



FORECLOSURE PREVENTION & REFINANCE REPORT

FEDERAL PROPERTY MANAGER'S REPORT

FIRST QUARTER 2024



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6.957 million troubled homeowners helped during conservatorships

29% of loan modifications in 1Q24 reduced borrowers' monthly payments by over 20%

Serious delinquency rate increased to **0.51%** at the end of 1Q24

REO inventory decreased **4.6%** in the 1Q24

1Q24 Highlights -- Foreclosure Prevention

The Enterprises' Foreclosure Prevention Actions:

- The Enterprises completed 52,154 foreclosure prevention actions in the first quarter of 2024, bringing the total to 6,957,884 since the start of conservatorships in September 2008. Of these actions, 6,252,827 have helped troubled homeowners stay in their homes, including 2,697,881 permanent loan modifications.
- Initiated forbearance plans decreased to 21,050 in the first quarter of 2024 from 24,579 in the fourth quarter of 2023. The total number of loans in forbearance at the end of the quarter was 34,348, representing approximately 0.11 percent of the total loans serviced and 7 percent of the total delinquent loans.
- Twenty percent of modifications in the first quarter of 2024 were modifications with principal forbearance. Modifications that include extend-term only accounted for 79 percent of all loan modifications during the quarter.
- There were 142 completed short sales and deeds-in-lieu during the quarter, bringing the total to 705,057 since the conservatorships began in September 2008.

The Enterprises' Mortgage Performance:

- The 60+ days delinquency rate decreased from 0.77 percent at the end of the fourth quarter of 2023 to 0.70 percent at the end of the first quarter of 2024.
- The Enterprises' serious (90 days or more) delinquency rate declined to 0.51 percent at the end of the first quarter of 2024. This compared with 3.18 percent for Federal Housing Administration (FHA) loans, 2.01 percent for Veterans Affairs (VA) loans, and 1.44 percent for all loans (industry average).

The Enterprises' Foreclosures:

- Foreclosure starts fell slightly to 18,643 while third-party and foreclosure sales declined 3 percent to 3,178 in the first quarter of 2024.

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

1Q24 Highlights -- Refinance Activities

- Total refinance volume decreased in the first quarter of 2024 as mortgage rates through February increased but remained below the elevated levels observed in late 2023. Mortgage rates rose in March: the average interest rate on a 30-year fixed rate mortgage increased to 6.82 percent.
- The percentage of cash-out refinances was 70 percent in March after rising as high as 82 percent over the last two years. Higher mortgage rates have reduced the opportunities for non cashout borrowers to refinance at lower rates and lower their monthly payments.

Foreclosure Prevention Activities

(Number of loans)	4Q23	1Q24
Completed Actions		
Loan Modifications *	12,758	15,689
Repayment Plans	4,016	4,486
Forbearance Plans	6,788	6,531
Charge-offs-in-lieu	160	718
Payment Deferral	20,047	24,588
Home Retention Actions	43,769	52,012
Short Sales	104	113
Deeds-in-lieu	30	29
Home Forfeiture Actions	134	142
TOTAL	43,903	52,154
Inventory (Number of loans at period end)		
Repayment Plans	9,494	10,116
Forbearance Plans	42,194	34,348
* Includes HAMP permanent modifications Source: FHFA (Fannie Mae and Freddie Mac)		

Mortgage Performance (at period end)

(Number of loans)	4Q23	1Q24
30-59 Days Delinquent	321,252	280,906
60-plus-days Delinquent	237,557	218,010
Seriously Delinquent*	171,446	161,326
Foreclosure Starts	18,731	18,643
Third-party & Foreclosure Sales	3,282	3,178
REO Inventory	10,902	10,404
(Percent of total loans serviced)		
30-59 Days Delinquent	1.04%	0.91%
60-plus-days Delinquent	0.77%	0.70%
Seriously Delinquent*	0.55%	0.51%
* 90 days or more delinquent, or in the process of foreclosure. Source: FHFA (Fannie Mae and Freddie Mac)		

