



FORECLOSURE PREVENTION & REFINANCE REPORT

FEDERAL PROPERTY MANAGER'S REPORT

FOURTH QUARTER 2023



Table of Contents

HIGHLIGHTS..... 3

MORTGAGE PERFORMANCE..... 4

FORECLOSURE PREVENTION ACTIONS: All Actions Completed..... 5

60+ DAYS DELINQUENT LOANS AND FORECLOSURE PREVENTION ACTIONS..... 6

 Home Retention Actions..... 7

 Enterprises' Loan Modifications..... 8

 Fannie Mae's Loan Modifications..... 11

 Freddie Mac's Loan Modifications..... 12

 Forbearance Plans..... 13

 Home Forfeiture Actions..... 14

FORECLOSURES..... 15

REO ACTIVITY & INVENTORY..... 16

DELINQUENT LOANS BY STATE..... 17

DEEPLY DELINQUENT LOANS IN SELECTED STATES..... 18

DELINQUENCY STATUS MAP..... 19

CHANGE IN THE NUMBER OF DELINQUENT LOANS IN KEY STATES..... 20



Table of Contents (Cont.)

APPENDIX: DATA TABLES..... 21

APPENDIX: STATE LEVEL DATA

 Single-Family Book Profile by State..... 35

 Completed Foreclosure Prevention Actions by State..... 38

REFINANCE ACTIVITIES..... 41

GLOSSARY..... 45



6.905 million troubled homeowners helped during conservatorships

31% of loan modifications in 4Q23 reduced borrowers' monthly payments by over 20%

Serious delinquency rate increased to **0.55%** at the end of 4Q23

REO inventory decreased **1.1%** in the 4Q23

4Q23 Highlights -- Foreclosure Prevention

The Enterprises' Foreclosure Prevention Actions:

- The Enterprises completed 43,903 foreclosure prevention actions in the fourth quarter of 2023, bringing the total to 6,905,730 since the start of conservatorships in September 2008. Of these actions, 6,200,815 have helped troubled homeowners stay in their homes, including 2,682,192 permanent loan modifications.
- Initiated forbearance plans decreased to 24,579 in the fourth quarter from 27,038 in the third quarter of 2023. The total number of loans in forbearance at the end of the quarter was 42,194, representing approximately 0.14 percent of the total loans serviced and 8 percent of the total delinquent loans.
- Eighteen percent of modifications in the fourth quarter were modifications with principal forbearance. Modifications that include extend-term only accounted for 80 percent of all loan modifications during the quarter.
- There were 134 completed short sales and deeds-in-lieu during the quarter, bringing the total to 704,915 since the conservatorships began in September 2008.

The Enterprises' Mortgage Performance:

- The 60+ days delinquency rate increased from 0.73 percent at the end of the third quarter to 0.77 percent at the end of the fourth quarter of 2023.
- The Enterprises' serious (90 days or more) delinquency rate increased slightly to 0.55 percent at the end of the fourth quarter. This compared with 3.42 percent for Federal Housing Administration (FHA) loans, 2.01 percent for Veterans Affairs (VA) loans, and 1.52 percent for all loans (industry average).

The Enterprises' Foreclosures:

- Foreclosure starts decreased 4 percent to 18,731 while third-party and foreclosure sales declined 9 percent to 3,282 in the fourth quarter.

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

4Q23 Highlights -- Refinance Activities

- Total refinance volume decreased in the fourth quarter, compared to the third quarter, as mortgage rates peaked in October at a monthly average of 7.62 percent and remained elevated in November. However, mortgage rates fell in December: the average interest rate on a 30-year fixed rate mortgage decreased to 6.82 percent.
- The percentage of borrowers refinancing into shorter term 15-year mortgages continued at 8 percent in December. The average interest rate savings of a 15-year mortgage over a 30-year mortgage has been higher in 2021 through 2023 compared to previous years.

Foreclosure Prevention Activities

(Number of loans)	3Q23	4Q23
Completed Actions		
Loan Modifications *	14,363	12,758
Repayment Plans	3,590	4,016
Forbearance Plans	7,978	6,788
Charge-offs-in-lieu	135	160
Payment Deferral	17,137	20,047
Home Retention Actions	43,203	43,769
Short Sales	117	104
Deeds-in-lieu	36	30
Home Forfeiture Actions	153	134
TOTAL	43,356	43,903
Inventory (Number of loans at period end)		
Repayment Plans	9,517	9,494
Forbearance Plans	47,672	42,194

* Includes HAMP permanent modifications

Source: FHFA (Fannie Mae and Freddie Mac)

Mortgage Performance (at period end)

(Number of loans)	3Q23	4Q23
30-59 Days Delinquent	287,964	321,252
60-plus-days Delinquent	227,370	237,557
Seriously Delinquent*	169,285	171,446
Foreclosure Starts	19,489	18,731
Third-party & Foreclosure Sales	3,615	3,282
REO Inventory	11,019	10,902

(Percent of total loans serviced)

30-59 Days Delinquent	0.93%	1.04%
60-plus-days Delinquent	0.73%	0.77%
Seriously Delinquent*	0.54%	0.55%

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

Source: FHFA (Fannie Mae and Freddie Mac)

Refinance Activities

(Number of loans)	3Q23	4Q23
Total Refinances	83,522	71,378

Source: FHFA (Fannie Mae and Freddie Mac)

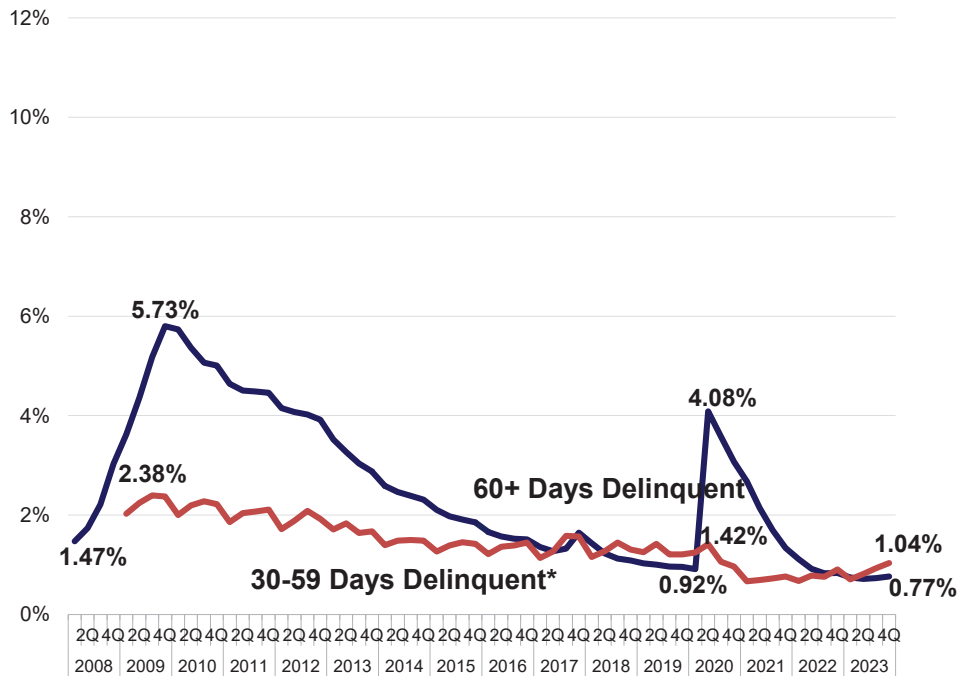


This is the quarterly version of the Foreclosure Prevention and Refinance Report. FHFA produces monthly and quarterly versions of the Foreclosure Prevention and Refinance Report. In addition to the data provided in the monthly reports, the quarterly reports include the following information: benchmarking of the Enterprises' delinquency rates, types and depth of loan modifications, performance of modified loans, and state level data.

Mortgage Performance

The percentage of the Enterprises' loans that are 30-59 days delinquent increased to 1.04 percent while the 60+ days delinquency rate increased to 0.77 percent at the end of the fourth quarter of 2023. The Enterprises' serious delinquency rate also increased slightly to 0.55 percent at the end of the quarter. This compared with 3.42 percent for Federal Housing Administration (FHA) loans, 2.01 percent for Veterans Affairs (VA) loans, and 1.52 percent for all loans (industry average).

Enterprises' Delinquency Rates

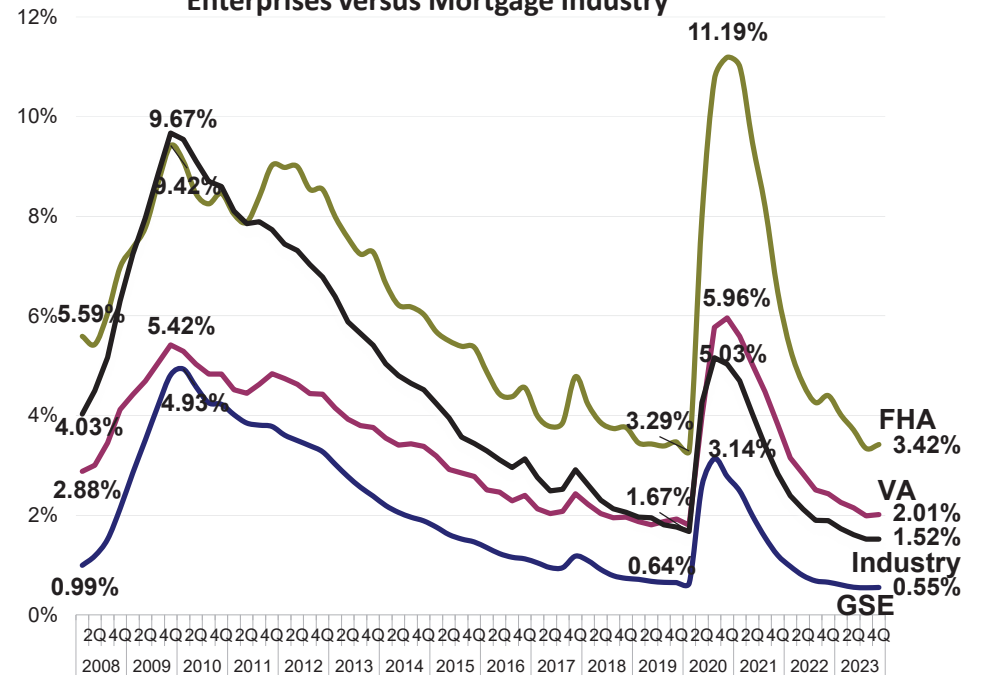


Source: FHFA (Fannie Mae and Freddie Mac)

*2008 data not available.

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

Serious Delinquency Rates**
Enterprises versus Mortgage Industry



Source: FHFA (Fannie Mae and Freddie Mac); Mortgage Bankers Association



Foreclosure Prevention Activity: All Actions Completed

The Enterprises completed 192,897 foreclosure prevention actions in 2023, bringing the total to 6,905,730 since the start of conservatorships in September 2008. Of these actions, 2,682,192 have been permanent loan modifications, and 3,518,623 actions have been other forms of assistance that allowed troubled homeowners to stay in their homes. In addition, 704,915 of the actions have been short sales and deeds-in-lieu which resulted in borrowers leaving their homes without going through the foreclosure process.

	2020	2021	2022	2023	Conservatorship to Date ¹
Home Retention Actions					
Repayment Plans	23,881	11,534	11,045	13,977	1,022,402
Forbearance Plans	675,194	206,908	61,281	36,263	1,249,027
Charge-offs-in-lieu	954	976	577	630	20,971
HomeSaver Advance (<i>Fannie Mae</i>)	-	-	-	-	70,178
Payment Deferral	426,557	492,076	153,054	84,358	1,156,045
Loan Modifications ²	<u>50,884</u>	<u>62,411</u>	<u>121,774</u>	<u>57,041</u>	<u>2,682,192</u>
Total	1,177,470	773,905	347,731	192,269	6,200,815
Nonforeclosure - Home Forfeiture Actions					
Short Sales	2,936	1,585	608	472	606,588
Deeds-in-lieu	<u>881</u>	<u>535</u>	<u>216</u>	<u>156</u>	<u>98,327</u>
Total	3,817	2,120	824	628	704,915
Total Foreclosure Prevention Actions	1,181,287	776,025	348,555	192,897	6,905,730

¹ Since the first full quarter in conservatorship (4Q08).

² Includes HAMP permanent modifications.

Source: FHFA (Fannie Mae and Freddie Mac)

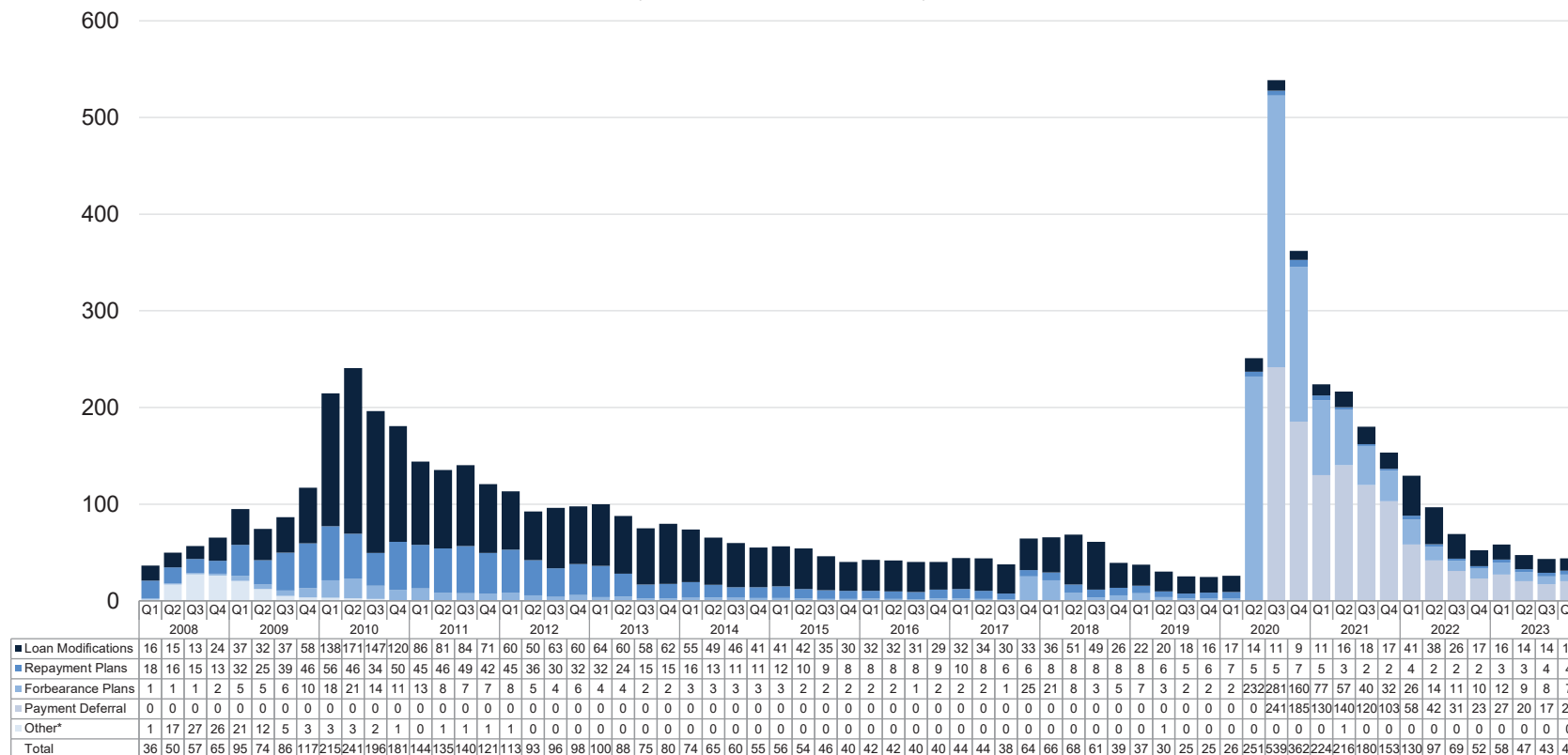


Foreclosure Prevention Activity: Home Retention Actions

The Enterprises completed 43,769 home retention actions in the fourth quarter of 2023, compared with 43,203 in the third quarter of 2023. These actions, which included 20,047 payment deferrals, 12,758 permanent loan modifications, 6,788 forbearance plans, 4,016 repayment plans and 160 charge-offs-in-lieu, helped delinquent borrowers stay in their homes during the quarter.

Home Retention Actions

(Number of loans in thousands)



*Consists of HomeSaver Advance (Fannie Mae) and Charge-offs-in-lieu. The volumes of these actions are usually small and may appear as zero due to rounding.

Source: FHFA (Fannie Mae and Freddie Mac)

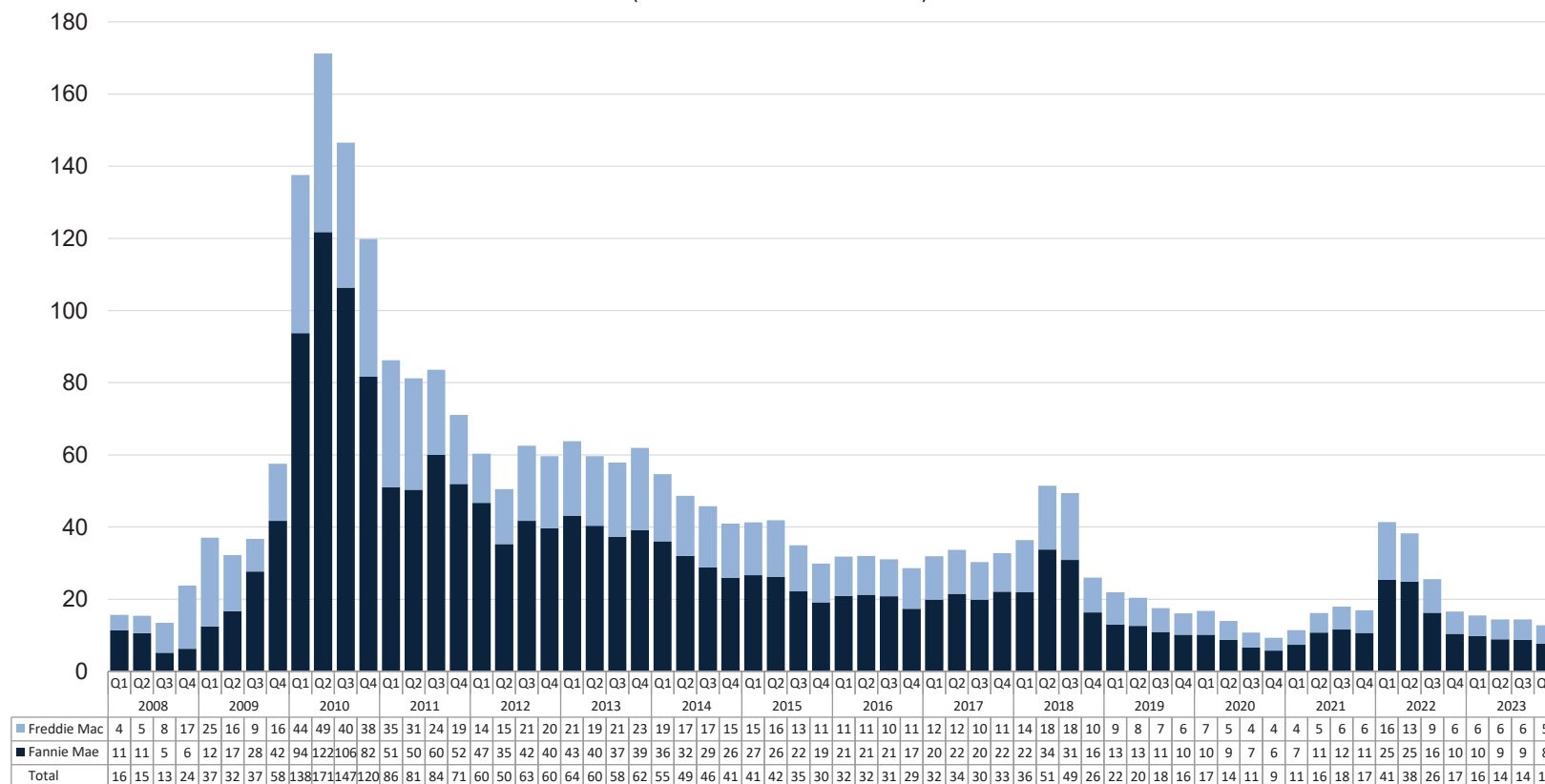


Enterprises' Loan Modifications

The Enterprises completed 12,758 loan modifications in the fourth quarter of 2023, down from 14,363 in the third quarter. Fannie Mae's permanent loan modifications declined 12 percent to 7,710 while Freddie Mac's decreased 10 percent to 5,048 during the quarter.

