score >= 660	471	467	464	453	455	444	438	437	419	411	394	380	367
Original Credit Score < 660	269	269	269	264	269	262	258	261	251	242	229	220	214

Percent of Total Loans Serviced

Total Delinquent Loans	6.05%	6.12%	6.05%	5.92%	6.24%	5.93%	5.86%	5.95%	5.67%	5.68%	5.30%	5.10%	4.93%
Original Credit Score >= 660	4.21%	4.24%	4.18%	4.09%	4.28%	4.07%	4.03%	4.07%	3.87%	3.93%	3.66%	3.52%	3.39%
Original Credit Score < 660	18.72%	19.15%	19.08%	18.83%	20.14%	19.23%	19.07%	19.64%	18.95%	18.64%	17.53%	16.94%	16.64%
30 - 59 Days Delinquent	1.86%	1.95%	1.89%	1.85%	2.13%	1.91%	1.92%	1.98%	1.85%	1.95%	1.73%	1.67%	1.61%
Original Credit Score >= 660	1.16%	1.22%	1.17%	1.15%	1.34%	1.19%	1.21%	1.23%	1.15%	1.26%	1.10%	1.06%	1.01%
Original Credit Score < 660	6.70%	7.05%	6.92%	6.78%	7.79%	7.07%	7.04%	7.38%	6.99%	7.00%	6.45%	6.25%	6.13%
60 - 89 Days Delinquent	0.61%	0.63%	0.64%	0.62%	0.68%	0.66%	0.64%	0.67%	0.63%	0.59%	0.53%	0.49%	0.48%
Original Credit Score >= 660	0.39%	0.39%	0.40%	0.39%	0.42%	0.41%	0.40%	0.41%	0.39%	0.37%	0.33%	0.31%	0.30%
Original Credit Score < 660	2.15%	2.25%	2.31%	2.28%	2.53%	2.44%	2.37%	2.53%	2.41%	2.23%	1.97%	1.86%	1.85%
60-plus-days Delinquent	4.19%	4.17%	4.15%	4.08%	4.11%	4.02%	3.94%	3.97%	3.83%	3.73%	3.56%	3.43%	3.33%
Original Credit Score >= 660	3.05%	3.03%	3.01%	2.94%	2.94%	2.88%	2.83%	2.83%	2.72%	2.66%	2.56%	2.46%	2.38%
Original Credit Score < 660	12.02%	12.10%	12.17%	12.05%	12.35%	12.15%	12.02%	12.26%	11.95%	11.63%	11.07%	10.70%	10.51%
Serious Delinquency Rate	3.57%	3.53%	3.50%	3.44%	3.41%	3.35%	3.30%	3.29%	3.18%	3.13%	3.02%	2.93%	2.83%
In Bankruptcy	0.67%	0.60%	0.60%	0.58%	0.58%	0.56%	0.55%	0.54%	0.50%	0.49%	0.46%	0.47%	0.46%

Appendix: Data Tables

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

(# of loans in thousands)	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13
Total Loans Serviced	10,990	10,964	10,875	10,800	10,740	10,688	10,727	10,613	10,569	10,547	10,552	10,544	10,508
Original Credit Score >= 660	9,655	9,638	9,560	9,497	9,448	9,409	9,454	9,354	9,321	9,308	9,322	9,323	9,297
Original Credit Score < 660	1,335	1,327	1,315	1,303	1,292	1,279	1,272	1,259	1,248	1,239	1,230	1,221	1,211
Total Delinquent Loans	618	623	611	594	633	595	591	602	575	570	541	509	499
Original Credit Score >= 660	380	382	375	363	385	363	361	367	348	349	330	311	303
Original Credit Score < 660	237	241	237	230	247	232	229	235	227	221	211	198	196
30 - 59 Days Delinquent	184	194	190	182	215	189	189	195	183	188	177	162	159
Original Credit Score >= 660	103	109	107	103	122	107	109	111	103	109	101	93	90
Original Credit Score < 660	80	85	83	80	93	82	81	84	80	79	76	70	69
60 - 89 Days Delinquent	62	64	63	62	70	66	66	70	67	63	57	52	53
Original Credit Score >= 660	36	36	36	35	39	37	37	39	37	36	32	29	30
Original Credit Score < 660	27	28	28	27	31	29	29	31	30	28	25	23	24
60-plus-days Delinquent	434	428	421	411	418	406	401	407	392	382	364	346	340
Original Credit Score >= 660	277	272	268	261	263	256	253	256	245	239	229	218	213
Original Credit Score < 660	157	156	153	150	154	150	149	151	147	142	135	128	127