Refinance Activities

(Number of loans)	4Q23	1Q24
Total Refinances	71,378	69,878
Source: FHFA (Fannie Mae and Freddie Mac)		

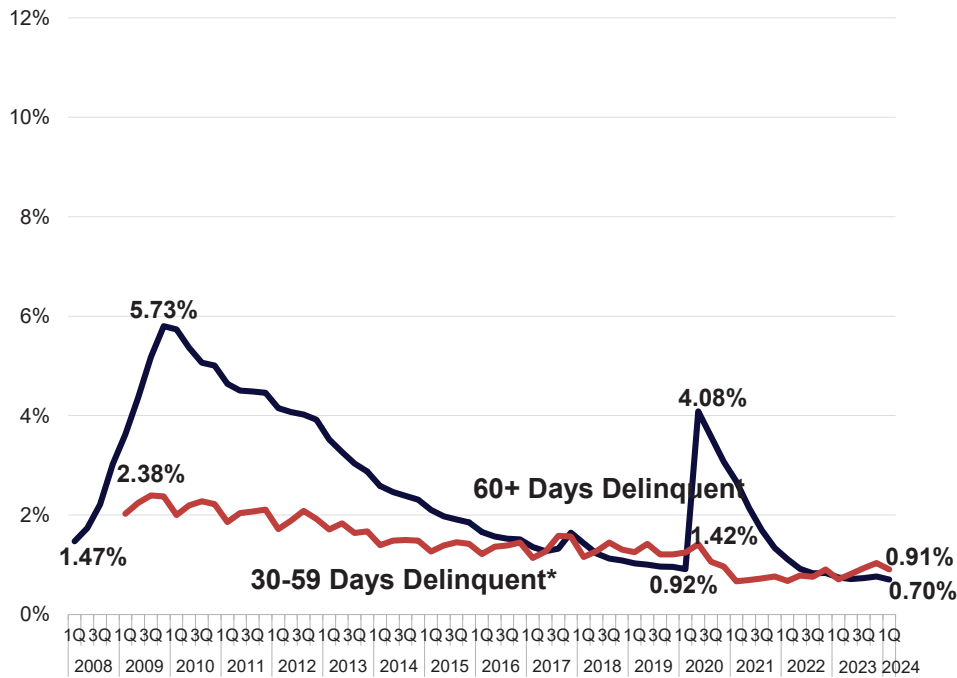
This is the quarterly version of the Foreclosure Prevention and Refinance Report. FHFA produces monthly and quarterly versions of the Foreclosure Prevention and Refinance Report. In addition to the data provided in the monthly reports, the quarterly reports include the following information: benchmarking 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 decreased to 0.91 percent while the 60+ days delinquency rate declined to 0.70 percent at the end of the first quarter of 2024. The Enterprises' serious delinquency rate also decreased to 0.51 percent at the end of the quarter. This compared with 3.18 percent for Federal Housing Administration (FHA) loans, 2.01 percent for Veterans Affairs (VA) loans, and 1.44 percent for all loans (industry average).