Loan Modifications by Enterprise

(Number of loans in thousands)

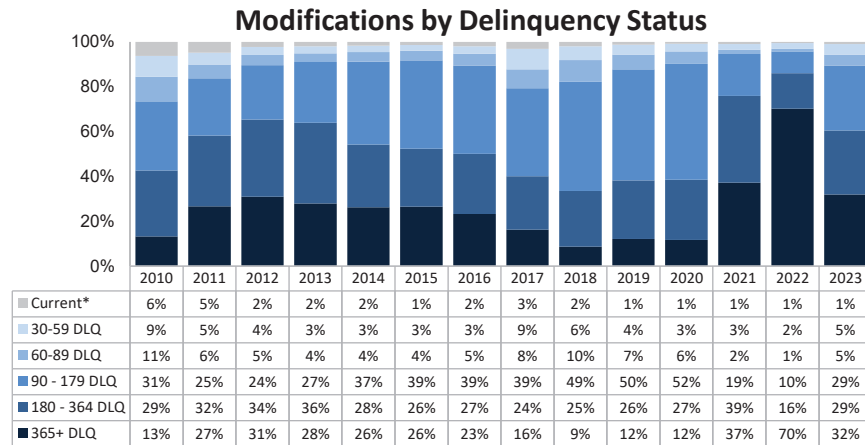


Source: FHFA (Fannie Mae and Freddie Mac)

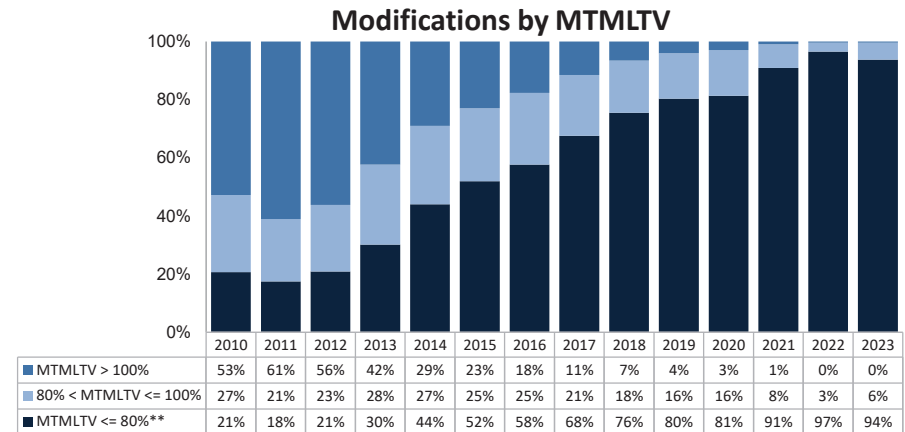


Enterprises' Loan Modifications

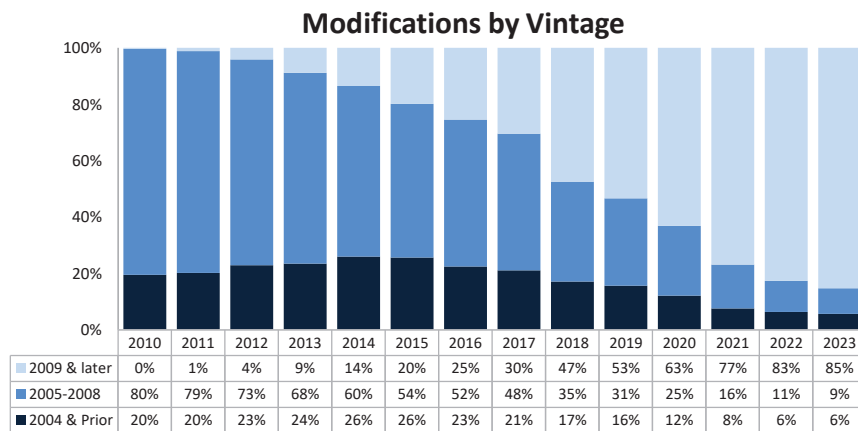
There were 57,041 permanent loan modifications during the year. Approximately 32 percent of these loans were one year or more delinquent at the time of modification, 94 percent had mark-to-market LTV <= 80%, and 15 percent were originated prior to 2009.



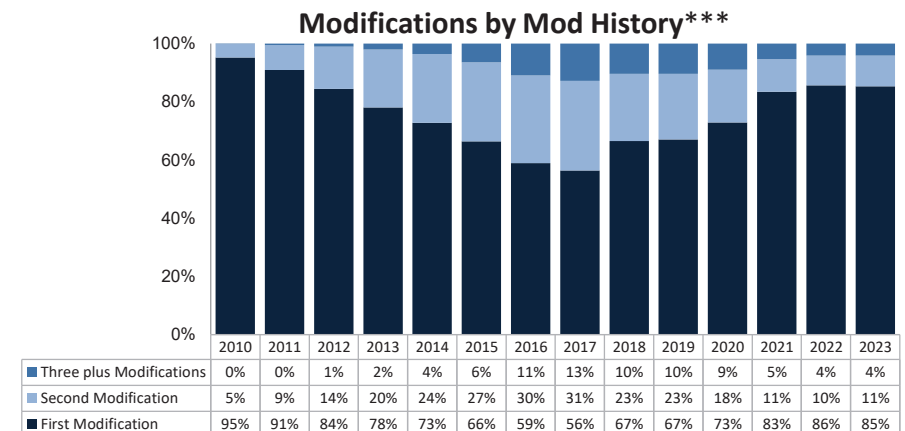
Source: FHFA (Fannie Mae and Freddie Mac)



Source: FHFA (Fannie Mae and Freddie Mac)



Source: FHFA (Fannie Mae and Freddie Mac)



Source: FHFA (Fannie Mae and Freddie Mac)

*Includes loans with missing delinquency status.

**Includes loans with missing MTMLTV data.

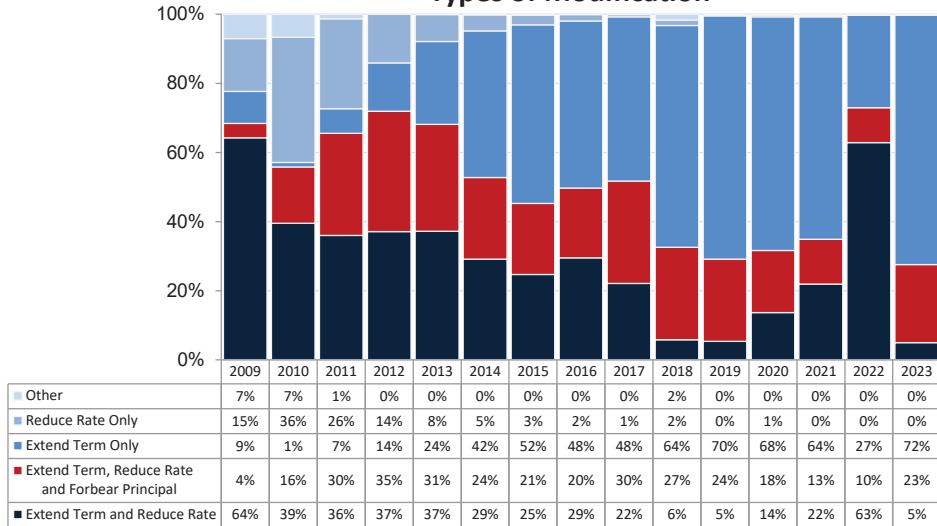
***Data have been revised.



The Enterprises required mandatory implementation of Flex Modification on October 1, 2017. Flex Modification allows more borrowers to qualify for a home retention solution and targets a 20% monthly payment reduction to improve borrower success under the loan modification.

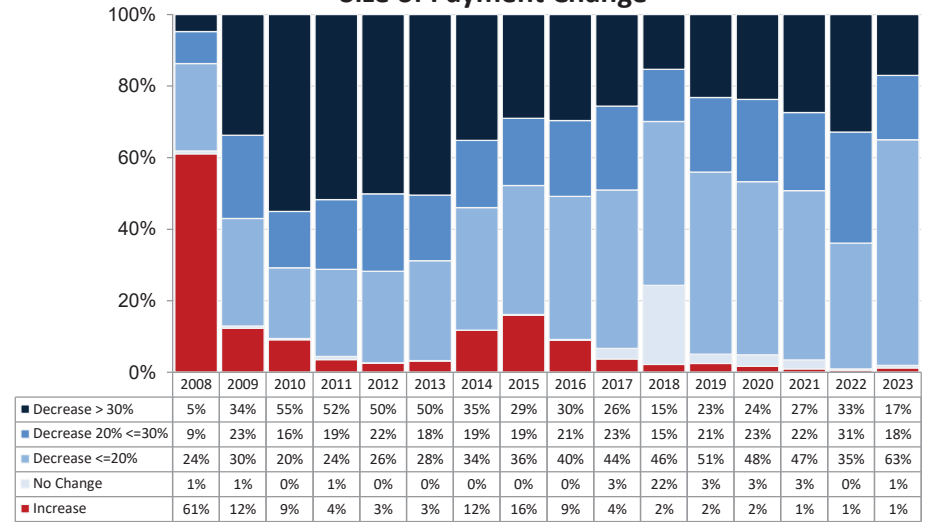
Fannie Mae's Loan Modifications

Types of Modification



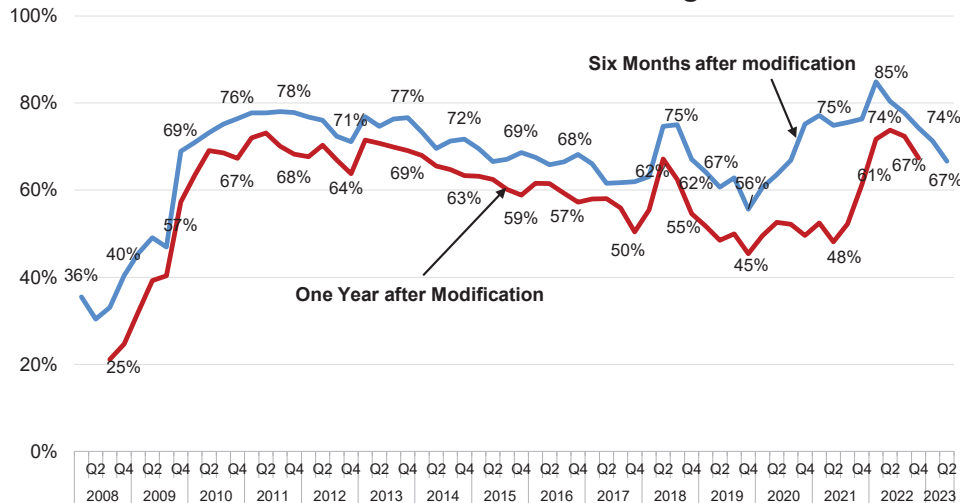
Source: FHFA (Fannie Mae and Freddie Mac)

Size of Payment Change



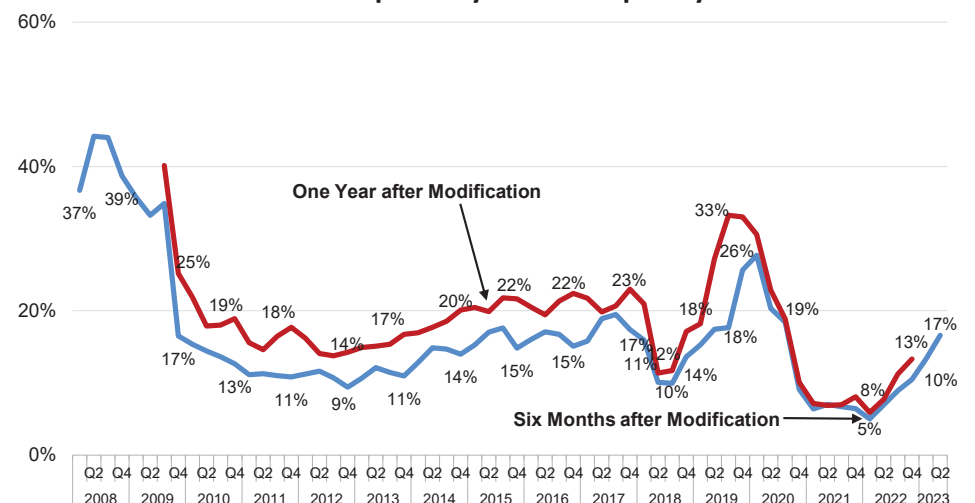
Source: FHFA (Fannie Mae and Freddie Mac)

Modified Loans - Current and Performing*



Source: FHFA (Fannie Mae and Freddie Mac)

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

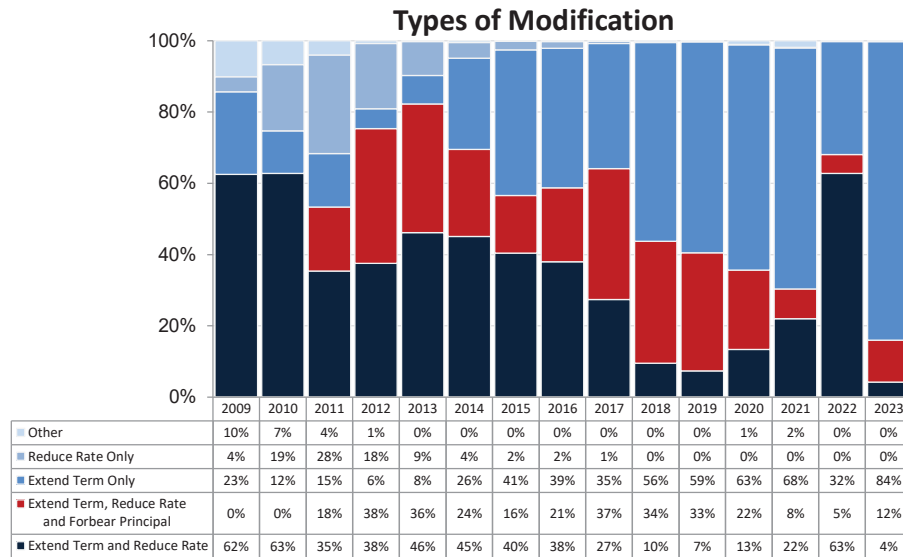


Source: FHFA (Fannie Mae and Freddie Mac)

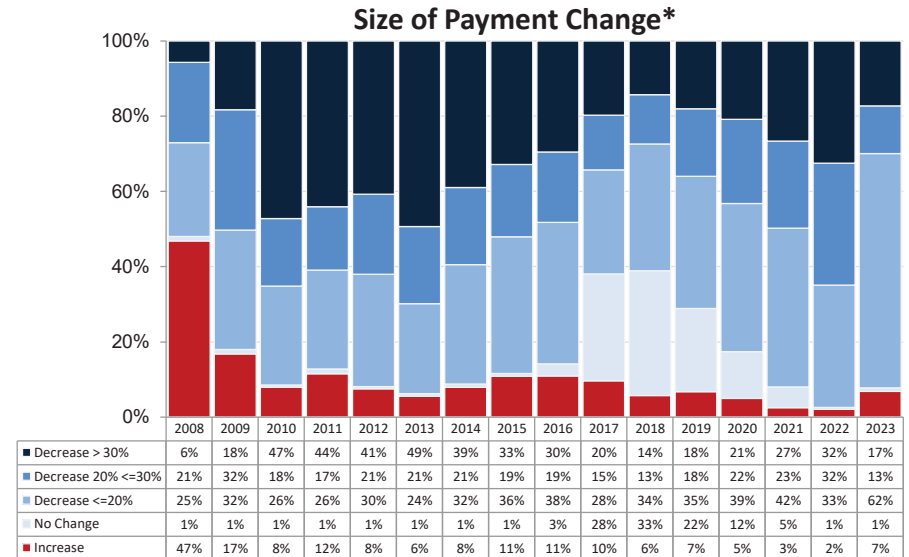


* The reported percentage at the end of each period represents the number of current loans remaining at the end of the period, divided by the total number of loan modifications, including loans that have since paid off. In 2016, Fannie Mae began its Reperforming Loan (PRL) sale program. Over time, an increasing number of modified, reperforming loans will be sold through this program which will result in a lower percentage of Current and Performing loans.

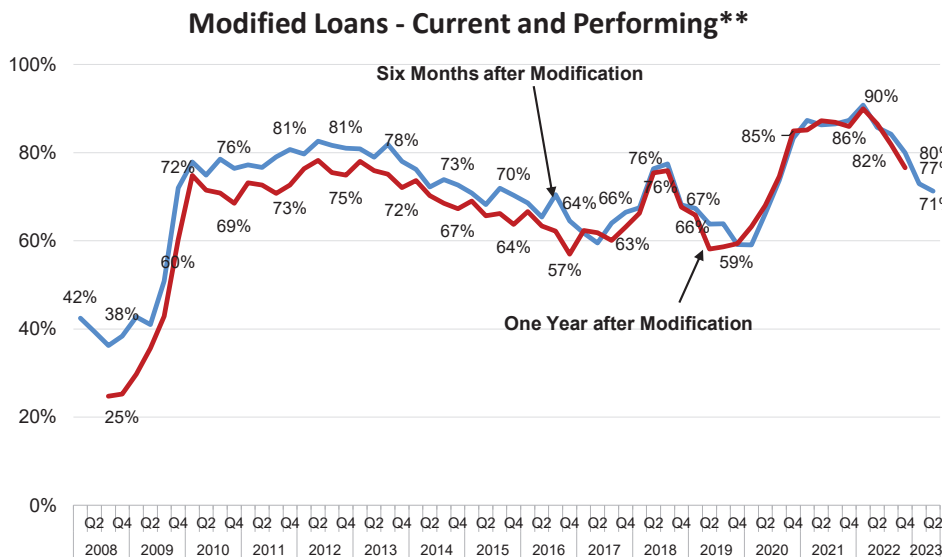
Freddie Mac's Loan Modifications



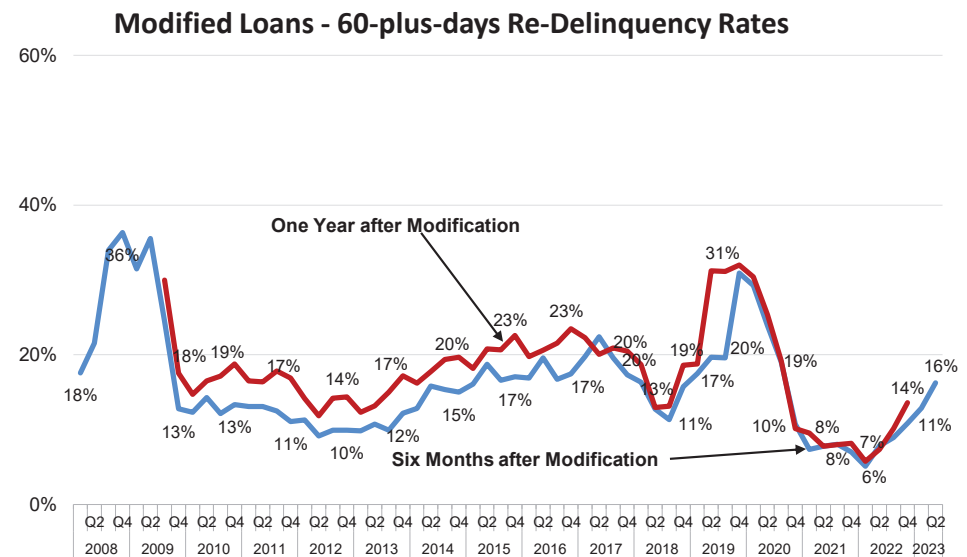
Source: FHFA (Fannie Mae and Freddie Mac)



Source: FHFA (Fannie Mae and Freddie Mac)



Source: FHFA (Fannie Mae and Freddie Mac)



Source: FHFA (Fannie Mae and Freddie Mac)

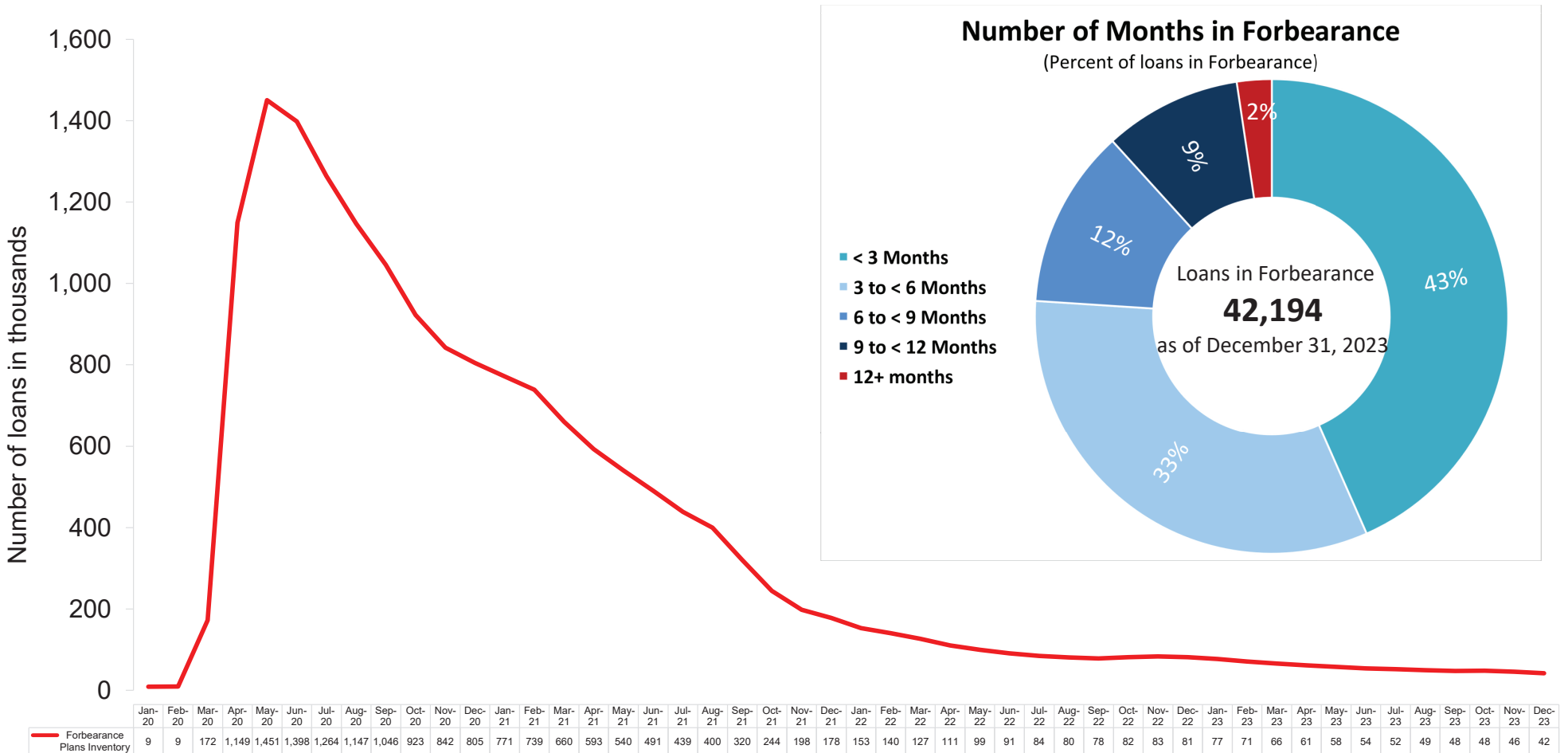
* The 2019-2021 data have been revised.

** The reported percentage at the end of each period represents the number of current loans remaining or paid in full at the end of the period, divided by the total number of loan modifications, including loans that have since paid off. In 2016, Freddie Mac began its Reperforming Loan (PRL) sale program. Over time, an increasing number of modified, reperforming loans will be sold through this program which will result in a lower percentage of Current and Performing loans.



Forbearance Plans Inventory¹

The total number of loans in forbearance plans remained elevated through December 2023 compared with pre-pandemic levels. As of December 31, 2023, there were 42,194 loans in forbearance, representing approximately 0.14 percent of the Enterprises' single-family conventional book of business, down from 47,672 or 0.15 percent at the end of the third quarter of 2023. Approximately 2 percent of these loans have been on the plan for more than 12 months.



¹ Number of loans in forbearance plans at period end. These numbers may not match results reported in the Enterprises' financial statements due to timing differences in reporting.