Percent of Total Loans Serviced

Total Delinquent Loans	5.62%	5.68%	5.62%	5.50%	5.89%	5.57%	5.51%	5.67%	5.44%	5.40%	5.12%	4.82%	4.75%
Original Credit Score >= 660	3.94%	3.96%	3.92%	3.83%	4.08%	3.86%	3.82%	3.92%	3.73%	3.75%	3.54%	3.33%	3.26%
Original Credit Score < 660	17.78%	18.15%	18.00%	17.69%	19.12%	18.13%	18.01%	18.70%	18.21%	17.86%	17.12%	16.23%	16.20%
30 - 59 Days Delinquent	1.67%	1.77%	1.75%	1.69%	2.00%	1.77%	1.76%	1.84%	1.73%	1.79%	1.68%	1.54%	1.51%
Original Credit Score >= 660	1.07%	1.14%	1.12%	1.08%	1.29%	1.14%	1.15%	1.18%	1.11%	1.17%	1.09%	0.99%	0.96%
Original Credit Score < 660	6.02%	6.39%	6.32%	6.14%	7.18%	6.41%	6.33%	6.70%	6.41%	6.37%	6.14%	5.71%	5.71%
60 - 89 Days Delinquent	0.57%	0.58%	0.58%	0.57%	0.65%	0.62%	0.61%	0.66%	0.63%	0.60%	0.54%	0.50%	0.51%
Original Credit Score >= 660	0.37%	0.37%	0.38%	0.37%	0.41%	0.40%	0.39%	0.42%	0.39%	0.38%	0.35%	0.32%	0.32%
Original Credit Score < 660	1.99%	2.09%	2.10%	2.07%	2.37%	2.25%	2.27%	2.42%	2.39%	2.23%	2.02%	1.86%	1.95%
60-plus-days Delinquent	3.95%	3.91%	3.87%	3.81%	3.89%	3.80%	3.74%	3.83%	3.71%	3.62%	3.45%	3.28%	3.24%
Original Credit Score >= 660	2.87%	2.83%	2.80%	2.75%	2.79%	2.72%	2.67%	2.73%	2.63%	2.57%	2.45%	2.34%	2.29%
Original Credit Score < 660	11.76%	11.76%	11.67%	11.55%	11.94%	11.72%	11.68%	12.00%	11.80%	11.49%	10.98%	10.52%	10.49%
Serious Delinquency Rate	3.50%	3.45%	3.42%	3.36%	3.37%	3.31%	3.25%	3.25%	3.20%	3.15%	3.03%	2.91%	2.85%
In Bankruptcy	0.54%	0.54%	0.55%	0.54%	0.55%	0.55%	0.54%	0.54%	0.53%	0.53%	0.52%	0.51%	0.51%