Enterprises' Delinquency Rates

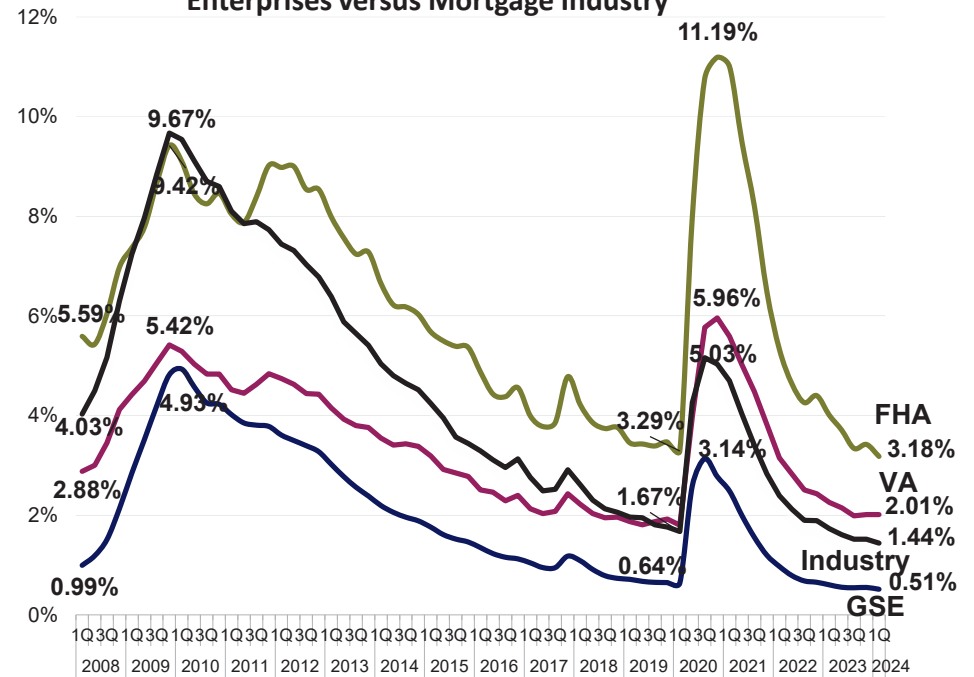


Source: FHFA (Fannie Mae and Freddie Mac)

*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 52,154 foreclosure prevention actions in the first quarter of 2024, bringing the total to 6,957,884 since the start of conservatorships in September 2008. Of these actions, 2,697,881 have been permanent loan modifications, and 3,554,946 actions have been other forms of assistance that allowed troubled homeowners to stay in their homes. In addition, 705,057 of the actions have been short sales and deeds-in-lieu which resulted in borrowers leaving their homes without going through the foreclosure process.

	2021	2022	2023	YTD Mar-2024	Conservatorship to Date ¹
Home Retention Actions					
Repayment Plans	11,534	11,045	13,977	4,486	1,026,888
Forbearance Plans	206,908	61,281	36,263	6,531	1,255,558
Charge-offs-in-lieu	976	577	630	718	21,689
HomeSaver Advance (<i>Fannie Mae</i>)	-	-	-	-	70,178
Payment Deferral	492,076	153,054	84,358	24,588	1,180,633
Loan Modifications ²	<u>62,411</u>	<u>121,774</u>	<u>57,041</u>	<u>15,689</u>	<u>2,697,881</u>
Total	773,905	347,731	192,269	52,012	6,252,827
Nonforeclosure - Home Forfeiture Actions					
Short Sales	1,585	608	472	113	606,701
Deeds-in-lieu	<u>535</u>	<u>216</u>	<u>156</u>	<u>29</u>	<u>98,356</u>
Total	2,120	824	628	142	705,057
Total Foreclosure Prevention Actions	776,025	348,555	192,897	52,154	6,957,884

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

² Includes HAMP permanent modifications.

Source: FHFA (Fannie Mae and Freddie Mac)