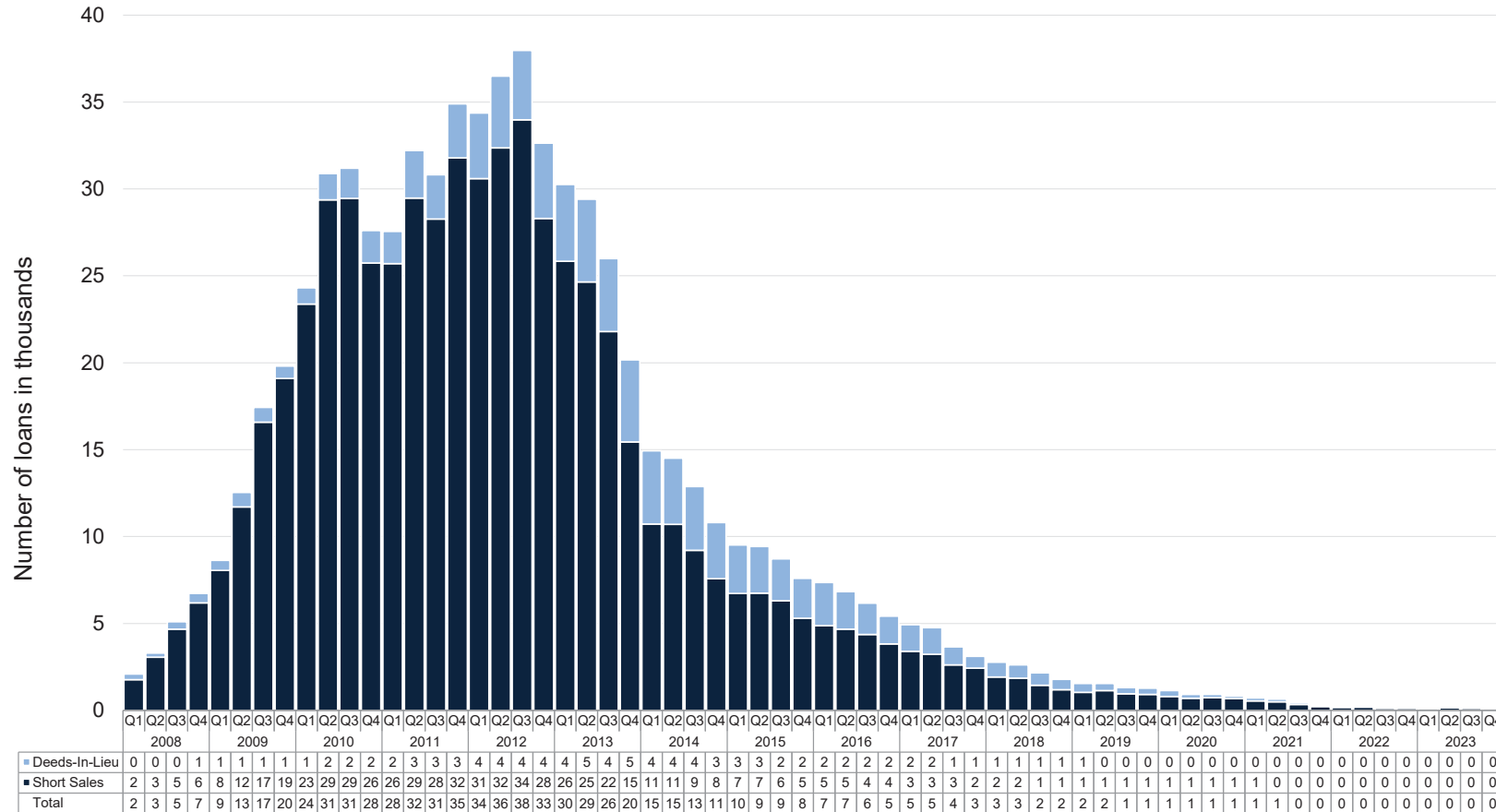
* See page 24 for data on forbearance plans initiated and completed during the month and pages 35-37 for forbearance plans inventory by state.



Source: FHFA (Fannie Mae and Freddie Mac)

Foreclosure Prevention Activity: Home Forfeiture Actions

There were 134 completed short sales and deeds-in-lieu in the fourth quarter, bringing the total to 704,915 since the start of conservatorships. The number of completed short sales and deeds-in-lieu decreased 12 percent in the fourth quarter compared with the third quarter of 2023. These foreclosure alternatives help to reduce the severity of losses resulting from a borrower’s default and minimize the impact of foreclosures on borrowers, communities, and neighborhoods.

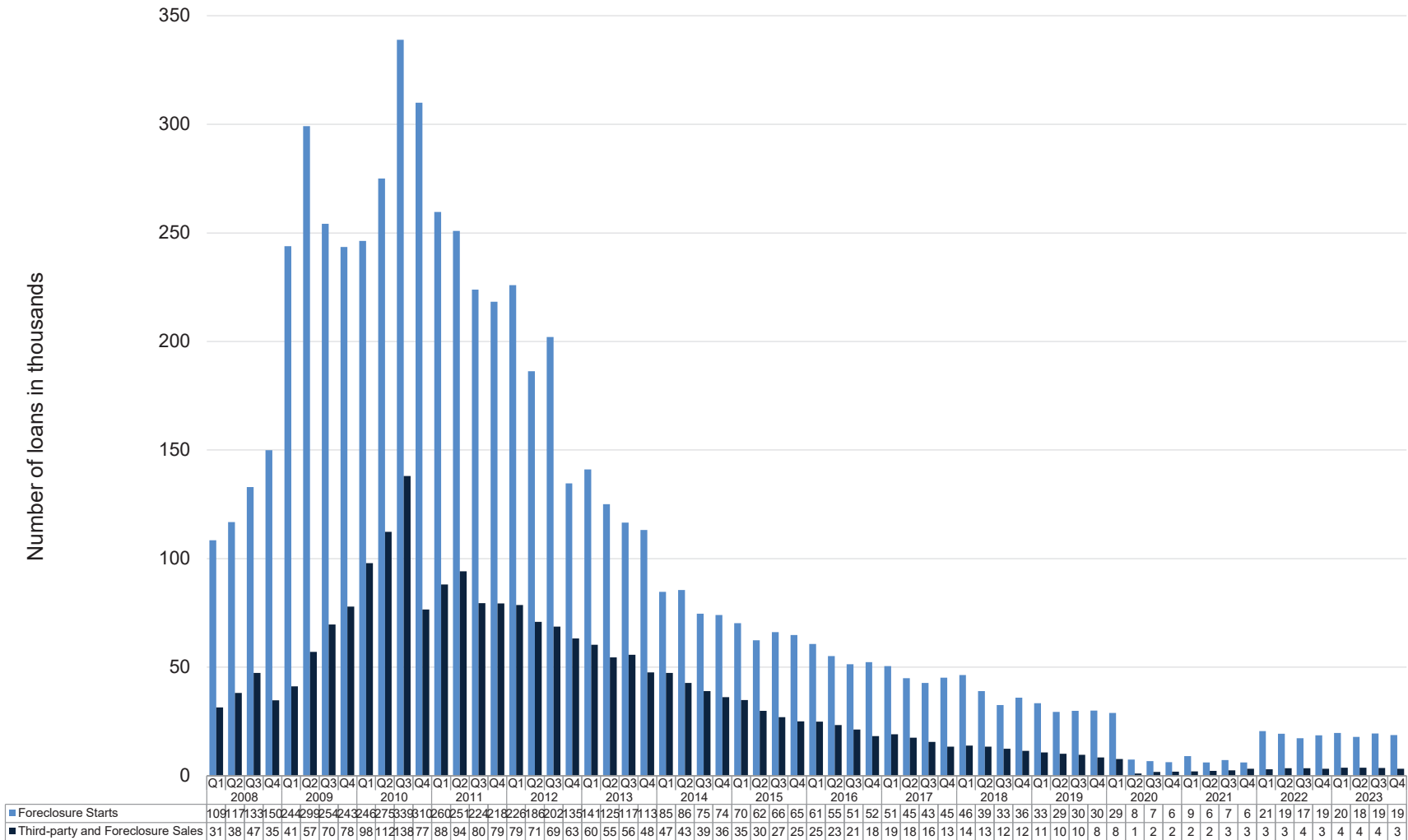


Source: FHFA (Fannie Mae and Freddie Mac)



Foreclosures

There were 3,282 completed third-party and foreclosure sales in the fourth quarter, down 9 percent compared with the third quarter of 2023. The number of foreclosure starts decreased 4 percent from 19,489 in the third quarter to 18,731 in the fourth quarter of 2023.

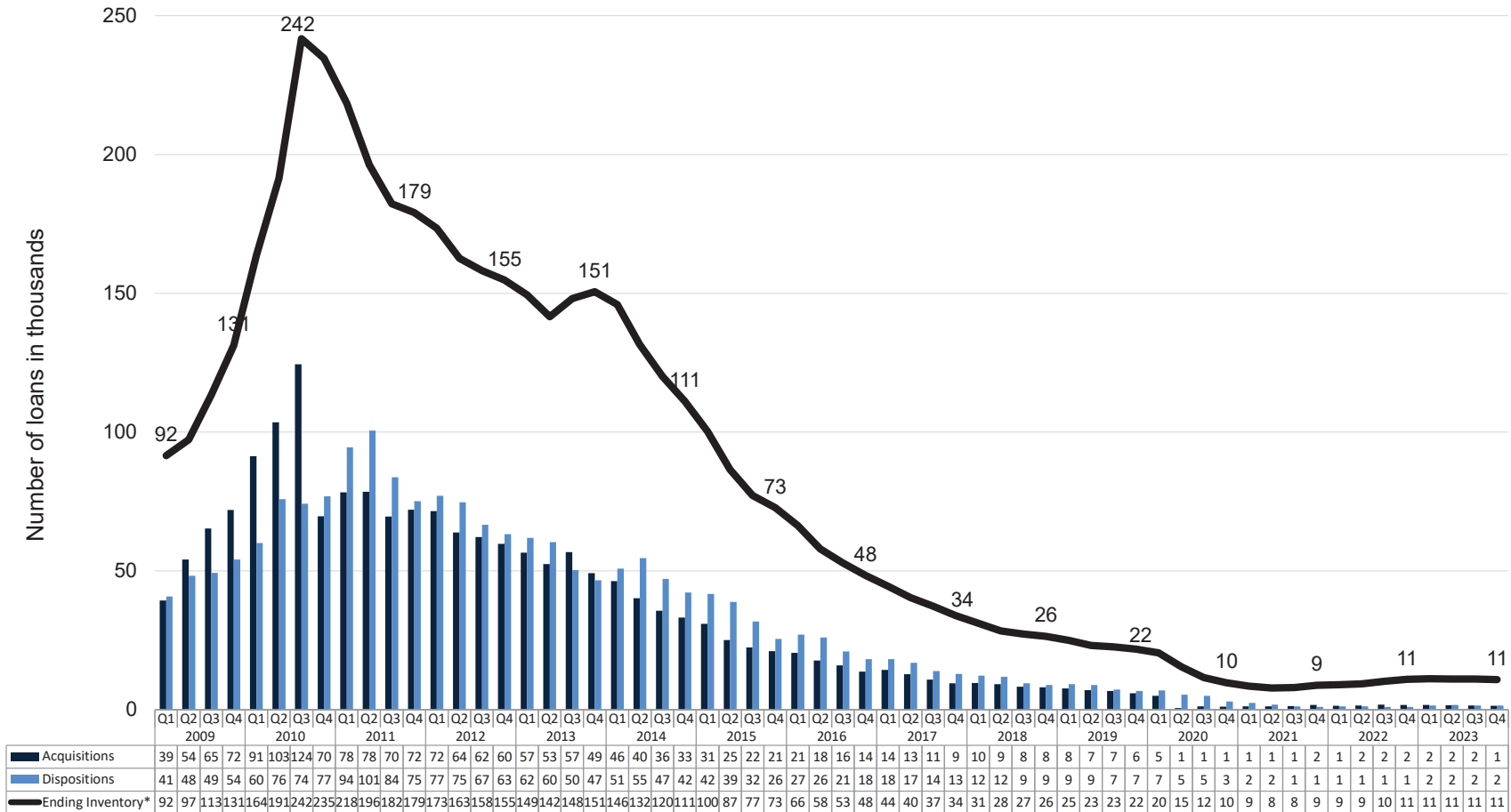


Source: FHFA (Fannie Mae and Freddie Mac)



Real Estate Owned (REO) Activity & Inventory

The Enterprises' REO inventory decreased slightly from 11,019 in the third quarter to 10,902 in the fourth quarter of 2023, as REO property dispositions outpaced acquisitions. The total number of property acquisitions decreased 6 percent to 1,475, while disposition fell slightly to 1,567 during the quarter.



* 2020 and 2021 data includes MECA REO properties.

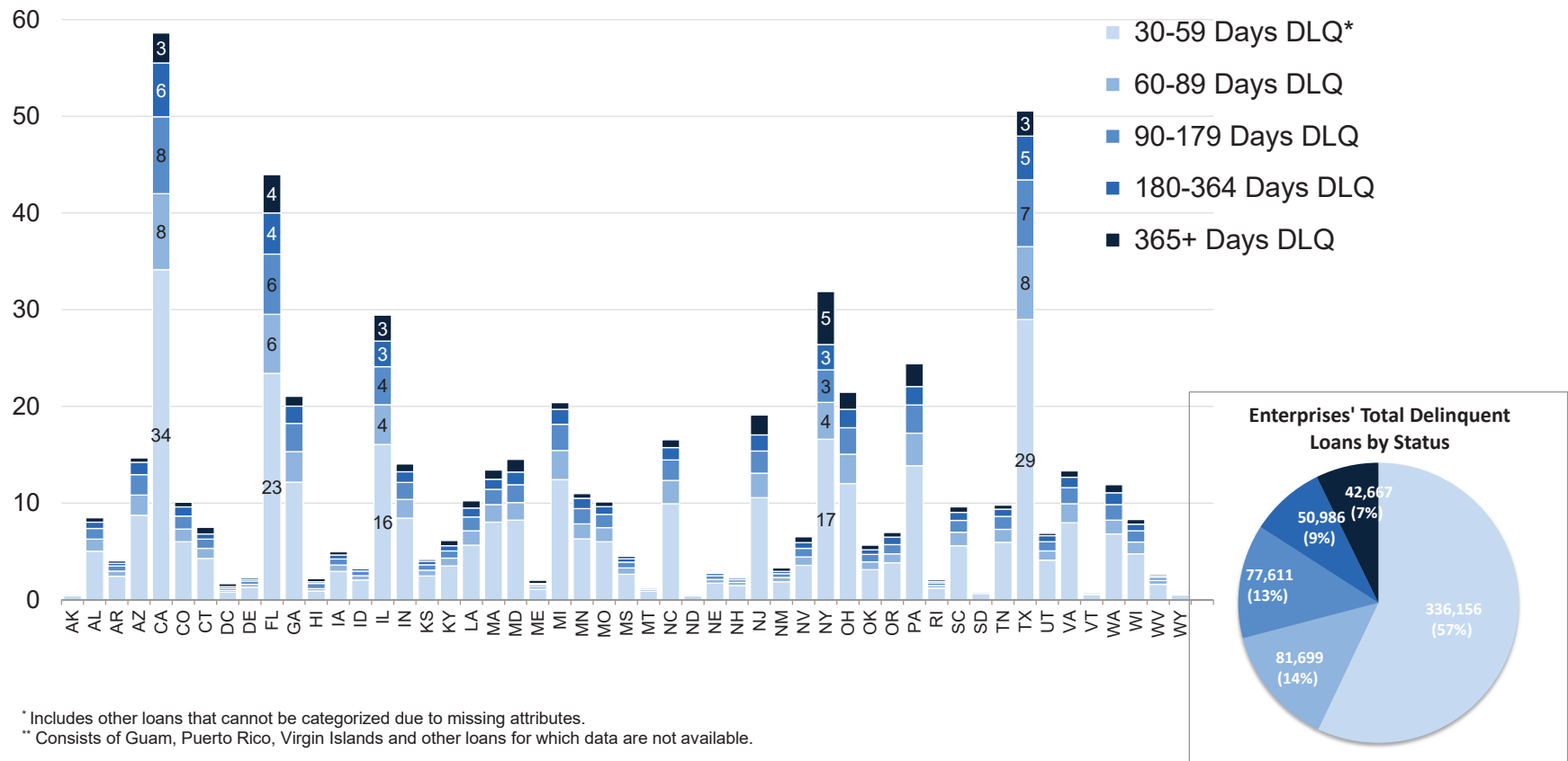
Source: FHFA (Fannie Mae and Freddie Mac)



Delinquent Loans by State

The total number of the Enterprises' delinquent loans increased in the fourth quarter of 2023. Approximately 29 percent of the Enterprises' troubled borrowers had missed three or more payments at the end of the quarter. California has the highest number of 90+ days delinquent loans, followed by Florida and Texas. As of December 31, 2023, approximately 28 percent of the troubled borrowers in California had missed three or more monthly payments, compared with 33 percent in Florida and 28 percent in Texas.

Delinquent Loans by State - As of December 31, 2023
(Number of loans in thousands)



* Includes other loans that cannot be categorized due to missing attributes.
** Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.

Source: FHFA (Fannie Mae and Freddie Mac)

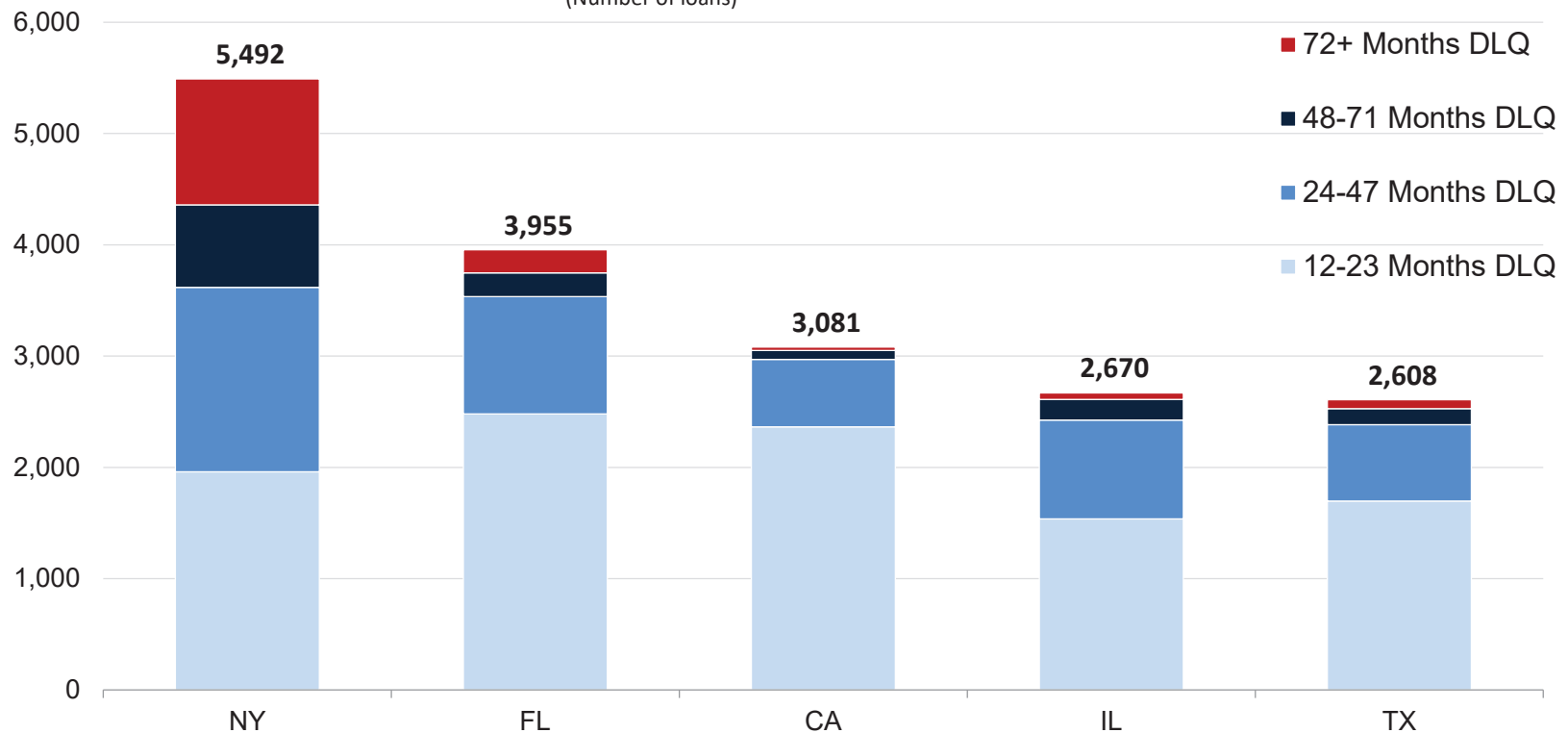


Deeply Delinquent Loans in Selected States

Deeply delinquent loans (365+ days) are highly concentrated in certain states that require a judicial review of foreclosure activity and two other states with higher concentrations of the Enterprises' single-family guaranty book of business. As of December 31, 2023, approximately 42 percent of the Enterprises' deeply delinquent loans were in three judicial states (Florida, New York and Illinois) and two non-judicial states (California and Texas). In New York, approximately 21 percent of these loans have been delinquent for over six years.