Appendix: Data Tables

2 Enterprises Combined - Foreclosure Prevention Actions (# of loans)¹

	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	YTD 2013
Starts²														
HAMP Active Trial & Perm. - Cum.	453,666	455,967	456,048	456,763	456,378	457,245	458,888	458,363	457,040	457,106	457,084	455,697	454,091	454,091
Repayment Plans	30,389	18,539	28,709	28,763	25,668	28,764	27,530	24,297	27,143	22,109	20,563	17,215	15,455	102,485
Forbearance Plans	13,026	9,455	9,024	13,596	10,722	12,504	9,976	11,882	7,835	8,021	8,462	6,492	7,638	38,448
Completed														
Repayment Plans ³	11,631	11,705	9,857	11,219	8,496	11,071	11,264	9,729	9,288	11,428	11,366	10,628	7,639	50,349
Forbearance Plans ³	1,033	3,396	921	1,395	1,505	2,292	2,433	1,099	1,401	1,191	1,216	1,344	1,001	6,153
Charge-offs-in-lieu	87	132	98	119	78	117	4	70	32	27	87	58	57	261
HomeSaver Advance (<i>Fannie</i>)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Modifications	16,702	17,766	18,188	23,030	21,343	21,499	19,728	18,383	22,339	20,891	20,536	19,809	19,815	103,390
Home Retention Actions	29,453	32,999	29,064	35,763	31,422	34,979	33,429	29,281	33,060	33,537	33,205	31,839	28,512	160,153
Short Sales	11,447	11,321	11,205	12,968	9,799	10,847	8,908	8,543	9,435	8,081	8,327	7,954	9,090	42,887
Deeds-in-lieu	1,382	1,379	1,263	1,647	1,084	1,527	1,419	1,398	1,529	1,406	1,480	1,679	1,671	7,765
Nonforeclosure - Home Forfeiture Actions	12,829	12,700	12,468	14,615	10,883	12,374	10,327	9,941	10,964	9,487	9,807	9,633	10,761	50,652
Total Foreclosure Prevention Actions	42,282	45,699	41,532	50,378	42,305	47,353	43,756	39,222	44,024	43,024	43,012	41,472	39,273	210,805

Percent of Total Foreclosure Prevention Actions

Repayment Plans	28%	26%	24%	22%	20%	23%	26%	25%	21%	27%	26%	26%	19%	24%
Forbearance Plans	2%	7%	2%	3%	4%	5%	6%	3%	3%	3%	3%	3%	3%	3%
Charge-offs-in-lieu	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
HomeSaver Advance (<i>Fannie</i>)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Loan Modifications	40%	39%	44%	46%	50%	45%	45%	47%	51%	49%	48%	48%	50%	49%
Home Retention Actions	70%	72%	70%	71%	74%	74%	76%	75%	75%	78%	77%	77%	73%	76%
Short Sales	27%	25%	27%	26%	23%	23%	20%	22%	21%	19%	19%	19%	23%	20%
Deeds-in-lieu	3%	3%	3%	3%	3%	3%	3%	4%	3%	3%	3%	4%	4%	4%
Nonforeclosure - Home Forfeiture Actions	30%	28%	30%	29%	26%	26%	24%	25%	25%	22%	23%	23%	27%	24%

¹ 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.² 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 May 31, 2013, Fannie Mae had nearly 257,700 HAMP active permanent modifications and Freddie Mac had approximately 173,700 HAMP active permanent modifications.³ 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

	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	YTD 2013
Loan Modifications (# of loans)	16,702	17,766	18,188	23,030	21,343	21,499	19,728	18,383	22,339	20,891	20,536	19,809	19,815	103,390
Types of Modification (%)*														
Extend Term Only	10%	10%	12%	11%	12%	13%	13%	14%	14%	15%	16%	19%	19%	17%
Reduce Rate Only	19%	19%	15%	15%	10%	12%	11%	11%	12%	10%	10%	9%	9%	10%
Reduce Rate and Extend Term	39%	37%	37%	37%	37%	36%	37%	37%	39%	39%	39%	39%	38%	39%
Reduce Rate, Extend Term and Forbear Principal	32%	34%	36%	37%	41%	39%	39%	38%	36%	36%	35%	33%	34%	35%
Other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

* 2012 data have been revised.