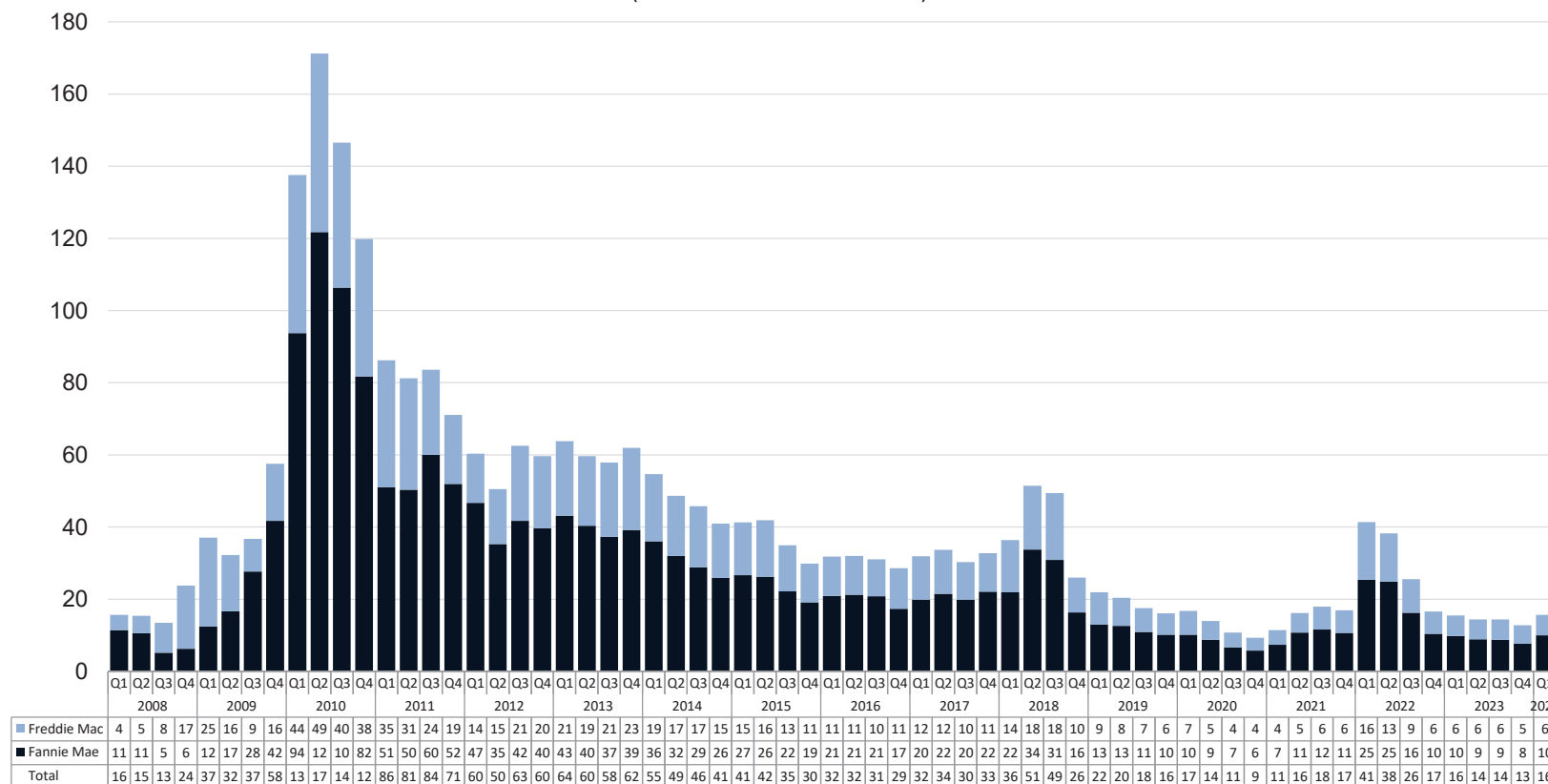


Enterprises' Loan Modifications

The Enterprises completed 15,689 loan modifications in the first quarter of 2024, down from 12,758 in the fourth quarter of 2023. Fannie Mae's permanent loan modifications rose 30 percent to 10,016 while Freddie Mac's increased 12 percent to 5,673 during the quarter.