Deeply (365+ Days) Delinquent Loans - Top 5 States

(Number of loans)



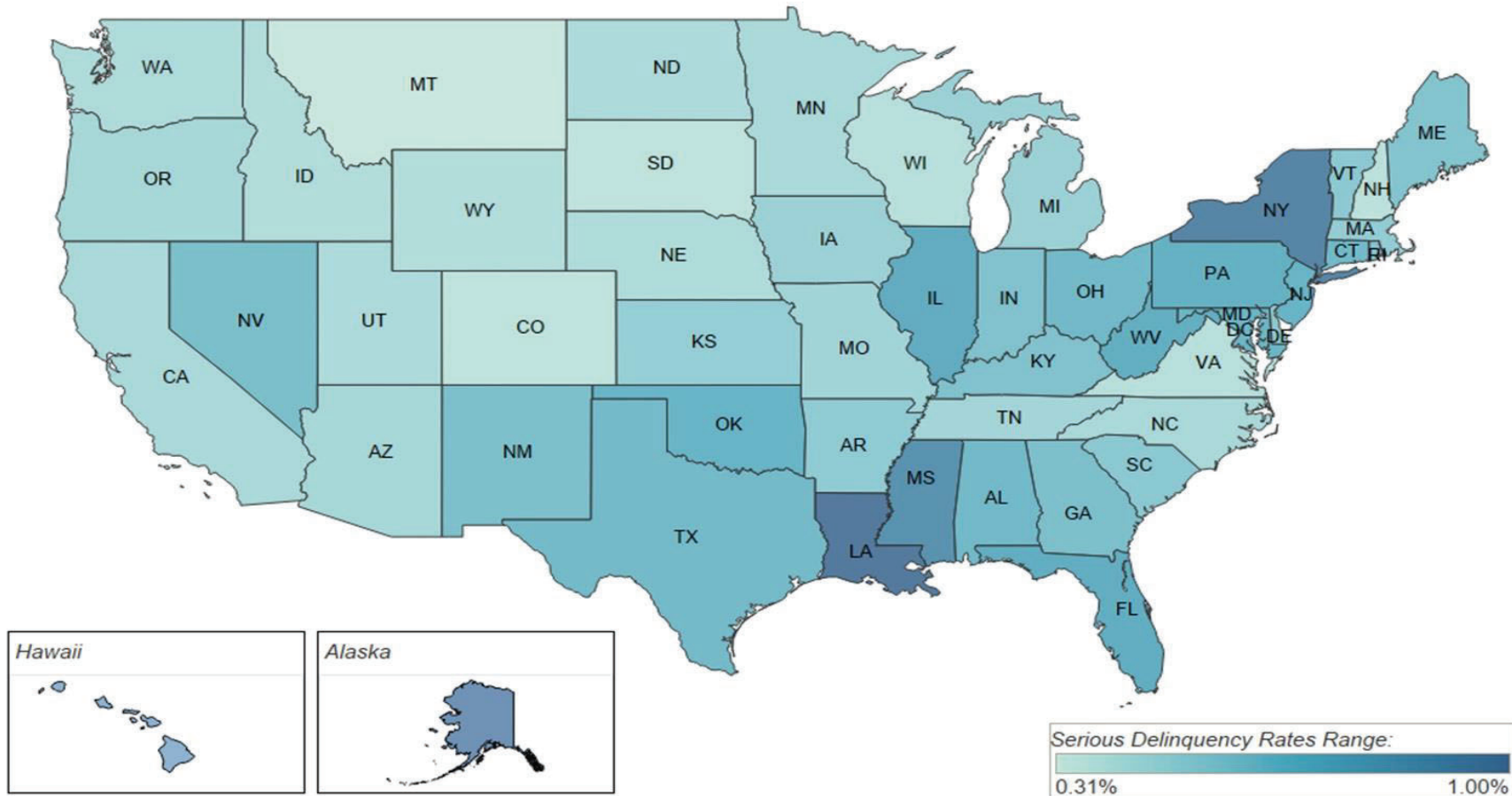
Source: FHFA (Fannie Mae and Freddie Mac)



Serious Delinquency Rates of the Enterprises Single-Family Mortgages*

For an interactive online map that provides state data, click on the following link:

[Fannie Mae and Freddie Mac State Borrower Assistance Map](#)



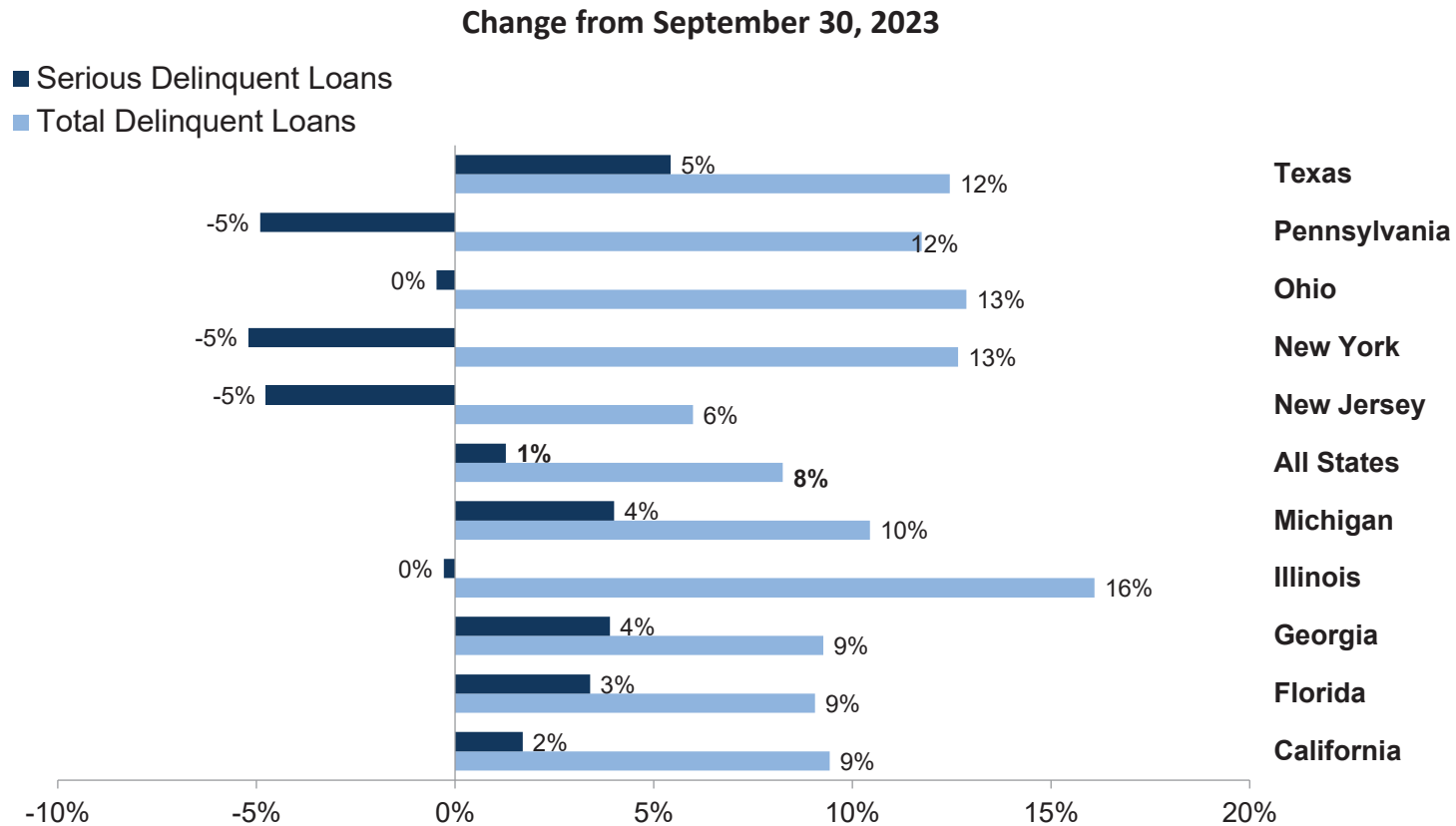
* Loans that have missed three or more payments or are in the process of foreclosure.

Source: FHFA (Fannie Mae and Freddie Mac)



Change in the Number of Delinquent Loans in Key States*

The total number of the Enterprises' delinquent loans increased 8 percent as both the early stage (30-89 day) and seriously delinquent loans (loans that have missed three or more payments or are in foreclosure) increased in the fourth quarter of 2023. The Enterprises' 30-day delinquency rate rose to 1.04 percent while the serious delinquency rate increased slightly to 0.55 percent at the end of the quarter. In Illinois, the total number of the Enterprises' delinquent loans increased 16 percent while seriously delinquent loans decreased slightly during the quarter.



*Top 10 states based on the number of seriously delinquent loans in the Enterprises' single-family portfolios.

Source: FHFA (Fannie Mae and Freddie Mac)



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

(# of loans in thousands)	4Q19	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23
Total Loans Serviced	27,987	28,073	28,273	28,581	29,010	29,395	29,775	30,040	30,387	30,760	30,894	30,974	31,006	30,960	30,955	30,980	31,003
Original Credit Score >= 660	25,826	25,944	26,182	26,554	27,045	27,468	27,914	28,206	28,581	28,953	29,101	29,195	29,246	29,222	29,237	29,282	29,323
Original Credit Score < 660	2,161	2,129	2,091	2,027	1,965	1,927	1,861	1,834	1,806	1,806	1,794	1,779	1,760	1,739	1,718	1,698	1,680
Total Delinquent Loans	607	608	1,556	1,326	1,171	984	845	728	638	549	526	492	542	450	474	515	559
Original Credit Score >= 660	389	397	1,243	1,039	906	759	648	553	483	412	393	364	405	335	355	387	423
Original Credit Score < 660	219	211	312	286	266	225	197	174	155	137	133	128	137	114	120	128	135
30 - 59 Days Delinquent	338	351	401	303	280	197	207	219	232	208	242	235	282	218	253	288	321
Original Credit Score >= 660	223	235	309	227	210	146	155	165	176	158	184	176	214	165	191	219	246
Original Credit Score < 660	116	115	92	76	70	51	52	54	55	50	58	59	68	54	62	69	75
60 - 89 Days Delinquent	91	84	440	138	101	73	58	55	56	55	53	57	68	57	60	68	76
Original Credit Score >= 660	55	52	375	105	75	54	43	39	40	40	38	41	49	42	44	50	56
Original Credit Score < 660	36	32	66	33	26	19	16	15	15	15	15	16	19	15	16	18	20
60-plus-days Delinquent	269	257	1,155	1,023	891	787	638	509	406	341	284	257	260	231	222	227	238
Original Credit Score >= 660	166	161	935	813	696	612	493	388	307	255	209	188	191	171	164	168	177
Original Credit Score < 660	103	96	220	211	195	175	145	120	100	87	75	69	69	61	58	59	60

Percent of Total Loans Serviced

Total Delinquent Loans	2.17%	2.17%	5.50%	4.64%	4.04%	3.35%	2.84%	2.42%	2.10%	1.79%	1.70%	1.59%	1.75%	1.45%	1.53%	1.66%	1.80%
Original Credit Score >= 660	1.51%	1.53%	4.75%	3.91%	3.35%	2.76%	2.32%	1.96%	1.69%	1.42%	1.35%	1.25%	1.38%	1.15%	1.21%	1.32%	1.44%
Original Credit Score < 660	10.12%	9.92%	14.93%	14.13%	13.51%	11.70%	10.60%	9.50%	8.56%	7.59%	7.43%	7.18%	7.78%	6.58%	6.96%	7.55%	8.06%
30 - 59 Days Delinquent	1.21%	1.25%	1.42%	1.06%	0.97%	0.67%	0.70%	0.73%	0.76%	0.68%	0.78%	0.76%	0.91%	0.71%	0.82%	0.93%	1.04%
Original Credit Score >= 660	0.86%	0.91%	1.18%	0.85%	0.78%	0.53%	0.55%	0.59%	0.62%	0.54%	0.63%	0.60%	0.73%	0.56%	0.65%	0.75%	0.84%
Original Credit Score < 660	5.35%	5.42%	4.41%	3.75%	3.58%	2.62%	2.80%	2.93%	3.05%	2.78%	3.25%	3.30%	3.85%	3.10%	3.59%	4.07%	4.46%
60 - 89 Days Delinquent	0.33%	0.30%	1.56%	0.48%	0.35%	0.25%	0.20%	0.18%	0.18%	0.18%	0.17%	0.19%	0.22%	0.18%	0.19%	0.22%	0.25%
Original Credit Score >= 660	0.21%	0.20%	1.43%	0.40%	0.28%	0.20%	0.15%	0.14%	0.14%	0.14%	0.13%	0.14%	0.17%	0.14%	0.15%	0.17%	0.19%
Original Credit Score < 660	1.66%	1.50%	3.14%	1.62%	1.33%	0.97%	0.84%	0.84%	0.85%	0.82%	0.84%	0.91%	1.06%	0.87%	0.94%	1.07%	1.21%
60-plus-days Delinquent	0.96%	0.92%	4.08%	3.58%	3.07%	2.68%	2.14%	1.69%	1.34%	1.11%	0.92%	0.83%	0.84%	0.75%	0.72%	0.73%	0.77%
Original Credit Score >= 660	0.64%	0.62%	3.57%	3.06%	2.57%	2.23%	1.77%	1.38%	1.07%	0.88%	0.72%	0.64%	0.65%	0.58%	0.56%	0.57%	0.60%
Original Credit Score < 660	4.77%	4.50%	10.52%	10.39%	9.93%	9.08%	7.80%	6.56%	5.51%	4.81%	4.18%	3.89%	3.93%	3.48%	3.37%	3.48%	3.60%
Serious Delinquency Rate	0.65%	0.64%	2.58%	3.14%	2.78%	2.48%	1.99%	1.55%	1.19%	0.97%	0.79%	0.68%	0.65%	0.60%	0.55%	0.54%	0.55%
In Bankruptcy	0.12%	0.12%	0.11%	0.09%	0.09%	0.08%	0.07%	0.07%	0.06%	0.05%	0.05%	0.05%	0.05%	0.04%	0.05%	0.05%	0.05%



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

(# of loans in thousands)	4Q19	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23
Total Loans Serviced	16,999	17,018	17,150	17,210	17,304	17,370	17,514	17,481	17,527	17,663	17,701	17,673	17,655	17,600	17,565	17,537	17,507
Original Credit Score >= 660	15,627	15,668	15,826	15,925	16,061	16,155	16,346	16,344	16,424	16,568	16,620	16,606	16,604	16,565	16,544	16,530	16,513
Original Credit Score < 660	1,372	1,351	1,325	1,285	1,243	1,214	1,167	1,137	1,103	1,095	1,082	1,067	1,051	1,035	1,021	1,007	994
Total Delinquent Loans	388	388	980	829	734	617	529	453	394	339	324	299	326	267	280	302	328
Original Credit Score >= 660	243	249	777	642	559	469	400	340	294	251	238	218	240	197	206	224	245
Original Credit Score < 660	144	139	203	187	175	148	129	114	100	88	86	81	86	71	74	78	83
30 - 59 Days Delinquent	214	222	251	189	174	122	128	135	140	126	148	142	169	129	147	167	186
Original Credit Score >= 660	138	146	191	140	128	90	95	100	105	94	111	105	126	96	109	125	140
Original Credit Score < 660	76	76	60	50	46	33	34	35	35	32	37	37	42	33	38	42	45
60 - 89 Days Delinquent	60	54	275	87	63	46	36	34	34	34	33	35	41	34	36	41	45
Original Credit Score >= 660	35	33	233	65	46	33	26	24	24	24	23	25	29	25	26	29	32
Original Credit Score < 660	24	21	42	21	17	12	10	10	10	10	10	10	12	09	10	11	13
60-plus-days Delinquent	173	167	730	640	560	495	401	318	253	214	176	158	157	138	133	135	142
Original Credit Score >= 660	105	103	587	502	431	380	306	240	189	157	128	113	113	101	97	99	104
Original Credit Score < 660	68	64	143	137	129	116	95	79	65	57	48	44	43	37	36	36	38

Percent of Total Loans Serviced

Total Delinquent Loans	2.28%	2.28%	5.71%	4.82%	4.24%	3.55%	3.02%	2.59%	2.25%	1.92%	1.83%	1.69%	1.84%	1.52%	1.59%	1.72%	1.87%
Original Credit Score >= 660	1.56%	1.59%	4.91%	4.03%	3.48%	2.90%	2.45%	2.08%	1.79%	1.51%	1.43%	1.31%	1.44%	1.19%	1.24%	1.35%	1.48%
Original Credit Score < 660	10.53%	10.29%	15.30%	14.58%	14.06%	12.20%	11.04%	9.99%	9.06%	8.08%	7.94%	7.60%	8.17%	6.84%	7.23%	7.78%	8.35%
30 - 59 Days Delinquent	1.26%	1.30%	1.46%	1.10%	1.01%	0.70%	0.73%	0.77%	0.80%	0.71%	0.84%	0.80%	0.96%	0.74%	0.84%	0.95%	1.06%
Original Credit Score >= 660	0.88%	0.93%	1.21%	0.88%	0.80%	0.55%	0.58%	0.61%	0.64%	0.57%	0.67%	0.63%	0.76%	0.58%	0.66%	0.75%	0.85%
Original Credit Score < 660	5.57%	5.59%	4.52%	3.88%	3.71%	2.69%	2.88%	3.09%	3.20%	2.91%	3.45%	3.46%	4.04%	3.23%	3.72%	4.16%	4.55%
60 - 89 Days Delinquent	0.35%	0.32%	1.60%	0.50%	0.36%	0.26%	0.20%	0.20%	0.20%	0.19%	0.19%	0.20%	0.23%	0.19%	0.21%	0.23%	0.26%
Original Credit Score >= 660	0.23%	0.21%	1.47%	0.41%	0.28%	0.21%	0.16%	0.15%	0.15%	0.15%	0.14%	0.15%	0.18%	0.15%	0.16%	0.18%	0.20%
Original Credit Score < 660	1.77%	1.57%	3.18%	1.67%	1.37%	0.99%	0.85%	0.89%	0.91%	0.87%	0.91%	0.97%	1.13%	0.91%	0.98%	1.12%	1.27%
60-plus-days Delinquent	1.02%	0.98%	4.25%	3.72%	3.24%	2.85%	2.29%	1.82%	1.45%	1.21%	1.00%	0.89%	0.89%	0.78%	0.75%	0.77%	0.81%
Original Credit Score >= 660	0.67%	0.66%	3.71%	3.15%	2.69%	2.35%	1.87%	1.47%	1.15%	0.95%	0.77%	0.68%	0.68%	0.61%	0.58%	0.60%	0.63%
Original Credit Score < 660	4.96%	4.70%	10.78%	10.70%	10.35%	9.51%	8.16%	6.90%	5.86%	5.16%	4.48%	4.14%	4.13%	3.61%	3.51%	3.62%	3.79%
Serious Delinquency Rate	0.66%	0.66%	2.65%	3.20%	2.87%	2.58%	2.08%	1.62%	1.25%	1.01%	0.81%	0.69%	0.65%	0.59%	0.55%	0.54%	0.55%
In Bankruptcy	0.12%	0.12%	0.10%	0.09%	0.09%	0.08%	0.08%	0.07%	0.06%	0.06%	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%



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

(# of loans in thousands)	4Q19	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23
Total Loans Serviced	10,988	11,055	11,123	11,371	11,706	12,025	12,262	12,559	12,860	13,097	13,193	13,301	13,351	13,361	13,390	13,443	13,496
Original Credit Score >= 660	10,199	10,277	10,356	10,630	10,984	11,313	11,568	11,862	12,157	12,385	12,481	12,589	12,642	12,656	12,693	12,752	12,810
Original Credit Score < 660	789	778	766	742	722	712	694	696	703	712	712	712	710	704	698	691	686
Total Delinquent Loans	220	220	576	497	437	367	316	274	244	210	202	193	216	183	195	213	231
Original Credit Score >= 660	146	147	466	397	347	289	247	214	189	162	154	146	165	139	149	163	178
Original Credit Score < 660	74	72	110	99	91	77	68	61	55	49	47	47	51	44	46	50	52
30 - 59 Days Delinquent	124	129	150	113	106	75	79	84	91	82	94	93	113	89	106	121	136
Original Credit Score >= 660	85	89	118	87	82	57	60	65	71	64	73	72	88	69	82	94	106
Original Credit Score < 660	39	40	32	26	24	18	19	19	20	18	21	22	25	20	24	27	30
60 - 89 Days Delinquent	32	30	165	51	39	27	22	20	21	21	21	22	27	23	24	27	31
Original Credit Score >= 660	20	19	142	40	30	21	17	15	16	16	15	16	20	17	18	20	23
Original Credit Score < 660	12	11	24	11	09	07	06	05	05	05	05	06	07	06	06	07	08
60-plus-days Delinquent	96	90	425	383	331	292	237	190	153	128	108	99	103	94	89	92	95
Original Credit Score >= 660	61	58	348	310	265	233	187	148	118	97	81	74	77	70	67	69	73
Original Credit Score < 660	35	32	77	73	66	59	50	42	35	30	26	25	26	23	22	23	23

Percent of Total Loans Serviced

Total Delinquent Loans	2.00%	1.99%	5.17%	4.37%	3.74%	3.05%	2.57%	2.18%	1.90%	1.60%	1.53%	1.45%	1.62%	1.37%	1.46%	1.59%	1.71%
Original Credit Score >= 660	1.43%	1.43%	4.50%	3.74%	3.15%	2.56%	2.14%	1.80%	1.56%	1.30%	1.24%	1.16%	1.30%	1.10%	1.17%	1.28%	1.39%
Original Credit Score < 660	9.41%	9.28%	14.29%	13.36%	12.57%	10.85%	9.86%	8.69%	7.79%	6.83%	6.66%	6.56%	7.20%	6.20%	6.57%	7.21%	7.64%
30 - 59 Days Delinquent	1.13%	1.17%	1.35%	0.99%	0.91%	0.62%	0.64%	0.67%	0.71%	0.63%	0.71%	0.70%	0.85%	0.67%	0.79%	0.90%	1.00%
Original Credit Score >= 660	0.83%	0.87%	1.14%	0.82%	0.75%	0.50%	0.52%	0.55%	0.59%	0.52%	0.59%	0.57%	0.70%	0.54%	0.64%	0.74%	0.83%
Original Credit Score < 660	4.97%	5.13%	4.23%	3.51%	3.37%	2.51%	2.67%	2.68%	2.83%	2.56%	2.95%	3.05%	3.56%	2.90%	3.40%	3.93%	4.32%
60 - 89 Days Delinquent	0.29%	0.27%	1.48%	0.45%	0.33%	0.23%	0.18%	0.16%	0.17%	0.16%	0.16%	0.17%	0.20%	0.17%	0.18%	0.20%	0.23%
Original Credit Score >= 660	0.20%	0.19%	1.37%	0.38%	0.27%	0.18%	0.14%	0.13%	0.13%	0.13%	0.12%	0.13%	0.16%	0.13%	0.14%	0.16%	0.18%
Original Credit Score < 660	1.48%	1.38%	3.07%	1.52%	1.27%	0.94%	0.81%	0.76%	0.77%	0.73%	0.74%	0.81%	0.95%	0.81%	0.87%	1.00%	1.11%
60-plus-days Delinquent	0.87%	0.82%	3.82%	3.37%	2.83%	2.43%	1.93%	1.52%	1.19%	0.98%	0.82%	0.75%	0.77%	0.70%	0.67%	0.68%	0.71%
Original Credit Score >= 660	0.60%	0.57%	3.36%	2.92%	2.41%	2.06%	1.62%	1.25%	0.97%	0.79%	0.65%	0.59%	0.61%	0.56%	0.53%	0.54%	0.57%
Original Credit Score < 660	4.44%	4.15%	10.07%	9.85%	9.20%	8.34%	7.19%	6.01%	4.96%	4.27%	3.71%	3.51%	3.64%	3.30%	3.17%	3.28%	3.32%
Serious Delinquency Rate	0.63%	0.60%	2.48%	3.04%	2.64%	2.34%	1.86%	1.46%	1.12%	0.92%	0.76%	0.67%	0.66%	0.62%	0.56%	0.55%	0.55%
In Bankruptcy	0.12%	0.11%	0.11%	0.10%	0.08%	0.07%	0.07%	0.06%	0.05%	0.05%	0.05%	0.04%	0.04%	0.04%	0.05%	0.05%	0.05%