Appendix: Data Tables

3(ii) Fannie Mae - Loan Modifications

	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	YTD 2013
Loan Modifications (# of loans)	11,611	11,169	11,410	15,213	15,074	14,511	13,106	12,095	14,923	14,205	14,025	13,741	13,650	70,544
Types of Modification (%)														
Extend Term Only	13%	14%	15%	14%	15%	17%	17%	19%	19%	21%	21%	25%	25%	22%
Reduce Rate Only	18%	18%	15%	15%	10%	11%	11%	11%	10%	9%	9%	8%	8%	9%
Reduce Rate and Extend Term	37%	35%	37%	37%	36%	35%	36%	36%	38%	37%	37%	36%	35%	37%
Reduce Rate, Extend Term and Forbear Principal	31%	32%	33%	33%	39%	37%	36%	35%	33%	33%	33%	31%	32%	32%
Other	0%	0%	-1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Appendix: Data Tables

3(iii) Freddie Mac - Loan Modifications

	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	YTD 2013
Loan Modifications (# of loans)	5,091	6,597	6,778	7,817	6,269	6,988	6,622	6,288	7,416	6,686	6,511	6,068	6,165	32,846
Types of Modification (%)*														
Extend Term Only	3%	3%	7%	6%	5%	5%	5%	4%	4%	4%	6%	6%	5%	5%
Reduce Rate Only	21%	20%	16%	14%	10%	15%	12%	12%	14%	12%	12%	11%	11%	12%
Reduce Rate and Extend Term	41%	39%	37%	37%	38%	38%	39%	40%	41%	41%	44%	45%	45%	43%
Reduce Rate, Extend Term and Forbear Principal	35%	38%	40%	43%	46%	42%	45%	43%	40%	42%	38%	38%	38%	39%
Other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

* 2012 data have been revised.

Appendix: Data Tables

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

	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	YTD 2013
Short Sales	11,447	11,321	11,205	12,968	9,799	10,847	8,908	8,543	9,435	8,081	8,327	7,954	9,090	42,887
Deeds-in-lieu	1,382	1,379	1,263	1,647	1,084	1,527	1,419	1,398	1,529	1,406	1,480	1,679	1,671	7,765
Nonforeclosure - Home Forfeiture Actions ¹	12,829	12,700	12,468	14,615	10,883	12,374	10,327	9,941	10,964	9,487	9,807	9,633	10,761	50,652
Third-party Sales	3,402	3,188	3,281	3,452	2,901	3,069	2,539	1,839	1,994	2,115	2,099	2,221	1,754	10,183
Foreclosure Sales	21,186	19,582	19,757	20,864	18,440	20,493	19,648	15,671	20,253	16,196	17,716	17,514	16,060	87,739
Third-party & Foreclosure Sales	24,588	22,770	23,038	24,316	21,341	23,562	22,187	17,510	22,247	18,311	19,815	19,735	17,814	97,922
Foreclosure Starts	67,493	58,298	73,127	75,896	53,088	45,223	45,090	44,377	50,851	45,952	44,270	44,384	42,697	228,154
Top Five Reasons for Delinquency														
Curtailment of Income	41%	40%	40%	40%	40%	38%	38%	38%	38%	37%	37%	37%	35%	
Excessive obligations	15%	15%	15%	15%	15%	16%	16%	16%	17%	16%	16%	17%	16%	
Unemployment	8%	8%	9%	9%	9%	9%	9%	9%	9%	9%	9%	8%	8%	
Illness of principal mortgagor or family member	5%	5%	5%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	
Marital Difficulties	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	

¹ Short sales and deeds-in-lieu of foreclosure

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

Glossary

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

Section 1: Mortgage Performance

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

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

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

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

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

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

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

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

Section 2: Completed Foreclosure Prevention Actions

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

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

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

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

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

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

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

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

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

Section 3: Loan Modifications

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

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

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

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

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

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

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

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

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

Section 4: Third-party Sales and Foreclosures

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

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

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