Loan Modifications by Enterprise

(Number of loans in thousands)



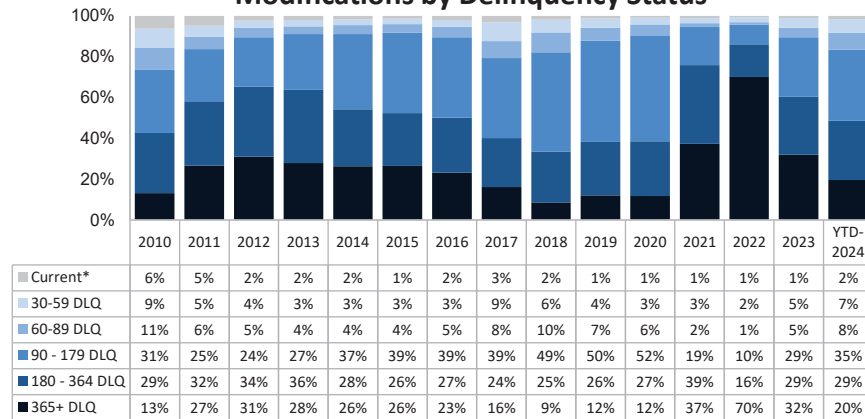
Source: FHFA (Fannie Mae and Freddie Mac)



Enterprises' Loan Modifications

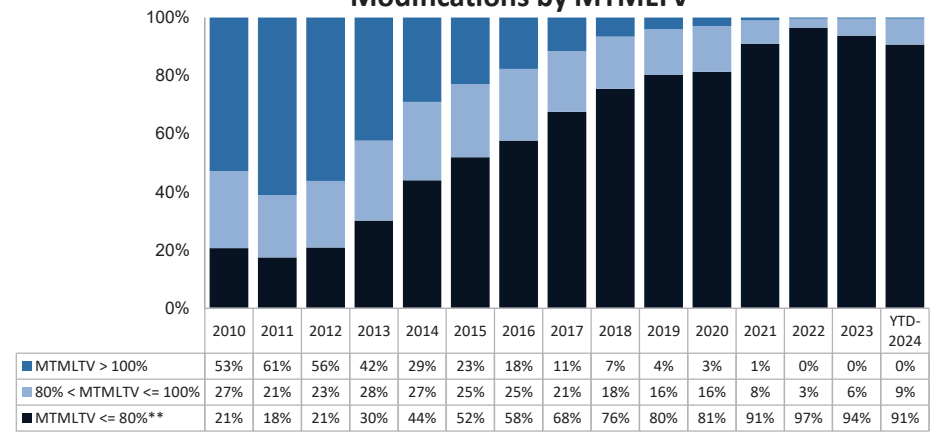
There were 15,689 permanent loan modifications during the first quarter of 2024. Approximately 20 percent of these loans were one year or more delinquent at the time of modification, 91 percent had mark-to-market LTV <= 80%, and 11 percent were originated prior to 2009.

Modifications by Delinquency Status



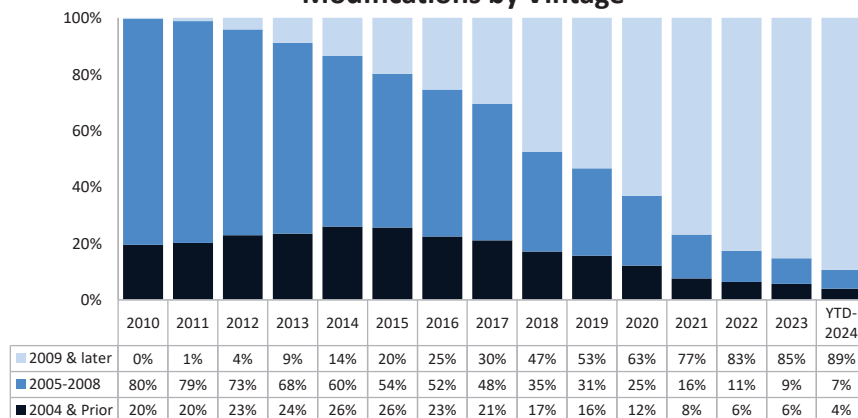
Source: FHFA (Fannie Mae and Freddie Mac)