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

	4Q19	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	Full Year 2023	
Inventory (at period end)																			
Repayment Plans	13,990	12,534	10,299	13,999	9,976	6,233	4,395	8,726	5,895	4,082	4,151	5,331	6,243	7,094	8,048	9,517	9,494	9,494	
Forbearance Plans	8,270	172,170	1,398,250	1,045,808	804,559	660,039	490,508	320,009	178,019	126,758	90,889	78,432	81,173	65,757	54,109	47,672	42,194	42,194	
Starts																			
Repayment Plans	14,191	13,219	9,238	13,854	8,111	5,626	4,120	9,551	6,626	4,044	4,215	5,542	6,491	7,387	7,873	9,448	8,744	33,452	
Forbearance Plans	6,975	170,533	1,511,787	230,714	179,644	121,216	81,592	75,201	72,146	59,778	41,054	41,856	47,608	34,749	27,738	27,038	24,579	114,104	
Completed																			
Repayment Plans ²	6,207	6,718	4,957	5,007	7,199	5,060	2,675	1,940	1,859	4,122	2,383	2,097	2,443	3,069	3,302	3,590	4,016	13,977	
Forbearance Plans ²	2,062	1,984	231,849	281,099	160,262	77,263	57,416	40,338	31,891	25,794	14,395	10,774	10,318	12,324	9,173	7,978	6,788	36,263	
Charge-offs-in-lieu	264	287	295	203	169	162	549	143	122	114	145	153	165	158	177	135	160	630	
Payment Deferral				241,445	185,112	130,014	139,591	119,771	102,700	58,134	41,508	30,628	22,784	27,069	20,105	17,137	20,047	84,358	
Loan Modifications	16,125	16,773	13,991	10,773	9,347	11,434	16,134	17,930	16,913	41,375	38,264	25,539	16,596	15,500	14,420	14,363	12,758	57,041	
Home Retention Actions	24,658	25,762	251,092	538,527	362,089	223,933	216,365	180,122	153,485	129,539	96,695	69,191	52,306	58,120	47,177	43,203	43,769	192,269	
Short Sales	913	809	699	740	688	541	487	338	219	170	193	119	126	103	148	117	104	472	
Deeds-in-lieu	359	339	223	184	135	172	168	106	89	70	57	52	37	45	45	36	30	156	
Nonforeclosure - Home Forfeiture Actions	1,272	1,148	922	924	823	713	655	444	308	240	250	171	163	148	193	153	134	628	
Total Foreclosure Prevention Actions	25,930	26,910	252,014	539,451	362,912	224,646	217,020	180,566	153,793	129,779	96,945	69,362	52,469	58,268	47,370	43,356	43,903	192,897	

Percent of Total Foreclosure Prevention Actions

Repayment Plans	24%	25%	2%	1%	2%	2%	1%	1%	1%	3%	2%	3%	5%	5%	7%	8%	9%	7%
Forbearance Plans	8%	7%	92%	52%	44%	34%	26%	22%	21%	20%	15%	16%	20%	21%	19%	18%	15%	19%
Charge-offs-in-lieu	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Payment Deferral	0%	0%	0%	45%	51%	58%	64%	66%	67%	45%	43%	44%	43%	46%	42%	40%	46%	44%
Loan Modifications	62%	62%	6%	2%	3%	5%	7%	10%	11%	32%	39%	37%	32%	27%	30%	33%	29%	30%
Home Retention Actions	95%	96%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Short Sales	4%	3%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Deeds-in-lieu	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Nonforeclosure - Home Forfeiture Actions	5%	4%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

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 Includes loans current and 30+ days delinquent at the time of forbearance initiation since March 2020. In addition, completed forbearance plans data has been revised to include only loans that are brought current at the end of the forbearance without the assistance of another workout.



3(i) Enterprises Combined - Loan Modifications

	4Q19	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	Full Year 2023
Loan Modifications (# of loans)	16,125	16,773	13,991	10,773	9,347	11,434	16,134	17,930	16,913	41,375	38,264	25,539	16,596	15,500	14,420	14,363	12,758	57,041

Delinquency Status at Modification (% of loan mods)

Current ¹	1%	1%	1%	1%	1%	1%	1%	1%	2%	1%	1%	1%	1%	1%	1%	1%	1%	1%
30 - 59 days delinquent	4%	4%	2%	4%	3%	3%	2%	4%	2%	3%	2%	2%	2%	3%	4%	5%	6%	5%
60 - 89 days delinquent	6%	5%	5%	5%	8%	4%	2%	1%	1%	1%	1%	1%	2%	3%	4%	6%	6%	5%
90-179 days delinquent	50%	52%	53%	46%	55%	37%	22%	13%	9%	6%	9%	12%	17%	23%	30%	30%	34%	29%
180 - 364 days delinquent	28%	26%	28%	30%	23%	45%	56%	33%	24%	12%	15%	19%	23%	27%	28%	30%	30%	29%
365+ days delinquent	11%	12%	11%	14%	11%	11%	18%	48%	62%	77%	73%	65%	56%	43%	33%	28%	23%	32%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

MTMLTV at Modification (% of loan mods)

MTMLTV <= 80% ²	81%	79%	81%	81%	85%	86%	89%	93%	94%	96%	97%	97%	96%	95%	94%	94%	92%	94%
80% < MTMLTV <= 100%	16%	17%	16%	16%	13%	12%	10%	6%	5%	4%	2%	3%	4%	5%	6%	6%	7%	6%
MTMLTV > 100%	3%	4%	3%	3%	2%	1%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Year of Origination (% of loan mods)

2004 & Prior	15%	13%	12%	13%	10%	9%	8%	7%	7%	6%	6%	7%	7%	6%	6%	5%	5%	6%
2005-2008	28%	27%	24%	25%	21%	17%	18%	15%	13%	12%	11%	11%	10%	10%	9%	9%	7%	9%
2009 & later	57%	61%	63%	62%	68%	75%	74%	78%	80%	82%	83%	83%	83%	83%	84%	86%	88%	85%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Modification History (% of loan mods)

First time modification	69%	69%	74%	72%	79%	83%	82%	84%	85%	86%	85%	85%	85%	85%	85%	85%	86%	85%
Second time modification	21%	20%	17%	19%	15%	12%	12%	11%	10%	10%	11%	10%	10%	11%	10%	11%	10%	11%
Three plus time modification	9%	10%	9%	9%	7%	6%	6%	5%	5%	4%	4%	4%	4%	4%	4%	4%	4%	4%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Property type (% of loan mods)

Primary residency	95%	95%	95%	94%	92%	92%	92%	93%	92%	89%	90%	92%	93%	94%	95%	95%	96%	95%
Second home	2%	2%	2%	2%	2%	2%	2%	2%	2%	3%	2%	2%	2%	2%	2%	1%	1%	2%
Investment	4%	4%	3%	4%	6%	6%	6%	5%	6%	7%	7%	6%	5%	4%	3%	3%	3%	3%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

¹ Includes loans with missing delinquency status.

² Includes loans with missing MTMLTV data.



3(i) Enterprises Combined - Loan Modifications (Cont.)

	4Q19	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	Full Year 2023
Loan Modifications (# of loans)	16,125	16,773	13,991	10,773	9,347	11,434	16,134	17,930	16,913	41,375	38,264	25,539	16,596	15,500	14,420	14,363	12,758	57,041

Principal and Interest Change (%)

Increase	3%	3%	3%	3%	2%	2%	1%	1%	2%	1%	1%	1%	3%	4%	3%	3%	3%	3%
No Change	7%	5%	2%	5%	18%	11%	3%	2%	1%	0%	0%	1%	1%	1%	1%	1%	1%	1%
Decrease <=20%	45%	45%	45%	44%	46%	43%	41%	46%	51%	24%	26%	45%	59%	61%	63%	63%	64%	63%
Decrease 20% <=30%	22%	24%	25%	24%	16%	20%	22%	23%	22%	35%	37%	26%	17%	17%	16%	16%	15%	16%
Decrease > 30%	23%	23%	24%	24%	18%	24%	32%	28%	24%	40%	35%	26%	20%	18%	17%	17%	17%	17%

Types of Modification (%)

Extend Term Only	65%	64%	66%	64%	70%	65%	63%	66%	67%	22%	18%	33%	64%	73%	77%	77%	80%	77%
Reduce Rate Only	0%	0%	0%	0%	2%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	8%	12%	14%	15%	13%	20%	24%	22%	21%	72%	75%	56%	24%	11%	4%	2%	2%	5%
Reduce Rate, Extend Term and Forbear Principal ¹	26%	23%	19%	20%	14%	11%	12%	11%	11%	6%	7%	11%	12%	16%	19%	21%	18%	18%
Other	0%	0%	0%	0%	2%	3%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

60+ Days Re-Delinquency (%)

3 Months after Modification	13%	21%	14%	14%	8%	5%	5%	5%	5%	3%	5%	7%	8%	9%	11%	11%		
6 Months after Modification	28%	28%	22%	19%	10%	7%	7%	7%	7%	5%	7%	9%	11%	13%	16%			
9 Months after Modification	33%	31%	25%	19%	10%	7%	9%	7%	8%	6%	8%	10%	12%	16%				
12 Months after Modification	33%	31%	24%	19%	10%	8%	7%	7%	8%	6%	8%	11%	13%					

¹ May include principal forgiveness.



3(ii) Fannie Mae - Loan Modifications

	4Q19	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	Full Year 2023
Loan Modifications (# of loans)	10,138	10,130	8,737	6,608	5,757	7,365	10,778	11,605	10,689	25,390	24,856	16,266	10,392	9,863	8,881	8,763	7,710	35,217

Delinquency Status at Modification (% of loan mods)

Current ¹	1%	1%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	1%	0%	0%	0%	0%
30 - 59 days delinquent	2%	2%	2%	2%	2%	1%	1%	1%	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%
60 - 89 days delinquent	5%	5%	5%	5%	8%	4%	1%	1%	1%	0%	1%	1%	1%	2%	2%	2%	2%	2%
90-179 days delinquent	55%	56%	57%	50%	55%	40%	21%	12%	9%	6%	9%	12%	17%	25%	32%	31%	35%	30%
180 - 364 days delinquent	27%	25%	27%	30%	23%	43%	57%	34%	24%	13%	15%	19%	23%	27%	30%	33%	34%	31%
365+ days delinquent	10%	11%	9%	14%	12%	11%	19%	51%	65%	80%	76%	67%	58%	45%	36%	31%	26%	35%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

MTMLTV at Modification (% of loan mods)

MTMLTV <= 80% ²	81%	79%	82%	82%	85%	86%	89%	93%	94%	96%	97%	97%	96%	95%	94%	94%	92%	94%
80% < MTMLTV <= 100%	16%	17%	15%	15%	14%	13%	10%	6%	5%	4%	2%	2%	3%	5%	5%	6%	7%	6%
MTMLTV > 100%	3%	4%	2%	3%	2%	2%	1%	1%	1%	0%	0%	0%	0%	0%	1%	0%	0%	0%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Year of Origination (% of loan mods)

2004 & Prior	15%	13%	12%	12%	10%	9%	9%	7%	7%	7%	6%	7%	7%	7%	7%	6%	5%	6%
2005-2008	29%	26%	23%	25%	21%	17%	19%	15%	14%	13%	11%	11%	11%	11%	10%	10%	8%	10%
2009 & later	56%	62%	64%	63%	69%	74%	72%	78%	79%	80%	83%	82%	82%	82%	83%	84%	87%	84%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Modification History (% of loan mods)

First time modification	68%	71%	72%	70%	77%	80%	77%	82%	81%	81%	83%	83%	82%	82%	82%	81%	83%	82%
Second time modification	22%	20%	19%	20%	16%	14%	15%	12%	13%	13%	12%	12%	12%	13%	12%	13%	12%	13%
Three plus time modification	10%	9%	9%	10%	7%	7%	8%	6%	6%	6%	5%	5%	5%	5%	5%	6%	5%	5%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Property type (% of loan mods)

Primary residency	95%	95%	95%	95%	93%	92%	92%	93%	92%	89%	90%	91%	93%	94%	95%	95%	96%	95%
Second home	1%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	1%	2%
Investment	4%	4%	4%	3%	5%	6%	6%	5%	6%	8%	7%	7%	5%	4%	3%	3%	3%	3%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

¹ Includes loans with missing delinquency status.

² Includes loans with missing MTMLTV data.



3(ii) Fannie Mae - Loan Modifications (cont.)

	4Q19	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	Full Year 2023
Loan Modifications (# of loans)	10,138	10,130	8,737	6,608	5,757	7,365	10,778	11,605	10,689	25,390	24,856	16,266	10,392	9,863	8,881	8,763	7,710	35,217

Principal and Interest Change (%)

Increase	2%	2%	2%	2%	1%	1%	1%	1%	1%	0%	0%	1%	1%	1%	1%	1%	1%	1%
No Change	0%	0%	0%	2%	14%	11%	1%	1%	1%	0%	0%	0%	1%	1%	1%	1%	1%	1%
Decrease <=20%	50%	49%	48%	47%	49%	46%	43%	47%	53%	26%	27%	46%	59%	61%	64%	63%	64%	63%
Decrease 20% <=30%	23%	24%	25%	24%	16%	19%	23%	23%	22%	34%	36%	27%	19%	19%	17%	18%	17%	18%
Decrease > 30%	25%	24%	25%	25%	19%	23%	33%	29%	24%	39%	36%	27%	20%	18%	17%	17%	17%	17%

Types of Modification (%)

Extend Term Only	70%	68%	68%	64%	70%	68%	61%	65%	65%	22%	16%	30%	59%	69%	74%	72%	75%	72%
Reduce Rate Only	0%	0%	0%	0%	3%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	8%	12%	14%	16%	13%	18%	25%	22%	21%	70%	75%	57%	25%	12%	4%	2%	2%	5%
Reduce Rate, Extend Term and Forbear Principal ¹	22%	19%	18%	20%	13%	12%	14%	12%	14%	8%	8%	13%	16%	19%	22%	26%	23%	23%
Other	0%	0%	0%	0%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

60+ Days Re-Delinquency (%)

3 Months after Modification	13%	18%	13%	12%	8%	5%	4%	4%	4%	3%	4%	7%	8%	9%	11%	11%		
6 Months after Modification	26%	28%	20%	18%	9%	6%	7%	7%	6%	5%	7%	9%	10%	13%	17%			
9 Months after Modification	33%	31%	24%	19%	10%	7%	9%	7%	7%	6%	8%	10%	12%	16%				
12 Months after Modification	33%	31%	23%	19%	10%	7%	7%	7%	8%	6%	8%	11%	13%					

¹ May include principal forgiveness.



3(iii) Freddie Mac - Loan Modifications

	4Q19	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	Full Year 2023
Loan Modifications (# of loans)	5,987	6,643	5,254	4,165	3,590	4,069	5,356	6,325	6,224	15,985	13,408	9,273	6,204	5,637	5,539	5,600	5,048	21,824

Delinquency Status at Modification (% of loan mods)

Current	1%	1%	2%	2%	2%	1%	1%	2%	3%	1%	1%	1%	1%	1%	1%	2%	3%	2%
30 - 59 days delinquent	9%	7%	4%	8%	4%	5%	4%	10%	5%	8%	6%	4%	4%	8%	10%	12%	13%	11%
60 - 89 days delinquent	7%	6%	5%	6%	7%	4%	3%	2%	2%	2%	2%	2%	3%	5%	8%	10%	12%	9%
90-179 days delinquent	41%	46%	47%	40%	55%	31%	25%	14%	10%	6%	10%	12%	17%	22%	27%	29%	31%	27%
180 - 364 days delinquent	29%	28%	29%	31%	21%	48%	52%	30%	23%	11%	15%	19%	23%	26%	24%	24%	24%	25%
365+ days delinquent	13%	13%	13%	14%	11%	11%	15%	42%	57%	71%	67%	61%	52%	38%	29%	22%	17%	27%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

MTMLTV at Modification (% of loan mods)

MTMLTV <= 80%	81%	80%	80%	80%	86%	86%	89%	92%	93%	95%	97%	97%	95%	95%	93%	94%	93%	94%
80 < MTMLTV <= 100%	15%	16%	17%	17%	12%	12%	10%	7%	6%	4%	3%	3%	4%	5%	6%	6%	7%	6%
MTMLTV > 100%	4%	4%	4%	3%	2%	1%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Year of Origination (% of loan mods)

2004 & Prior	14%	13%	12%	13%	10%	8%	8%	7%	7%	5%	6%	6%	6%	5%	6%	5%	4%	5%
2005-2008	27%	28%	26%	26%	22%	16%	15%	15%	13%	10%	10%	9%	9%	10%	8%	7%	6%	8%
2009 & later	59%	59%	62%	60%	68%	76%	77%	79%	81%	85%	84%	85%	85%	85%	86%	88%	90%	87%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Modification History (% of loan mods)

First time modification	72%	68%	76%	75%	82%	89%	91%	87%	91%	95%	89%	90%	91%	90%	91%	91%	91%	90%
Second time modification	20%	21%	15%	17%	12%	8%	7%	8%	6%	4%	8%	7%	7%	8%	7%	7%	7%	7%
Three plus time modification	9%	11%	8%	8%	6%	3%	3%	4%	3%	1%	3%	2%	3%	3%	2%	3%	2%	2%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Property type (% of loan mods)

Primary residency	95%	95%	95%	94%	92%	92%	92%	93%	92%	90%	91%	92%	93%	94%	95%	96%	96%	95%
Second home	2%	2%	2%	2%	2%	2%	2%	2%	2%	5%	2%	2%	2%	2%	2%	1%	1%	1%
Investment	3%	3%	3%	4%	6%	6%	5%	5%	6%	5%	7%	6%	5%	4%	3%	3%	3%	3%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%



3(iii) Freddie Mac - Loan Modifications (cont.)

	4Q19	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	Full Year 2023
Loan Modifications (# of loans)	5,987	6,643	5,254	4,165	3,590	4,069	5,356	6,325	6,224	15,985	13,408	9,273	6,204	5,637	5,539	5,600	5,048	21,824

Principal and Interest Change (%)

Increase	5%	5%	5%	6%	3%	3%	2%	2%	3%	1%	2%	3%	5%	7%	6%	7%	7%	7%
No Change	17%	13%	6%	11%	24%	10%	8%	4%	2%	1%	0%	1%	1%	2%	1%	1%	1%	1%
Decrease <=20%	37%	38%	41%	38%	41%	36%	38%	43%	48%	20%	25%	45%	60%	60%	62%	63%	65%	62%
Decrease 20% <=30%	21%	23%	25%	23%	16%	24%	22%	24%	23%	37%	39%	26%	15%	14%	13%	12%	11%	13%
Decrease > 30%	20%	21%	23%	23%	16%	27%	29%	27%	24%	41%	34%	25%	19%	17%	18%	17%	17%	17%

Types of Modification (%)

Extend Term Only	59%	59%	63%	64%	70%	61%	67%	69%	71%	22%	21%	37%	72%	80%	82%	85%	88%	84%
Reduce Rate Only	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	8%	12%	15%	15%	11%	22%	23%	21%	22%	75%	73%	56%	21%	9%	4%	2%	2%	4%
Reduce Rate, Extend Term and Forbear Principal ¹	33%	28%	22%	20%	14%	10%	9%	9%	6%	3%	6%	7%	7%	11%	14%	12%	10%	12%
Other	0%	0%	0%	1%	5%	7%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%

60+ Days Re-Delinquency (%)

3 Months after Modification	13%	25%	16%	16%	9%	6%	6%	6%	6%	4%	6%	8%	9%	10%	11%	12%		
6 Months after Modification	31%	29%	24%	19%	11%	7%	8%	8%	7%	5%	8%	9%	11%	13%	16%			
9 Months after Modification	33%	32%	26%	20%	10%	9%	9%	8%	8%	6%	7%	10%	13%	16%				
12 Months after Modification	32%	30%	25%	19%	10%	10%	8%	8%	8%	6%	7%	10%	14%					

¹ May include principal forgiveness.



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

	4Q19	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	Full Year 2023
Short Sales	913	809	699	740	688	541	487	338	219	170	193	119	126	103	148	117	104	472
Deeds-in-lieu	359	339	223	184	135	172	168	106	89	70	57	52	37	45	45	36	30	156
Nonforeclosure - Home Forfeiture Actions ¹	1,272	1,148	922	924	823	713	655	444	308	240	250	171	163	148	193	153	134	628
Third-party Sales	2,774	2,972	647	805	900	1,063	1,260	1,291	1,525	1,490	1,846	1,667	1,583	2,013	2,156	2,050	1,797	8,016
Foreclosure Sales	5,700	4,732	381	989	1,033	1,036	1,021	1,243	1,688	1,564	1,612	1,899	1,714	1,687	1,627	1,565	1,485	6,364
Third-party & Foreclosure Sales	8,474	7,704	1,028	1,794	1,933	2,099	2,281	2,534	3,213	3,054	3,458	3,566	3,297	3,700	3,783	3,615	3,282	14,380
Foreclosure Starts	30,010	28,978	7,551	6,809	6,302	9,125	6,233	7,253	6,178	20,624	19,388	17,327	18,693	19,809	17,919	19,489	18,731	75,948

Top Five Reasons for Delinquency (at period end)

National emergency declaration		5%	84%	87%	86%	85%	84%	81%	75%	70%	65%	61%	55%	50%	44%	33%	20%
Curtailment of Income	22%	20%	4%	3%	3%	3%	4%	4%	6%	8%	8%	9%	10%	12%	14%	17%	22%
Excessive obligations	22%	20%	4%	2%	2%	3%	3%	3%	4%	5%	6%	7%	7%	9%	10%	12%	15%
Unemployment	7%	6%	1%	1%	1%	1%	1%	1%	2%	2%	2%	3%	3%	4%	6%	7%	10%
Illness of principal mortgagor or family member	8%	8%	1%	1%	1%	1%	1%	1%	1%	2%	2%	3%	3%	4%	5%	6%	8%

¹ Short sales and deeds-in-lieu of foreclosure completed.