Modifications by MTMLTV



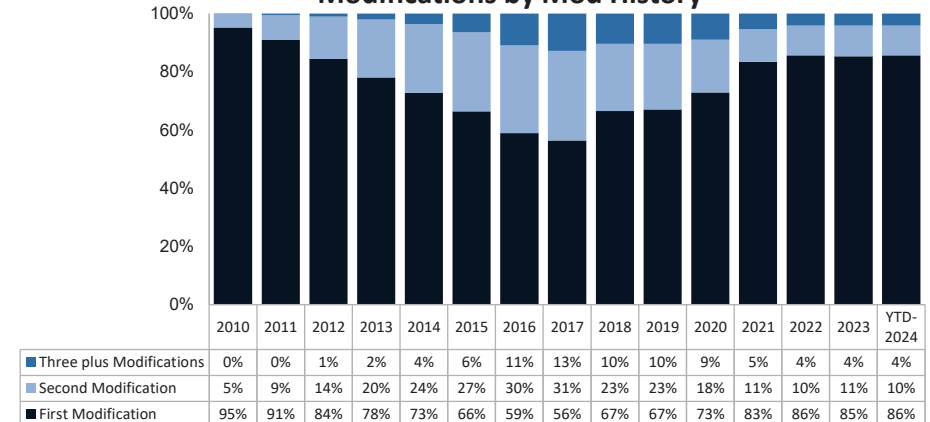
Source: FHFA (Fannie Mae and Freddie Mac)

Modifications by Vintage



Source: FHFA (Fannie Mae and Freddie Mac)

Modifications by Mod History***



Source: FHFA (Fannie Mae and Freddie Mac)

*Includes loans with missing delinquency status.

**Includes loans with missing MTMLTV data.

***Data have been revised.

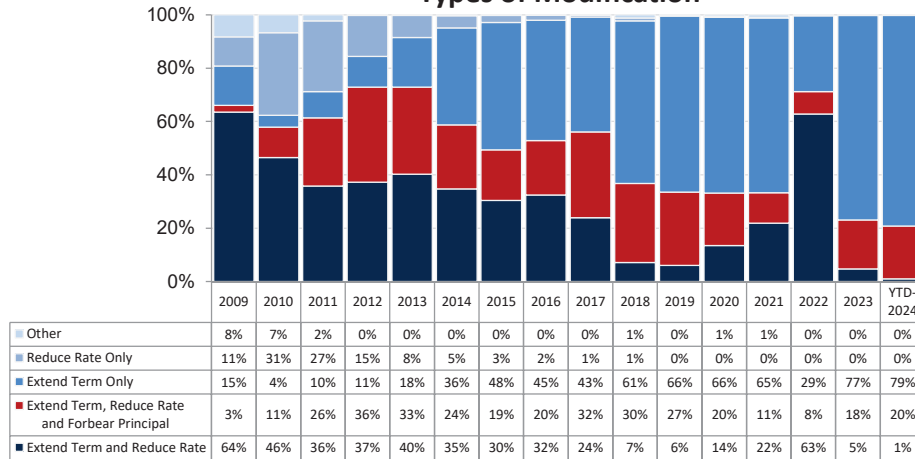


The Enterprises required mandatory implementation of Flex Modification on October 1, 2017. Flex Modification allows more borrowers to qualify for a home retention solution and targets a 20% monthly payment reduction to improve borrower success under the loan modification.