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

	4Q19	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	Full Year 2023
Acquisitions	5,982	5,035	660	1,223	1,141	1,228	1,200	1,358	1,751	1,480	1,523	1,880	1,706	1,692	1,639	1,568	1,475	6,374
Dispositions	(6,741)	(6,942)	(5,466)	(5,048)	(2,985)	(2,446)	(1,834)	(1,195)	(991)	(1,255)	(1,239)	(993)	(977)	(1,529)	(1,767)	(1,573)	(1,567)	(6,436)
Inventory (at period end) ¹	21,868	20,457	15,487	11,614	9,739	8,522	7,840	8,001	8,781	9,048	9,341	10,251	10,997	11,190	11,061	11,019	10,902	

Acquisitions by State

Arizona	70	40	23	13	15	7	7	12	5	2	3	15	9	6	8	7	1	22
California	163	139	29	50	20	22	16	37	51	25	15	38	63	52	30	40	60	182
Florida	510	526	26	66	113	122	70	73	109	69	47	49	51	58	53	65	57	233
Nevada	28	26	3	6	8	6	1	5	5	9	10	23	26	18	19	8	12	57
Subtotal	771	731	81	135	156	157	94	127	170	105	75	125	149	134	110	120	130	494
Selected Midwest States ²	1,336	1,098	133	254	249	293	288	356	511	480	440	557	472	447	456	391	198	1,492
All other States	3,875	3,206	446	834	736	778	818	875	1,070	895	1,008	1,198	1,085	1,111	1,073	1,057	351	3,592
Total Acquisitions	5,982	5,035	660	1,223	1,141	1,228	1,200	1,358	1,751	1,480	1,523	1,880	1,706	1,692	1,639	1,568	679	5,578

Inventory by State

Arizona	171	143	118	70	58	38	34	37	39	32	29	40	45	42	38	38	32	
California	604	533	408	298	222	188	164	175	206	187	176	192	236	252	238	235	250	
Florida	1,656	1,532	1,051	698	581	512	441	417	466	429	389	387	392	379	358	358	349	
Nevada	175	132	102	69	60	53	37	37	36	44	46	67	90	96	92	75	72	
Subtotal	2,606	2,340	1,679	1,135	921	791	676	666	747	692	640	686	763	769	726	706	703	
Selected Midwest States ²	4,321	3,877	2,836	2,109	1,825	1,632	1,544	1,654	1,964	2,151	2,307	2,590	2,827	2,900	2,881	2,849	711	
All other States	14,941	14,240	10,972	8,370	6,993	6,099	5,620	5,681	6,070	6,205	6,394	6,975	7,407	7,521	7,454	7,464	1,898	
Total Inventory¹	21,868	20,457	15,487	11,614	9,739	8,522	7,840	8,001	8,781	9,048	9,341	10,251	10,997	11,190	11,061	11,019	3,312	

¹ 2020 data includes MECA REO properties.

² Select Midwest states are Illinois, Indiana, Michigan and Ohio.



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

	4Q19	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	Full Year 2023
Acquisitions	4,216	3,594	470	867	768	874	825	927	1,218	1,042	1,034	1,302	1,074	983	969	949	873	3,774
Dispositions	(4,560)	(4,680)	(3,920)	(3,922)	(2,335)	(1,930)	(1,332)	(734)	(626)	(820)	(834)	(611)	(665)	(1,012)	(1,133)	(946)	(1,026)	(4,117)
Inventory (at period end) ¹	16,879	16,289	12,675	9,572	7,973	6,918	6,363	6,554	7,166	7,430	7,639	8,353	8,779	8,780	8,615	8,581	8,403	

Acquisitions by State

Arizona	58	35	21	11	15	7	5	9	5	2	2	10	3	4	8	5	1	18
California	138	116	26	49	14	20	11	29	38	16	9	31	43	38	19	28	40	125
Florida	381	414	23	51	88	88	51	55	86	54	31	40	42	41	35	41	34	151
Nevada	20	23	2	3	8	4	1	5	5	7	5	17	11	4	5	3	2	14
Subtotal	597	588	72	114	125	119	68	98	134	79	47	98	99	87	67	77	77	308
Selected Midwest States ²	887	716	86	155	151	177	164	205	317	321	284	370	278	208	227	234	-	669
All other States	2,732	2,290	312	598	492	578	593	624	767	642	703	834	697	688	675	638	-	2,001
Total Acquisitions	4,216	3,594	470	867	768	874	825	927	1,218	1,042	1,034	1,302	1,074	983	969	949	77	2,978

Inventory by State

Arizona	152	127	106	61	54	37	31	33	37	31	27	34	33	29	28	28	23
California	500	456	356	264	191	160	136	144	170	146	134	150	179	191	173	177	188
Florida	1,356	1,251	875	592	492	431	380	366	406	378	341	343	347	332	303	295	275
Nevada	141	108	80	57	49	43	31	33	34	40	37	52	60	52	48	41	35
Subtotal	2,149	1,942	1,417	974	786	671	578	576	647	595	539	579	619	604	552	541	521
Selected Midwest States ²	3,094	2,908	2,218	1,637	1,383	1,206	1,141	1,230	1,452	1,635	1,761	1,973	2,119	2,115	2,099	2,134	-
All other States	11,636	11,439	9,040	6,961	5,804	5,041	4,644	4,748	5,067	5,200	5,339	5,801	6,041	6,061	5,964	5,906	292
Total Inventory¹	16,879	16,289	12,675	9,572	7,973	6,918	6,363	6,554	7,166	7,430	7,639	8,353	8,779	8,780	8,615	8,581	813

¹ 2020 data includes MECA REO properties.

² Select Midwest states are Illinois, Indiana, Michigan and Ohio.



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

	4Q19	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	Full Year 2023
Acquisitions	1,766	1,441	190	356	373	354	375	431	533	438	489	578	632	709	670	619	602	2,600
Dispositions	(2,181)	(2,262)	(1,546)	(1,126)	(650)	(516)	(502)	(461)	(365)	(435)	(405)	(382)	(312)	(517)	(634)	(627)	(541)	(2,319)
Inventory (at period end)	4,989	4,168	2,812	2,042	1,766	1,604	1,477	1,447	1,615	1,618	1,702	1,898	2,218	2,410	2,446	2,438	2,499	

Acquisitions by State

Arizona	12	5	2	2	-	-	2	3	-	-	1	5	6	2	-	2	-	4
California	25	23	3	1	6	2	5	8	13	9	6	7	20	14	11	12	20	57
Florida	129	112	3	15	25	34	19	18	23	15	16	9	9	17	18	24	23	82
Nevada	8	3	1	3	-	2	-	-	-	2	5	6	15	14	14	5	10	43
Subtotal	174	143	9	21	31	38	26	29	36	26	28	27	50	47	43	43	53	186
Selected Midwest States ¹	449	382	47	99	98	116	124	151	194	159	156	187	194	239	229	157	198	823
All other States	1,143	916	134	236	244	200	225	251	303	253	305	364	388	423	398	419	351	1,591
Total Acquisitions	1,766	1,441	190	356	373	354	375	431	533	438	489	578	632	709	670	619	602	2,600

Inventory by State

Arizona	19	16	12	9	4	1	3	4	2	1	2	6	12	13	10	10	9
California	104	77	52	34	31	28	28	31	36	41	42	42	57	61	65	58	62
Florida	300	281	176	106	89	81	61	51	60	51	48	44	45	47	55	63	74
Nevada	34	24	22	12	11	10	6	4	2	4	9	15	30	44	44	34	37
Subtotal	457	398	262	161	135	120	98	90	100	97	101	107	144	165	174	165	182
Selected Midwest States ¹	1,227	969	618	472	442	426	403	424	512	516	546	617	708	785	782	715	711
All other States	3,305	2,801	1,932	1,409	1,189	1,058	976	933	1,003	1,005	1,055	1,174	1,366	1,460	1,490	1,558	1,606
Total Inventory	4,989	4,168	2,812	2,042	1,766	1,604	1,477	1,447	1,615	1,618	1,702	1,898	2,218	2,410	2,446	2,438	2,499

¹ Select Midwest states are Illinois, Indiana, Michigan and Ohio.



Enterprises Single-Family Book Profile - As of December 31, 2023

The top 5 states for the relevant columns are highlighted.

State	Total Loan Count	Delinquent Loans (DLQ)									Loans in Forbearance Plan						REO Inventory ³
		Total	30-59 Days DLQ ¹	60-89 Days DLQ	90-179 Days DLQ	180-364 Days DLQ	365+ Days DLQ	Serious Delinquent (90+ FC In)	Serious Delinquent (90+ FC In) Rates	% of DLQ Loans > =365 Days DLQ	30-89 Days	90-179 Days	180-269 Days	270-364 Days	365+ Days	Total	
AK	54,046	735	403	109	94	63	66	223	0.4%	9.0%	20	13	2	3	1	39	61
AL	355,732	8,472	5,008	1,249	1,100	659	456	2,217	0.6%	5.4%	197	106	47	37	9	396	338
AR	201,100	4,003	2,417	558	512	290	226	1,028	0.5%	5.6%	110	70	26	19	2	227	164
AZ	900,916	14,677	8,746	2,074	2,133	1,267	457	3,863	0.4%	3.1%	610	495	181	143	33	1,462	32
CA	3,948,949	58,606	34,154	7,840	7,971	5,560	3,081	16,624	0.4%	5.3%	2,138	1,728	766	710	109	5,451	250
CO	795,600	10,071	5,997	1,310	1,345	951	468	2,767	0.3%	4.6%	358	308	111	102	19	898	46
CT	349,854	7,486	4,264	1,058	934	563	667	2,168	0.6%	8.9%	185	134	43	34	11	407	212
DC	73,260	1,643	789	186	208	183	277	669	0.9%	16.9%	41	27	22	11	5	106	14
DE	126,655	2,265	1,303	302	306	189	165	660	0.5%	7.3%	72	36	9	5	1	123	28
FL	2,083,502	43,961	23,407	6,126	6,205	4,268	3,955	14,446	0.7%	9.0%	1,654	1,352	452	334	116	3,908	349
GA	981,191	21,038	12,151	3,165	2,924	1,793	1,005	5,727	0.6%	4.8%	764	568	210	150	24	1,716	173
HI	111,135	2,182	901	257	538	169	317	1,026	0.9%	14.5%	119	280	12	7	4	422	39
IA	290,315	4,951	2,925	654	624	431	317	1,374	0.5%	6.4%	129	75	31	17	4	256	190
ID	222,498	3,356	2,043	441	466	293	113	872	0.4%	3.4%	122	92	32	20	7	273	18
IL	1,325,483	29,426	16,066	4,119	3,922	2,649	2,670	9,256	0.7%	9.1%	930	705	251	183	44	2,113	1,093
IN	643,632	14,032	8,429	1,963	1,738	1,106	796	3,648	0.6%	5.7%	350	240	86	42	14	732	267
KS	222,878	4,140	2,462	595	572	354	157	1,084	0.5%	3.8%	123	92	32	18	5	270	123
KY	319,550	6,124	3,508	806	734	551	525	1,811	0.6%	8.6%	143	97	34	18	18	310	124
LA	309,421	10,237	5,635	1,505	1,415	931	751	3,101	1.0%	7.3%	245	179	61	40	10	535	382
MA	711,142	13,427	8,013	1,825	1,597	1,039	953	3,591	0.5%	7.1%	351	215	97	70	16	749	140
MD	701,568	14,509	8,220	1,831	1,839	1,305	1,314	4,461	0.6%	9.1%	454	327	131	99	17	1,028	366
ME	113,306	1,998	1,102	268	208	118	302	629	0.6%	15.1%	75	20	10	6	2	113	59
MI	1,043,848	20,371	12,429	3,011	2,712	1,544	675	4,935	0.5%	3.3%	524	347	117	133	26	1,147	695
MN	740,757	10,979	6,300	1,552	1,576	1,078	473	3,130	0.4%	4.3%	434	343	122	78	21	998	354
MO	587,849	10,101	6,006	1,466	1,362	802	465	2,631	0.4%	4.6%	286	241	87	57	13	684	364
MS	141,790	4,496	2,634	656	601	349	256	1,208	0.9%	5.7%	97	56	24	13	6	196	209
MT	112,227	1,409	885	181	148	116	79	343	0.3%	5.6%	32	31	17	10	3	93	17
NC	999,550	16,546	9,942	2,411	2,106	1,294	793	4,197	0.4%	4.8%	449	260	101	80	14	904	201
ND	60,321	754	409	97	112	57	79	248	0.4%	10.5%	16	14	4	6	1	41	29
NE	184,987	2,840	1,718	391	388	224	119	731	0.4%	4.2%	110	63	18	14	6	211	28
NH	156,386	2,357	1,466	333	266	172	120	559	0.4%	5.1%	60	40	24	13	3	140	22
NJ	927,029	19,109	10,569	2,506	2,310	1,675	2,049	6,038	0.7%	10.7%	506	408	167	131	25	1,237	273
NM	168,861	3,279	1,853	457	392	229	348	971	0.6%	10.6%	66	63	17	15	6	167	64
NV	359,488	6,511	3,558	850	911	593	599	2,105	0.6%	9.2%	274	221	85	68	18	666	72
NY	1,247,520	31,891	16,596	3,803	3,381	2,619	5,492	11,502	0.9%	17.2%	605	475	217	169	51	1,517	610
OH	1,033,543	21,459	12,006	3,039	2,749	1,890	1,775	6,432	0.6%	8.3%	480	370	130	74	92	1,146	770
OK	262,360	5,636	3,115	816	750	473	482	1,705	0.6%	8.6%	167	107	38	30	10	352	147
OR	515,013	6,951	3,836	902	978	757	478	2,216	0.4%	6.9%	268	223	85	75	30	681	67
PA	1,074,462	24,415	13,860	3,355	2,931	1,917	2,352	7,207	0.7%	9.6%	577	372	129	92	22	1,192	462
RI	104,092	2,063	1,217	268	256	156	166	578	0.6%	8.0%	48	30	10	8	4	100	15
SC	493,342	9,591	5,573	1,409	1,235	807	567	2,611	0.5%	5.9%	256	185	51	56	10	558	103
SD	75,066	1,047	635	153	127	78	54	259	0.3%	5.2%	30	23	3	5	1	62	16
TN	572,542	9,784	5,927	1,361	1,330	761	405	2,497	0.4%	4.1%	324	205	77	55	12	673	84
TX	2,304,860	50,559	28,977	7,550	6,914	4,510	2,608	14,041	0.6%	5.2%	2,003	1,550	563	380	77	4,573	407
UT	441,322	6,867	4,085	963	954	611	254	1,821	0.4%	3.7%	277	213	71	77	18	656	3
VA	912,962	13,338	7,980	1,966	1,668	1,048	676	3,394	0.4%	5.1%	408	217	86	78	12	801	184
VT	60,476	959	522	117	145	76	99	320	0.5%	10.3%	20	22	9	7	-	58	45
WA	928,125	11,911	6,797	1,435	1,599	1,238	842	3,681	0.4%	7.1%	473	336	177	128	36	1,150	42
WI	638,874	8,295	4,752	1,215	1,154	692	482	2,335	0.4%	5.8%	207	139	50	22	7	425	156
WV	88,709	2,606	1,601	404	300	158	143	601	0.7%	5.5%	39	20	8	6	3	76	196
WY	52,872	808	481	119	107	67	34	208	0.4%	4.2%	21	13	10	5	1	50	37
Other ²	109,360	4,848	2,484	672	764	263	665	1,697	1.6%	13.7%	59	28	12	4	3	106	762
Total	31,240,326	589,119	336,156	81,699	77,611	50,986	42,667	171,446	0.5%	7.2%	18,306	13,774	5,155	3,957	1,002	42,194	10,902

¹ Includes other loans that cannot be categorized due to missing attributes.

² Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.

³ May include a small volume of Fannie Mae REO properties associated with a specific reverse mortgage transaction.



Fannie Mae Single-Family Book Profile - As of December 31, 2023

State	Total Loan Count	Delinquent Loans (DLQ) ¹									Loans in Forbearance Plan						REO Inventory ³
		Total	30-59 Days DLQ	60-89 Days DLQ	90-179 Days DLQ	180-364 Days DLQ	365+ Days DLQ	Serious Delinquent (90+ FC In)	Serious Delinquent (90+ FC In) Rates	% of DLQ Loans >=365 Days DLQ	30-89 Days	90-179 Days	180-269 Days	270-364 Days	365+ Days	Total	
AK	27,913	395	223	52	52	31	37	120	0.4%	9.4%	11	6	-	1	-	18	34
AL	204,244	4,791	2,837	723	620	368	243	1,231	0.6%	5.1%	133	47	29	22	3	234	263
AR	112,210	2,264	1,383	312	286	156	127	569	0.5%	5.6%	78	33	20	5	1	137	133
AZ	505,132	8,203	4,760	1,170	1,269	727	277	2,276	0.5%	3.4%	404	305	102	78	19	908	23
CA	2,329,308	33,703	19,479	4,460	4,663	3,309	1,792	9,767	0.4%	5.3%	1,525	1,008	457	451	56	3,497	188
CO	463,955	5,630	3,327	706	761	549	287	1,599	0.3%	5.1%	253	172	63	57	12	557	36
CT	185,505	3,997	2,272	572	486	319	348	1,156	0.6%	8.7%	134	70	25	14	3	246	179
DC	41,148	951	445	94	129	117	166	412	1.0%	17.5%	28	15	15	7	4	69	14
DE	70,240	1,219	701	158	172	103	85	360	0.5%	7.0%	46	13	6	3	-	68	23
FL	1,150,899	24,859	13,117	3,356	3,644	2,481	2,261	8,396	0.7%	9.1%	1,198	789	255	182	75	2,499	275
GA	545,146	11,448	6,561	1,722	1,633	1,004	528	3,167	0.6%	4.6%	559	326	110	89	11	1,095	126
HI	71,539	1,348	547	165	333	105	198	638	0.9%	14.7%	85	182	9	5	2	283	30
IA	176,322	2,971	1,766	405	366	239	195	802	0.5%	6.6%	95	42	15	9	4	165	150
ID	135,148	1,981	1,193	254	282	184	68	534	0.4%	3.4%	87	55	20	12	6	180	12
IL	694,406	15,615	8,582	2,145	2,069	1,473	1,346	4,893	0.7%	8.6%	624	400	135	104	23	1,286	792
IN	321,120	6,955	4,094	992	928	563	378	1,875	0.6%	5.4%	228	131	41	21	7	428	210
KS	112,620	1,964	1,145	286	284	174	75	533	0.5%	3.8%	83	42	20	9	3	157	84
KY	146,078	2,971	1,680	364	370	280	277	927	0.6%	9.3%	91	47	15	9	14	176	83
LA	173,809	5,912	3,262	858	811	548	433	1,794	1.0%	7.3%	183	102	33	19	7	344	291
MA	383,430	7,319	4,329	991	883	571	545	2,001	0.5%	7.4%	237	105	57	47	6	452	119
MD	381,163	7,565	4,265	937	971	742	650	2,365	0.6%	8.6%	317	178	90	66	9	660	276
ME	55,111	1,043	544	125	112	60	202	375	0.7%	19.4%	63	6	6	4	-	79	52
MI	564,277	10,542	6,388	1,502	1,473	821	358	2,655	0.5%	3.4%	330	187	64	73	13	667	504
MN	423,696	6,015	3,411	831	888	611	274	1,774	0.4%	4.6%	328	192	72	48	12	652	250
MO	313,622	5,141	3,109	708	711	387	226	1,325	0.4%	4.4%	179	114	40	34	4	371	279
MS	90,863	2,847	1,662	420	387	221	157	765	0.8%	5.5%	73	35	10	9	3	130	166
MT	66,736	814	486	116	94	75	43	212	0.3%	5.3%	23	21	9	9	2	64	8
NC	562,369	9,046	5,452	1,321	1,110	732	431	2,274	0.4%	4.8%	330	124	63	53	11	581	138
ND	32,293	416	231	58	55	34	38	127	0.4%	9.1%	9	6	3	4	-	22	18
NE	118,680	1,763	1,042	240	270	138	73	481	0.4%	4.1%	76	47	14	4	4	145	23
NH	81,113	1,169	698	174	132	103	62	298	0.4%	5.3%	43	22	17	6	1	89	18
NJ	515,392	10,336	5,780	1,325	1,243	938	1,050	3,231	0.6%	10.2%	345	235	87	74	11	752	221
NM	103,498	2,015	1,121	289	252	146	207	607	0.6%	10.3%	51	36	12	9	3	111	42
NV	212,522	3,926	2,122	509	569	352	374	1,297	0.6%	9.5%	196	149	50	43	9	447	35
NY	698,421	17,224	8,869	1,965	1,781	1,437	3,172	6,397	0.9%	18.4%	423	253	123	104	28	931	479
OH	497,302	11,295	6,265	1,604	1,467	1,014	945	3,438	0.7%	8.4%	322	194	65	50	83	714	608
OK	148,065	3,137	1,716	456	425	264	276	965	0.7%	8.8%	110	61	22	21	3	217	103
OR	288,569	3,774	2,068	492	518	442	254	1,216	0.4%	6.7%	187	114	45	47	19	412	51
PA	592,078	13,374	7,570	1,856	1,608	1,035	1,305	3,950	0.7%	9.8%	376	202	70	53	10	711	365
RI	57,950	1,176	669	157	148	96	106	350	0.6%	9.0%	29	20	7	6	-	62	13
SC	276,057	5,256	3,059	761	687	444	305	1,437	0.5%	5.8%	178	107	26	33	3	347	73
SD	49,484	661	408	98	78	42	35	155	0.3%	5.3%	21	12	1	5	-	39	14
TN	316,503	5,361	3,234	731	741	427	228	1,396	0.4%	4.3%	225	110	44	37	7	423	65
TX	1,318,773	29,737	16,882	4,474	4,103	2,665	1,613	8,384	0.6%	5.4%	1,458	884	326	235	40	2,943	311
UT	247,048	3,741	2,240	508	524	329	140	994	0.4%	3.7%	189	105	35	38	8	375	-
VA	497,500	7,145	4,311	1,055	889	562	328	1,779	0.4%	4.6%	277	105	44	40	3	469	141
VT	27,206	492	258	60	79	38	57	174	0.6%	11.6%	12	15	3	4	-	34	38
WA	546,771	6,811	3,815	838	932	742	484	2,159	0.4%	7.1%	334	209	101	79	19	742	31
WI	395,932	4,860	2,825	708	681	385	261	1,331	0.3%	5.4%	138	78	30	9	6	261	119
WV	47,153	1,420	872	216	167	94	71	332	0.7%	5.0%	27	10	7	5	2	51	143
WY	33,634	472	284	66	62	37	23	122	0.4%	4.9%	18	6	6	1	1	32	32
Other ²	80,590	2,976	1,541	416	361	186	472	1,022	1.3%	15.9%	42	16	3	3	1	65	722
Total	17,490,543	326,046	184,900	44,801	43,559	28,900	23,886	96,437	0.6%	7.3%	12,811	7,743	2,922	2,350	571	26,397	8,403

¹ Conventional Delinquency Subset: Excludes government, current month MBS liquidations, and loans with current month missing or erroneous performance data.

² Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.

³ May include a small volume of REO properties associated with a specific reverse mortgage transaction.



Freddie Mac Single-Family Book Profile - As of December 31, 2023

State	Total Loan Count	Delinquent Loans (DLQ)									Loans in Forbearance Plan						REO Inventory
		Total	30-59 Days DLQ ¹	60-89 Days DLQ	90-179 Days DLQ	180-364 Days DLQ	365+ Days DLQ	Serious Delinquent (90+ FC In)	Serious Delinquent (90+ FC In) Rates	% of DLQ Loans >=365 Days DLQ	30-89 Days	90-179 Days	180-269 Days	270-364 Days	365+ Days	Total	
AK	26,133	340	180	57	42	32	29	103	0.4%	8.5%	9	7	2	2	1	21	27
AL	151,488	3,681	2,171	526	480	291	213	986	0.7%	5.8%	64	59	18	15	6	162	75
AR	88,890	1,739	1,034	246	226	134	99	459	0.5%	5.7%	32	37	6	14	1	90	31
AZ	395,784	6,474	3,986	904	864	540	180	1,587	0.4%	2.8%	206	190	79	65	14	554	9
CA	1,619,641	24,903	14,675	3,380	3,308	2,251	1,289	6,857	0.4%	5.2%	613	720	309	259	53	1,954	62
CO	331,645	4,441	2,670	604	584	402	181	1,168	0.4%	4.1%	105	136	48	45	7	341	10
CT	164,349	3,489	1,992	486	448	244	319	1,012	0.6%	9.1%	51	64	18	20	8	161	33
DC	32,112	692	344	92	79	66	111	257	0.8%	16.0%	13	12	7	4	1	37	-
DE	56,415	1,046	602	144	134	86	80	300	0.5%	7.6%	26	23	3	2	1	55	5
FL	932,603	19,102	10,290	2,770	2,561	1,787	1,694	6,050	0.6%	8.9%	456	563	197	152	41	1,409	74
GA	436,045	9,590	5,590	1,443	1,291	789	477	2,560	0.6%	5.0%	205	242	100	61	13	621	47
HI	39,596	834	354	92	205	64	119	388	1.0%	14.3%	34	98	3	2	2	139	9
IA	113,993	1,980	1,159	249	258	192	122	572	0.5%	6.2%	34	33	16	8	-	91	40
ID	87,350	1,375	850	187	184	109	45	338	0.4%	3.3%	35	37	12	8	1	93	6
IL	631,077	13,811	7,484	1,974	1,853	1,176	1,324	4,363	0.7%	9.6%	306	305	116	79	21	827	301
IN	322,512	7,077	4,335	971	810	543	418	1,773	0.5%	5.9%	122	109	45	21	7	304	57
KS	110,258	2,176	1,317	309	288	180	82	551	0.5%	3.8%	40	50	12	9	2	113	39
KY	173,472	3,153	1,828	442	364	271	248	884	0.5%	7.9%	52	50	19	9	4	134	41
LA	135,612	4,325	2,373	647	604	383	318	1,307	1.0%	7.4%	62	77	28	21	3	191	91
MA	327,712	6,108	3,684	834	714	468	408	1,590	0.5%	6.7%	114	110	40	23	10	297	21
MD	320,405	6,944	3,955	894	868	563	664	2,096	0.7%	9.6%	137	149	41	33	8	368	90
ME	58,195	955	558	143	96	58	100	254	0.4%	10.5%	12	14	4	2	2	34	7
MI	479,571	9,829	6,041	1,509	1,239	723	317	2,280	0.5%	3.2%	194	160	53	60	13	480	191
MN	317,061	4,964	2,889	721	688	467	199	1,356	0.4%	4.0%	106	151	50	30	9	346	104
MO	274,227	4,960	2,897	758	651	415	239	1,306	0.5%	4.8%	107	127	47	23	9	313	85
MS	50,927	1,649	972	236	214	128	99	443	0.9%	6.0%	24	21	14	4	3	66	43
MT	45,491	595	399	65	54	41	36	131	0.3%	6.1%	9	10	8	1	1	29	9
NC	437,181	7,500	4,490	1,090	996	562	362	1,923	0.4%	4.8%	119	136	38	27	3	323	63
ND	28,028	338	178	39	57	23	41	121	0.4%	12.1%	7	8	1	2	1	19	11
NE	66,307	1,077	676	151	118	86	46	250	0.4%	4.3%	34	16	4	10	2	66	5
NH	75,273	1,188	768	159	134	69	58	261	0.3%	4.9%	17	18	7	7	2	51	4
NJ	411,637	8,773	4,789	1,181	1,067	737	999	2,807	0.7%	11.4%	161	173	80	57	14	485	52
NM	65,363	1,264	732	168	140	83	141	364	0.6%	11.2%	15	27	5	6	3	56	22
NV	146,966	2,585	1,436	341	342	241	225	808	0.5%	8.7%	78	72	35	25	9	219	37
NY	549,099	14,667	7,727	1,838	1,600	1,182	2,320	5,105	0.9%	15.8%	182	222	94	65	23	586	131
OH	536,241	10,164	5,741	1,435	1,282	876	830	2,994	0.6%	8.2%	158	176	65	24	9	432	162
OK	114,295	2,499	1,399	360	325	209	206	740	0.6%	8.2%	57	46	16	9	7	135	44
OR	226,444	3,177	1,768	410	460	315	224	1,000	0.4%	7.1%	81	109	40	28	11	269	16
PA	482,384	11,041	6,290	1,499	1,323	882	1,047	3,257	0.7%	9.5%	201	170	59	39	12	481	97
RI	46,142	887	548	111	108	60	60	228	0.5%	6.8%	19	10	3	2	4	38	2
SC	217,285	4,335	2,514	648	548	363	262	1,174	0.5%	6.0%	78	78	25	23	7	211	30
SD	25,582	386	227	55	49	36	19	104	0.4%	4.9%	9	11	2	-	1	23	2
TN	256,039	4,423	2,693	630	589	334	177	1,101	0.4%	4.0%	99	95	33	18	5	250	19
TX	986,087	20,822	12,095	3,076	2,811	1,845	995	5,657	0.6%	4.8%	545	666	237	145	37	1,630	96
UT	194,274	3,126	1,845	455	430	282	114	827	0.4%	3.6%	88	108	36	39	10	281	3
VA	415,462	6,193	3,669	911	779	486	348	1,615	0.4%	5.6%	131	112	42	38	9	332	43
VT	33,270	467	264	57	66	38	42	146	0.4%	9.0%	8	7	6	3	-	24	7
WA	381,354	5,100	2,982	597	667	496	358	1,522	0.4%	7.0%	139	127	76	49	17	408	11
WI	242,942	3,435	1,927	507	473	307	221	1,004	0.4%	6.4%	69	61	20	13	1	164	37
WV	41,556	1,186	729	188	133	64	72	269	0.6%	6.1%	12	10	1	1	1	25	53
WY	19,238	336	197	53	45	30	11	86	0.4%	3.3%	3	7	4	4	-	18	5
Other ²	28,770	1,872	943	256	403	77	193	675	2.3%	10.3%	17	12	9	1	2	41	40
Total	13,749,783	263,073	151,256	36,898	34,052	22,086	18,781	75,009	0.5%	7.1%	5,495	6,031	2,233	1,607	431	15,797	2,499

¹ Includes other loans that cannot be categorized due to missing attributes.

² Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.



Enterprises Foreclosure Prevention Actions by State - December 31, 2023

State	2022							2023							Conservatorship to Date ¹						
	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other ²	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other ²	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other ²	Short Sales & Deeds-in-lieu	Total
AK	23	146	175	259	-	3	606	18	59	98	97	1	4	277	1,505	2,068	2,062	2,027	49	258	7,969
AL	153	670	1,255	1,725	15	5	3,823	178	364	784	904	9	1	2,240	21,071	11,499	29,869	11,017	1,208	3,124	77,788
AR	95	354	562	941	3	5	1,960	121	248	353	483	3	1	1,209	8,168	5,436	11,950	5,649	487	2,047	33,737
AZ	212	1,529	2,603	3,630	6	1	7,981	397	1,314	1,304	2,359	14	6	5,394	20,561	29,322	81,722	26,546	1,415	46,778	206,344
CA	781	7,455	15,663	18,027	41	11	41,978	1,172	4,363	5,642	10,773	44	26	22,020	74,594	177,005	324,117	151,491	3,331	107,784	838,322
CO	115	1,140	2,486	2,984	6	3	6,734	200	781	1,246	1,692	8	8	3,935	15,383	24,232	34,293	23,928	727	7,773	106,336
CT	166	754	1,866	2,008	4	35	4,833	172	332	755	927	5	14	2,205	12,756	15,128	39,858	16,786	618	7,169	92,315
DC	16	187	550	573	3	7	1,336	32	82	182	228	2	8	534	2,243	2,989	6,413	3,371	132	751	15,899
DE	40	204	449	505	2	8	1,208	50	130	216	281	-	6	683	4,113	3,731	11,341	3,686	217	2,291	25,378
FL	1,113	5,774	10,618	11,775	41	57	29,378	971	5,252	4,608	9,642	45	28	20,546	65,436	139,714	318,518	106,526	5,071	146,570	781,834
GA	361	2,075	4,581	5,675	16	7	12,715	451	1,173	2,033	3,133	12	4	6,806	40,388	44,269	111,158	42,550	2,624	17,430	258,420
HI	28	187	802	564	1	2	1,584	26	270	218	260	5	-	779	3,458	6,690	9,573	5,387	106	2,452	27,666
IA	172	392	615	953	1	13	2,146	208	222	488	496	4	3	1,421	10,052	5,274	15,724	5,279	688	2,344	39,361
ID	121	247	371	686	1	-	1,426	129	177	255	492	2	-	1,055	5,664	5,477	11,926	4,767	275	5,783	33,892
IL	546	2,518	6,073	7,485	19	126	16,767	812	1,755	2,961	3,564	31	110	9,233	43,280	49,697	151,002	49,605	2,602	43,761	339,947
IN	296	998	1,558	2,552	8	11	5,423	426	652	1,197	1,562	6	6	3,849	29,350	15,224	44,065	15,212	2,230	6,994	113,075
KS	75	445	590	970	5	3	2,088	118	215	410	513	5	1	1,262	9,200	5,535	12,474	6,144	490	2,180	36,023
KY	102	520	820	1,349	2	6	2,799	163	291	624	723	4	3	1,808	13,166	7,727	18,872	7,826	621	2,878	51,110
LA	327	1,570	2,097	3,300	9	25	7,328	253	425	1,042	1,226	2	16	2,964	18,999	19,857	30,235	17,733	1,207	2,447	90,478
MA	133	1,120	2,348	3,254	13	12	6,880	203	516	1,136	1,788	14	8	3,665	20,905	22,604	64,835	24,374	1,248	10,810	144,777
MD	244	1,434	3,725	4,287	7	53	9,750	327	695	1,542	1,991	10	40	4,605	25,715	28,896	85,568	29,041	1,413	18,455	189,089
ME	38	160	292	396	4	8	898	48	122	169	272	3	14	628	5,061	3,287	10,491	3,411	299	2,538	25,088
MI	385	1,707	2,766	4,084	15	17	8,974	627	1,012	1,867	2,545	9	8	6,068	41,734	35,798	88,482	29,243	6,372	30,446	232,075
MN	231	992	2,227	3,004	4	8	6,466	332	759	1,152	1,600	4	12	3,859	18,421	17,493	46,742	20,724	1,025	11,642	116,048
MO	190	1,002	1,529	2,419	4	20	5,164	316	616	923	1,321	10	13	3,199	22,897	15,130	37,182	15,281	1,468	7,077	99,035
MS	110	340	643	999	1	8	2,101	141	196	400	513	7	4	1,261	9,640	5,415	15,038	6,031	605	1,621	38,350
MT	26	129	256	359	1	1	772	30	72	156	221	-	-	479	2,710	2,641	4,853	2,708	108	916	13,936
NC	326	1,655	3,006	3,993	18	10	9,008	397	944	1,409	1,817	15	1	4,583	35,852	35,744	72,846	30,462	1,794	8,996	185,694
ND	15	83	190	232	-	7	527	22	53	91	104	-	1	271	798	1,264	1,381	1,635	64	172	5,314
NE	57	284	410	750	4	4	1,509	96	193	278	329	1	2	899	4,526	3,500	7,556	4,533	350	1,018	21,483
NH	41	223	437	634	2	-	1,337	63	111	268	365	-	-	807	5,826	4,430	13,220	4,371	272	2,462	30,582
NJ	296	2,204	5,723	5,932	29	70	14,254	330	803	2,149	2,710	30	52	6,074	31,570	50,510	119,626	53,178	1,696	24,846	281,425
NM	89	368	673	861	2	1	1,994	112	187	296	382	7	1	985	6,483	5,864	13,700	5,708	300	3,239	35,294
NV	116	800	1,961	2,015	19	3	4,914	174	453	660	1,073	7	2	2,369	7,708	19,821	45,039	17,977	643	34,038	125,227
NY	392	3,762	8,711	8,706	34	70	21,675	480	1,130	3,072	3,721	55	70	8,528	41,288	69,134	141,458	73,954	2,338	15,881	344,054
OH	418	1,486	2,670	4,150	18	28	8,770	560	996	1,898	2,113	41	26	5,634	40,200	26,959	85,113	28,038	4,024	16,063	200,398
OK	129	581	967	1,511	2	2	3,192	157	330	579	778	8	5	1,857	10,647	7,796	14,606	8,020	623	1,896	43,588
OR	87	775	1,766	2,170	3	3	4,804	155	463	737	1,178	2	2	2,537	9,851	16,294	31,026	15,919	490	10,676	84,256
PA	448	2,015	3,709	4,781	32	34	11,019	484	914	2,312	2,633	28	31	6,402	44,330	37,712	91,636	38,195	2,284	11,524	225,681
RI	26	200	338	478	4	2	1,048	49	136	182	259	2	2	630	4,031	3,635	12,377	3,281	248	2,894	26,466
SC	142	890	1,653	2,291	10	10	4,996	201	485	862	1,127	10	6	2,691	18,437	16,902	40,705	15,420	1,135	7,664	100,263
SD	19	68	130	187	-	1	405	24	38	95	124	-	1	282	1,394	1,363	2,232	1,340	95	274	6,698
TN	174	912	1,526	2,334	5	3	4,954	274	509	859	1,371	8	3	3,024	20,755	16,641	33,403	16,576	1,124	4,156	92,655
TX	1,172	5,822	10,913	14,884	20	25	32,836	1,308	3,309	4,953	7,983	24	16	17,593	77,855	104,857	118,579	103,590	3,945	8,370	417,196
UT	97	584	974	1,649	4	-	3,308	156	518	615	1,325	5	2	2,621	10,106	10,987	23,692	11,530	404	7,996	64,715
VA	262	1,659	3,400	4,037	9	13	9,380	329	939	1,334	1,713	7	5	4,327	25,476	29,219	61,968	29,427	1,186	14,290	161,565
VT	49	110	166	184	-	1	510	46	65	101	138	-	3	353	2,545	1,958	4,238	1,813	135	500	11,191
WA	182	1,280	2,793	3,511	4	4	7,774	274	734	1,148	1,884	4	13	4,057	19,495	26,741	55,914	25,676	896	18,983	147,704
WI	228	627	1,186	1,773	4	9	3,827	219	362	828	878	11	8	2,306	16,390	11,446	35,558	13,240	912	6,913	84,459
WV	54	199	327	496	3	5	1,084	80	88	183	225	3	7	586	5,151	2,604	7,324	2,564	241	945	18,829
WY	23	90	149	231	-	1	494	24	47	95	101	-	1	268	1,486	1,300	2,282	1,503	61	388	7,020
Other ³	104	618	476	501	119	31	1,849	42	122	276	421	101	10	972	4,929	21,564	25,587	11,756	2,518	852	67,206
Total	11,045	61,344	121,774	153,054	577	792	348,586	13,977	36,022	57,041	84,358	628	614	192,640	993,617	1,230,386	2,679,434	1,156,049	64,414	699,355	6,823,255

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

² Consists of HomeSaver Advance (Fannie Mae), Payment Deferrals and Charge-offs-in-lieu.

³ Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.



Fannie Mae Foreclosure Prevention Actions by State -December 31, 2023

State	2022							2023							Conservatorship to Date ¹						
	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other 2	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other 2	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other 2	Short Sales & Deeds-in-lieu	Total
AK	18	93	95	153	-	3	362	7	38	54	57	1	4	161	1,250	1,182	1,290	1,207	45	182	5,156
AL	108	356	818	1,071	12	4	2,369	106	184	504	549	7	1	1,351	16,833	7,055	20,855	7,016	1,066	2,317	55,142
AR	70	200	343	579	2	4	1,198	66	116	197	287	3	-	669	6,461	3,170	8,069	3,409	443	1,395	22,947
AZ	146	813	1,748	2,227	4	1	4,939	229	708	791	1,323	9	5	3,065	15,388	17,095	52,687	16,574	1,333	27,721	130,798
CA	540	4,410	9,895	10,620	32	8	25,505	636	2,138	3,476	6,487	35	21	12,793	56,953	106,781	207,653	92,586	3,115	63,004	530,092
CO	67	601	1,603	1,822	5	3	4,101	107	379	792	999	5	8	2,290	12,150	14,862	22,285	14,527	688	4,916	69,428
CT	113	422	1,196	1,182	2	26	2,941	101	178	466	472	2	7	1,226	9,896	8,935	27,347	10,179	564	4,846	61,767
DC	7	93	360	331	2	5	798	13	39	110	128	1	5	296	1,761	1,667	4,333	2,075	117	472	10,425
DE	26	112	300	298	2	7	745	27	69	133	164	-	3	396	3,077	2,332	7,611	2,321	191	1,589	17,121
FL	937	3,405	6,940	7,363	32	40	18,717	608	3,038	2,961	5,715	29	20	12,371	50,763	81,086	213,681	67,021	4,338	94,070	510,959
GA	259	1,171	2,912	3,428	13	4	7,787	241	581	1,263	1,797	7	3	3,892	29,067	24,819	71,899	25,981	2,238	10,778	164,782
HI	20	124	505	355	1	1	1,006	11	168	149	179	3	-	510	2,823	4,059	6,465	3,460	90	1,523	18,420
IA	122	210	397	598	1	12	1,340	135	127	315	276	3	3	859	7,814	3,159	10,578	3,295	598	1,640	27,084
ID	82	123	246	411	1	-	863	73	91	139	297	2	-	602	4,215	3,024	7,667	2,980	259	3,717	21,862
IL	386	1,354	3,605	4,287	16	91	9,739	502	946	1,770	1,984	19	72	5,293	31,625	25,626	95,354	28,065	2,042	27,752	210,464
IN	137	474	917	1,420	4	7	2,959	193	321	659	820	2	6	2,001	21,540	8,175	28,112	8,438	1,442	4,664	72,371
KS	40	215	335	563	3	2	1,158	59	108	223	288	2	1	681	6,683	2,936	7,895	3,524	426	1,500	22,964
KY	57	236	454	712	2	5	1,466	76	133	359	382	3	2	955	9,693	4,060	11,386	4,071	471	1,892	31,573
LA	247	996	1,343	2,008	7	21	4,622	156	241	699	741	1	13	1,851	15,106	12,798	21,359	10,859	1,105	1,707	62,934
MA	70	611	1,425	1,916	11	8	4,041	102	241	688	1,017	13	7	2,068	15,995	12,717	42,778	14,664	1,163	6,986	94,303
MD	158	792	2,361	2,504	6	36	5,857	174	333	937	1,159	5	28	2,636	19,076	16,039	55,885	17,707	1,269	11,733	121,709
ME	26	76	176	223	1	6	508	21	52	112	177	1	12	375	3,857	1,775	6,996	1,938	266	1,761	16,593
MI	231	911	1,658	2,327	12	13	5,152	358	442	1,054	1,321	5	4	3,184	32,119	19,999	56,286	16,484	2,921	19,625	147,434
MN	167	520	1,343	1,818	2	5	3,855	192	377	690	891	2	7	2,159	13,215	9,570	27,726	12,218	968	6,860	70,557
MO	125	475	874	1,343	3	13	2,833	134	269	507	682	7	11	1,610	17,186	8,120	23,791	8,792	1,211	4,557	63,657
MS	89	195	435	657	1	7	1,384	104	119	271	317	6	4	821	8,115	3,516	11,315	4,065	538	1,274	28,823
MT	19	74	156	209	-	1	459	16	35	96	136	-	-	283	2,092	1,594	3,231	1,694	104	630	9,345
NC	214	911	1,841	2,407	15	6	5,394	204	528	860	1,050	12	-	2,654	26,765	20,356	47,081	18,332	1,609	5,881	120,024
ND	7	31	113	124	-	6	281	10	25	52	62	-	1	150	577	622	871	859	51	116	3,096
NE	38	152	289	525	2	4	1,010	63	115	186	203	-	2	569	3,572	2,182	5,422	3,133	322	715	15,346
NH	21	131	261	353	2	-	768	29	39	156	201	-	-	425	4,344	2,454	8,453	2,550	255	1,573	19,629
NJ	220	1,342	3,648	3,579	26	55	8,770	158	433	1,379	1,538	21	35	3,564	24,251	30,420	81,468	32,516	1,457	16,595	186,707
NM	73	215	449	538	2	1	1,278	88	100	205	250	4	1	648	5,017	3,659	9,150	3,682	268	2,156	23,932
NV	87	515	1,343	1,326	15	1	3,287	107	252	477	708	6	2	1,552	5,983	12,367	28,871	11,920	573	20,647	80,361
NY	260	2,361	5,396	5,207	28	51	13,303	224	610	1,948	2,100	34	36	4,952	31,575	40,847	95,715	44,144	1,879	10,242	224,402
OH	270	753	1,552	2,414	14	20	5,023	312	528	1,074	1,145	22	20	3,101	30,161	14,776	54,915	15,984	2,333	11,030	129,199
OK	95	275	598	956	1	2	1,927	87	171	353	497	5	4	1,117	8,360	4,467	9,837	4,835	548	1,344	29,391
OR	67	409	1,064	1,239	-	3	2,782	82	206	449	645	1	1	1,384	7,471	9,551	19,910	9,140	441	6,522	53,035
PA	327	1,197	2,313	2,925	26	28	6,816	271	470	1,416	1,483	16	23	3,679	33,554	22,854	61,639	23,493	1,921	7,749	151,210
RI	14	118	221	310	2	-	665	30	92	107	172	2	2	405	2,928	2,019	8,085	2,020	217	1,878	17,147
SC	93	453	1,051	1,369	7	8	2,981	93	234	527	648	5	6	1,513	13,563	9,530	27,067	9,397	1,025	5,189	65,771
SD	15	35	93	120	-	1	264	11	17	60	78	-	-	166	1,037	841	1,523	884	87	217	4,589
TN	110	433	953	1,405	3	2	2,906	153	253	530	794	5	2	1,737	16,226	9,720	22,385	10,123	943	2,896	62,293
TX	880	3,341	7,337	9,249	14	16	20,837	737	1,748	3,227	4,736	16	13	10,477	61,001	64,013	80,656	63,618	3,689	5,745	278,722
UT	62	276	586	934	3	-	1,861	79	211	351	727	4	1	1,373	7,665	6,013	14,657	6,840	376	4,725	40,276
VA	195	959	2,139	2,364	7	8	5,672	179	465	809	945	6	3	2,407	18,835	16,787	40,186	17,752	1,108	9,154	103,822
VT	16	62	98	103	-	1	280	11	27	64	105	-	3	210	1,828	977	2,746	968	113	326	6,960
WA	108	699	1,754	2,133	4	4	4,702	149	374	719	1,125	1	11	2,379	14,732	15,923	36,531	15,768	800	11,970	95,723
WI	172	355	772	1,093	-	7	2,399	136	197	519	532	8	5	1,397	12,689	6,694	22,792	8,417	816	4,520	55,928
WV	31	99	190	273	3	4	600	52	51	106	124	2	3	338	3,877	1,384	4,393	1,447	207	598	11,905
WY	16	56	98	138	-	1	309	12	22	57	57	-	1	149	1,213	783	1,594	969	59	284	4,902
Other ³	86	477	305	363	115	22	1,368	30	70	171	249	98	8	626	3,726	13,321	17,818	8,931	2,487	693	46,976
Total	7,744	34,717	76,904	91,872	466	584	212,287	7,754	18,709	35,217	48,819	441	430	111,370	755,703	718,711	1,758,299	702,872	52,595	441,876	4,430,056

¹ Since the first full quarter in conservatorship (4Q08). The state level data for HomeSaver Advance, charge-offs-in-lieu, short sales and deeds-in-lieu are not available for 4Q08 .

² Consists of HomeSaver Advance (Fannie Mae), Payment Deferrals and Charge-offs-in-lieu.

³ Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.



Freddie Mac Foreclosure Prevention Actions by State - December 31, 2023

State	2022							2023							Conservatorship to Date ¹						
	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other ²	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other ²	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other ²	Short Sales & Deeds-in-lieu	Total
AK	5	53	80	106	-	-	244	11	21	44	40	-	-	116	255	886	772	820	4	76	2,813
AL	45	314	437	654	3	1	1,454	72	180	280	355	2	-	889	4,238	4,444	9,014	4,001	142	807	22,646
AR	25	154	219	362	1	1	762	55	132	156	196	-	1	540	1,707	2,266	3,881	2,240	44	652	10,790
AZ	66	716	855	1,403	2	-	3,042	168	606	513	1,036	5	1	2,329	5,173	12,227	29,035	9,972	82	19,057	75,546
CA	241	3,045	5,768	7,407	9	3	16,473	536	2,225	2,166	4,286	9	5	9,227	17,641	70,224	116,464	58,905	216	44,780	308,230
CO	48	539	883	1,162	1	-	2,633	93	402	454	693	3	-	1,645	3,233	9,370	12,008	9,401	39	2,857	36,908
CT	53	332	670	826	2	9	1,892	71	154	289	455	3	7	979	2,860	6,193	12,511	6,607	54	2,323	30,548
DC	9	94	190	242	1	2	538	19	43	72	100	1	3	238	482	1,322	2,080	1,296	15	279	5,474
DE	14	92	149	207	-	1	463	23	61	83	117	-	3	287	1,036	1,399	3,730	1,365	26	702	8,257
FL	176	2,369	3,678	4,412	9	17	10,661	363	2,214	1,647	3,927	16	8	8,175	14,673	58,628	104,837	39,505	733	52,500	270,875
GA	102	904	1,669	2,247	3	3	4,928	210	592	770	1,336	5	1	2,914	11,321	19,450	39,259	16,569	386	6,652	93,638
HI	8	63	297	209	-	1	578	15	102	69	81	2	-	269	635	2,631	3,108	1,927	16	929	9,246
IA	50	182	218	355	-	1	806	73	95	173	220	1	-	562	2,238	2,115	5,146	1,984	90	704	12,277
ID	39	124	125	275	-	-	563	56	86	116	195	-	-	453	1,449	2,453	4,259	1,787	16	2,066	12,030
IL	160	1,164	2,468	3,198	3	35	7,028	310	809	1,191	1,580	12	38	3,940	11,655	24,071	55,648	21,540	560	16,009	129,483
IN	159	524	641	1,132	4	4	2,464	233	331	538	742	4	-	1,848	7,810	7,049	15,953	6,774	788	2,330	40,704
KS	35	230	255	407	2	1	930	59	107	187	225	3	-	581	2,517	2,599	4,579	2,620	64	680	13,059
KY	45	284	87	637	-	1	1,333	87	158	265	341	1	1	853	3,493	3,667	7,486	3,755	150	986	19,537
LA	80	574	754	1,292	2	4	2,706	97	184	343	485	1	3	1,113	3,893	7,059	8,876	6,874	102	740	27,544
MA	63	509	923	1,338	2	4	2,839	101	275	448	771	1	1	1,597	4,910	9,887	22,057	9,710	85	3,824	50,474
MD	86	642	1,364	1,783	1	17	3,893	153	362	605	832	5	12	1,969	6,639	12,857	29,683	11,334	144	6,722	67,380
ME	12	84	116	173	3	2	390	27	70	57	95	2	2	253	1,204	1,512	3,495	1,473	33	777	8,495
MI	154	796	1,108	1,757	3	4	3,822	269	570	813	1,224	4	4	2,884	9,615	15,799	32,196	12,759	3,451	10,821	84,641
MN	64	472	884	1,186	2	3	2,611	140	382	462	709	2	5	1,700	5,206	7,923	19,016	8,506	57	4,782	45,491
MO	65	527	655	1,076	1	7	2,331	182	347	416	639	3	2	1,589	5,711	7,010	13,391	6,489	257	2,520	35,378
MS	21	145	208	342	-	1	717	37	77	129	196	1	-	440	1,525	1,899	3,723	1,966	67	347	9,527
MT	7	55	100	150	1	-	313	14	37	60	85	-	-	196	618	1,047	1,622	1,014	4	286	4,591
NC	112	744	1,165	1,586	3	4	3,614	193	416	549	767	3	1	1,929	9,087	15,388	25,765	12,130	185	3,115	65,670
ND	8	52	77	108	-	-	246	12	28	39	42	-	-	121	221	642	510	776	13	56	2,218
NE	19	132	121	225	2	-	499	33	78	92	126	1	-	330	954	1,318	2,134	1,400	28	303	6,137
NH	20	92	176	281	-	-	569	34	72	112	164	-	-	382	1,482	1,976	4,767	1,821	17	889	10,953
NJ	76	862	2,075	2,353	3	15	5,384	172	370	770	1,172	9	17	2,510	7,319	20,090	38,158	20,662	239	8,251	94,718
NM	16	153	224	323	-	-	716	24	87	91	132	3	-	337	1,466	2,205	4,550	2,026	32	1,083	11,362
NV	29	285	618	689	4	2	1,627	67	201	183	365	1	-	817	1,725	7,454	16,168	6,057	70	13,391	44,866
NY	132	1,401	3,315	3,499	6	19	8,372	256	520	1,124	1,621	21	34	3,576	9,713	28,287	45,743	29,810	459	5,639	119,652
OH	148	733	1,118	1,736	4	8	3,747	248	468	824	968	19	6	2,533	10,039	12,183	30,198	12,054	1,691	5,033	71,199
OK	34	306	369	555	1	-	1,265	70	159	226	281	3	1	740	2,287	3,329	4,769	3,185	75	552	14,197
OR	20	366	702	931	3	-	2,022	73	257	288	533	1	1	1,153	2,380	6,743	11,116	6,779	49	4,154	31,221
PA	121	818	1,396	1,856	6	6	4,203	213	444	896	1,150	12	8	2,723	10,776	14,858	29,997	14,702	363	3,775	74,471
RI	12	82	117	168	2	2	383	19	44	75	87	-	-	225	1,103	1,616	4,292	1,261	31	1,016	9,319
SC	49	437	602	922	3	2	2,015	108	251	335	479	5	-	1,178	4,874	7,372	13,638	6,023	110	2,475	34,492
SD	4	33	37	67	-	-	141	13	21	35	46	-	1	116	357	522	709	456	8	57	2,109
TN	64	479	573	929	2	1	2,048	121	256	329	577	3	1	1,287	4,529	6,921	11,018	6,453	181	1,260	30,362
TX	292	2,481	3,576	5,635	6	9	11,999	571	1,561	1,726	3,247	8	3	7,116	16,854	40,844	37,923	39,972	256	2,625	138,474
UT	35	308	388	715	1	-	1,447	77	307	264	598	1	1	1,248	2,441	4,974	9,035	4,690	28	3,271	24,439
VA	67	700	1,261	1,673	2	5	3,708	150	474	525	768	1	2	1,920	6,641	12,432	21,782	11,675	78	5,136	57,743
VT	33	48	68	81	-	-	230	35	38	37	33	-	-	143	717	981	1,492	845	22	174	4,231
WA	74	581	1,039	1,378	-	-	3,072	125	360	429	759	3	2	1,678	4,763	10,818	19,383	9,908	96	7,013	51,981
WI	56	272	414	680	4	2	1,428	83	165	309	346	3	3	909	3,701	4,752	12,766	4,823	96	2,393	28,531
WV	23	100	137	223	-	1	484	28	37	77	101	1	4	248	1,274	1,220	2,931	1,117	34	347	6,924
WY	7	34	51	93	-	-	185	12	25	38	44	-	-	119	273	517	688	534	2	104	2,118
Other ³	18	141	171	138	4	9	481	12	52	105	172	3	2	346	1,203	8,243	7,769	2,825	31	159	20,230
Total	3,301	26,627	44,870	61,182	111	208	136,299	6,223	17,313	21,824	35,539	187	184	81,270	237,914	511,675	921,135	453,177	11,819	257,479	2,393,199

¹ Since the first full quarter in conservatorship (4Q08). The state level data for repayment plans and forbearance plans are not available for 1Q08 and 2009.

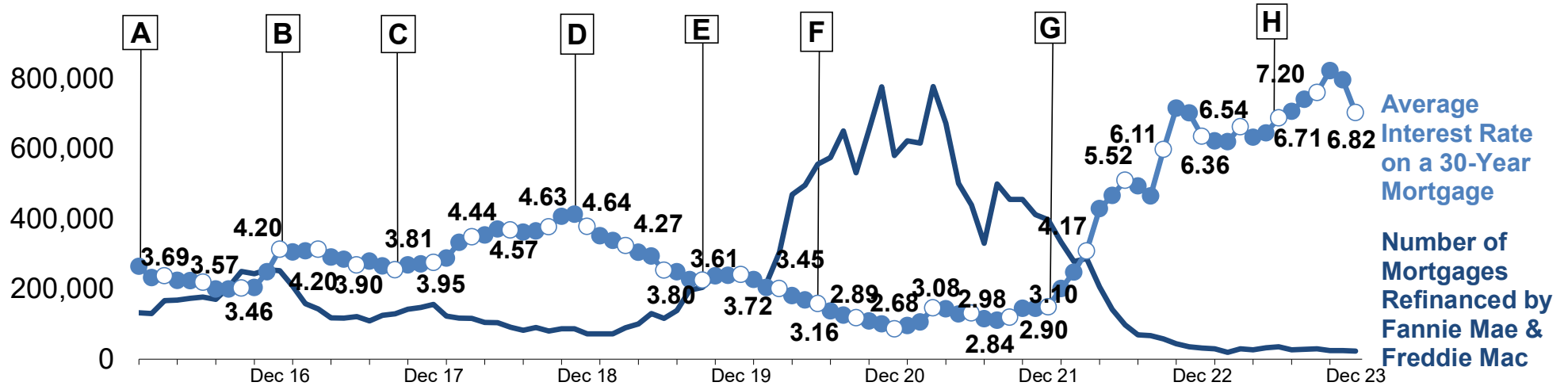
² Consists of Payment Deferrals and Charge-offs-in-lieu.

³ Consists of Guam, Puerto Rico, Virgin Islands and other loans for which data are not available.



Total refinance volume decreased in the fourth quarter, compared to the third quarter, as mortgage rates peaked in October at a monthly average of 7.62 percent and remained elevated in November. However, mortgage rates fell in December: the average interest rate on a 30-year fixed rate mortgage decreased to 6.82 percent.

Mortgage Rates vs Refinance Volume



* Mortgage rates are from the Freddie Mac Primary Mortgage Market Survey, monthly average, from the Freddie Mac website.

Source: FHFA (Fannie Mae and Freddie Mac)

- A - Treasury rates fell, amid a global flight to the safety of government debt, in response to the U.K. Brexit vote to leave the European Union.
- B - Mortgage rates rose in November and December 2016 amid expectations of a rate hike by the Federal Reserve. The Federal Reserve raised the target federal funds rate to 0.75% on 12/14/16 in response to a strengthening economy.
- C - Mortgage rates trended downward in 2017, as the Federal Reserve enacted a steady path to normalize its benchmark rate: The target Federal Funds

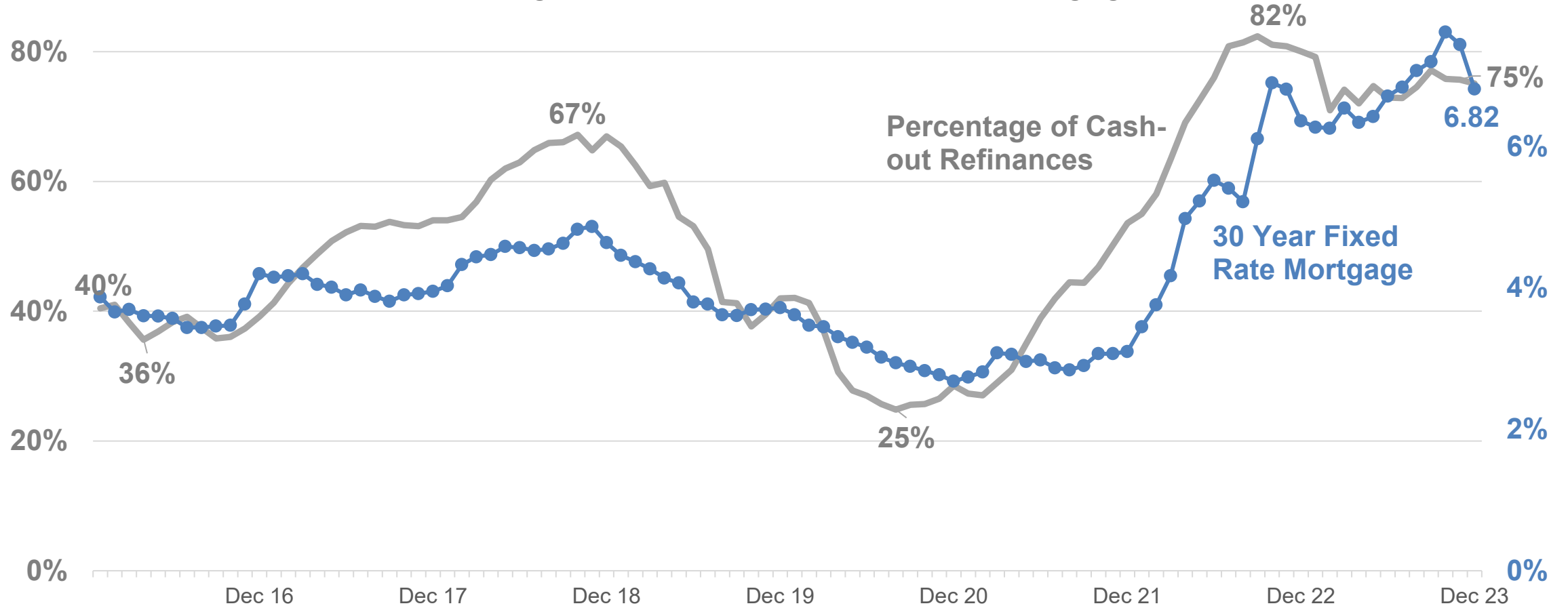


- D - Mortgage rates peaked in 2018, as the target Federal Funds rate was incrementally raised quarterly to 1.75%, 2%, 2.25% and 2.5%, with the Federal Reserve projecting a continued steady growth of the US economy in 2018.
- E - Mortgage rates trended downward in 2019 amid the growing effects of a China-US trade war on international trade slowing economic expansion.

- F - Mortgage rates continued to fall in 2020, as the target Federal Funds rate was cut to near zero levels in response to reduced economic activity driven by the COVID-19 pandemic.
- G - Mortgage rates rose above 3 percent in the third quarter amid concerns of inflation.
- H - Mortgage rates continued to rise as the Federal Reserve completed a series of increases to the target Federal Funds rate in response to persistent signs of inflation.

The percentage of cash-out refinances decreased to 75 percent in December after rising as high as 82 percent over the last two years. Higher mortgage rates have reduced the opportunities for non cash-out borrowers to refinance at lower rates and lower their monthly payments.

Percentage of Cash-out Refinances vs Mortgage Rates

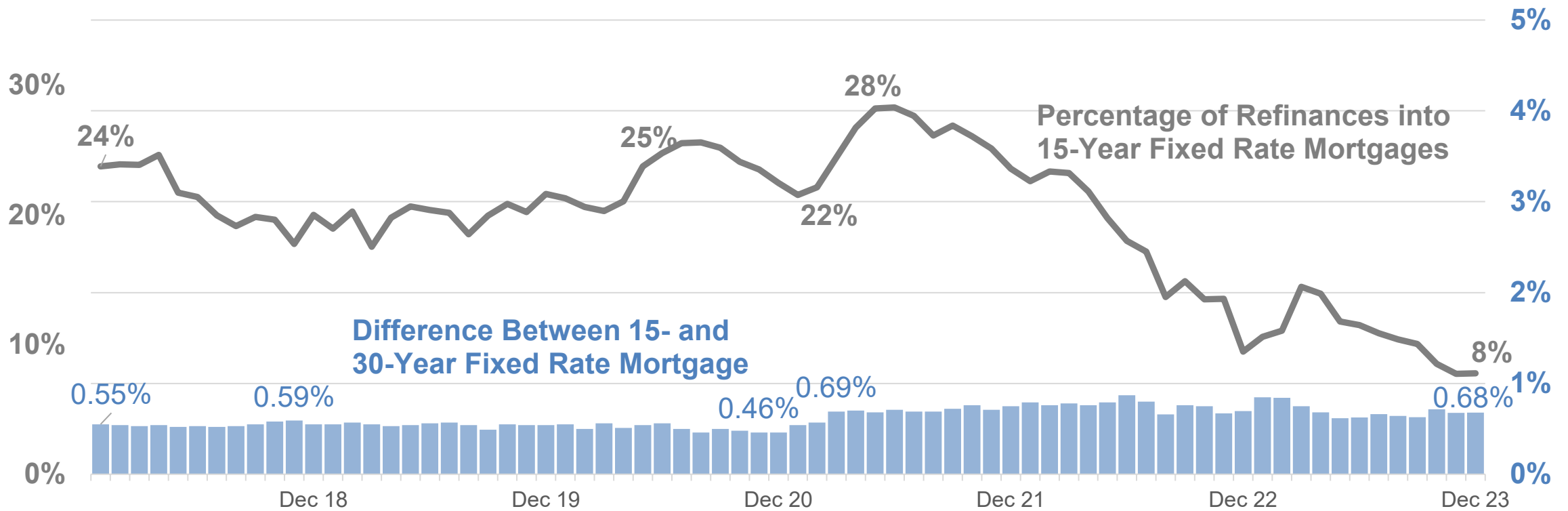


Source: FHFA (Fannie Mae and Freddie Mac). Mortgage rates are from the Freddie Mac Primary Mortgage Market Survey, monthly average, from the Freddie Mac website.



The percentage of borrowers refinancing into shorter term 15-year mortgages continued at 8 percent in December. The average interest rate savings of a 15-year mortgage over a 30-year mortgage has been higher in 2021 through 2023 compared to previous years. However, over this period, the higher monthly cost of a 15-year mortgage compared to the greater affordability of a 30-year mortgage has limited borrower interest in the 15-year mortgage due to increased mortgage rates.

Percentage of Refinances into 15-Year Mortgages vs The Difference Between 15- and 30-Year Fixed Rate Mortgages



Source: FHFA (Fannie Mae and Freddie Mac). Mortgage rates are from the Freddie Mac Primary Mortgage Market Survey, monthly average, from the Freddie Mac website.



Appendix: Data Tables

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

	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23
Total Refinances													
Fannie Mae	1,077,413	1,077,094	905,959	673,799	668,524	487,382	239,881	98,853	59,826	45,046	53,832	44,686	35,118
Freddie Mac	936,169	939,871	708,124	612,011	597,518	412,136	204,969	95,336	51,425	33,399	40,120	38,836	36,260
Total	2,013,582	2,016,965	1,614,083	1,285,810	1,266,042	899,518	444,850	194,189	111,251	78,445	93,952	83,522	71,378
Fannie Mae													
FRM 30 (incl FRM 25 & 40)	728,491	729,646	555,895	406,088	415,374	317,224	171,163	78,274	48,693	36,725	44,002	37,426	29,915
FRM 20	91,779	81,261	79,040	59,159	66,714	44,067	13,701	4,172	2,819	2,410	2,929	2,301	2,077
FRM 15	255,687	265,926	267,274	202,270	182,903	122,905	53,140	14,990	7,409	5,495	6,603	4,757	2,957
All Other	1,456	261	3,750	6,282	3,533	3,186	1,877	1,417	905	416	298	202	169
Freddie Mac													
FRM 30 (incl FRM 25 & 40)	639,178	666,095	454,835	406,195	401,886	283,995	149,937	74,346	41,808	27,527	32,609	32,790	31,774
FRM 20	70,542	68,635	62,196	46,267	48,355	34,367	13,119	3,637	2,022	1,195	1,951	1,593	1,369
FRM 15	215,058	194,348	178,101	141,890	132,975	84,128	37,189	14,656	6,315	4,032	4,922	3,942	2,763
All Other	11,391	10,793	12,992	17,659	14,302	9,646	4,724	2,697	1,280	645	638	511	354

Notes:

Total Refinances

- Freddie Mac Total Refinances include Long Term Standby (LTSB).



Glossary

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).

Payment Deferral - A home retention workout option that defers past-due principal and interest payments (and amounts advanced if applicable) as a non-interest bearing balance, due and payable at maturity of the mortgage loan, or earlier upon the sale or transfer of the property, refinance of the mortgage loan, or payoff of the interest-bearing UPB.

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.