Enterprises' Loan Modifications

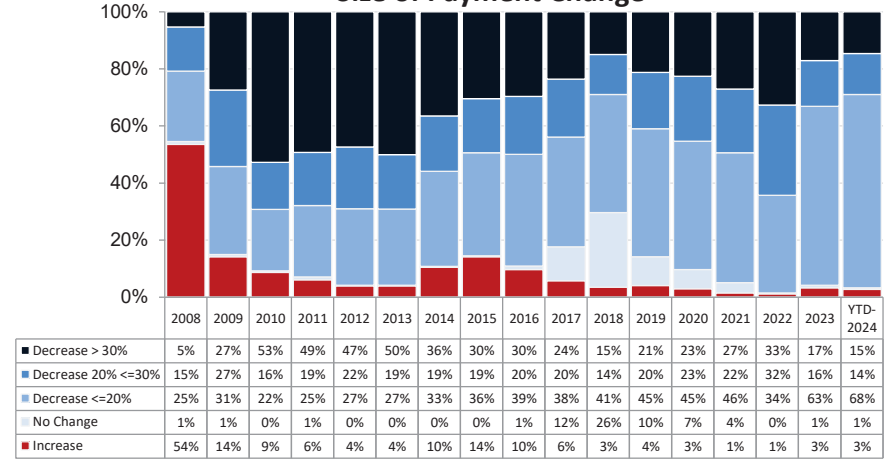
The share of the Enterprises' modifications with reduce rate and extend-term dropped significantly to one percent in the first quarter of 2024 due to the higher mortgage rates. In an effort to provide an interest rate reduction to COVID-19 impacted borrowers, the Enterprises have removed the post-modification mark-to-market LTV threshold related to setting the modification interest rate when determining the new modified terms for a Flex Modification. Approximately 68 percent of loans modified in the third quarter of 2023 were current and performing, six months after modification.

Types of Modification



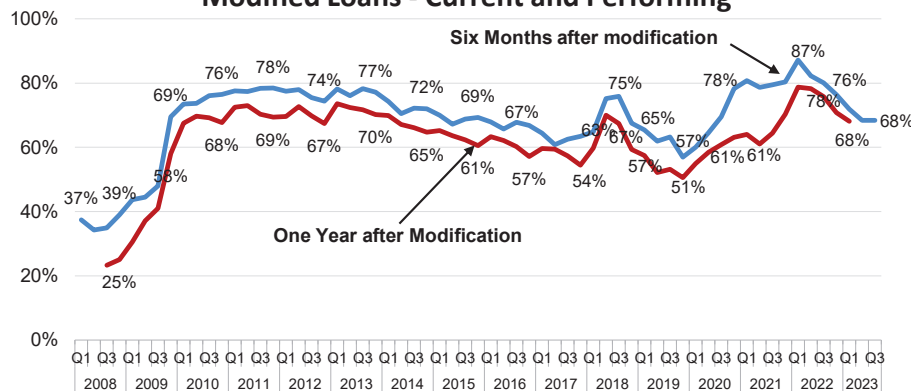
Source: FHFA (Fannie Mae and Freddie Mac)

Size of Payment Change*



Source: FHFA (Fannie Mae and Freddie Mac)

Modified Loans - Current and Performing**

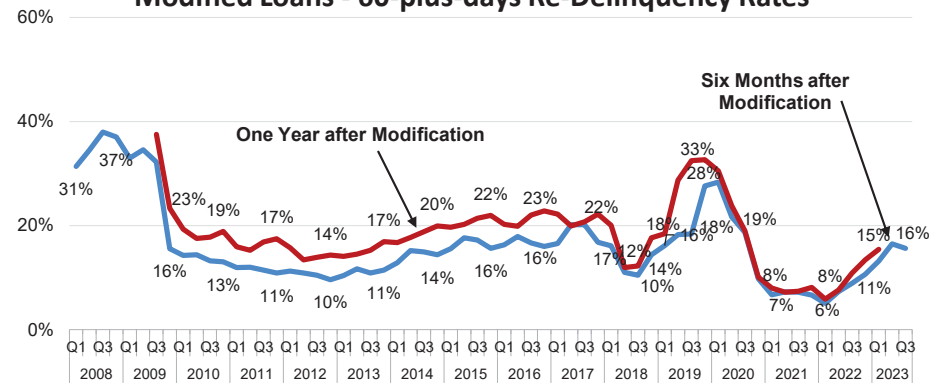


Source: FHFA (Fannie Mae and Freddie Mac)

* The 2019-2021 data have been revised.

** 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, the Enterprises 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.

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



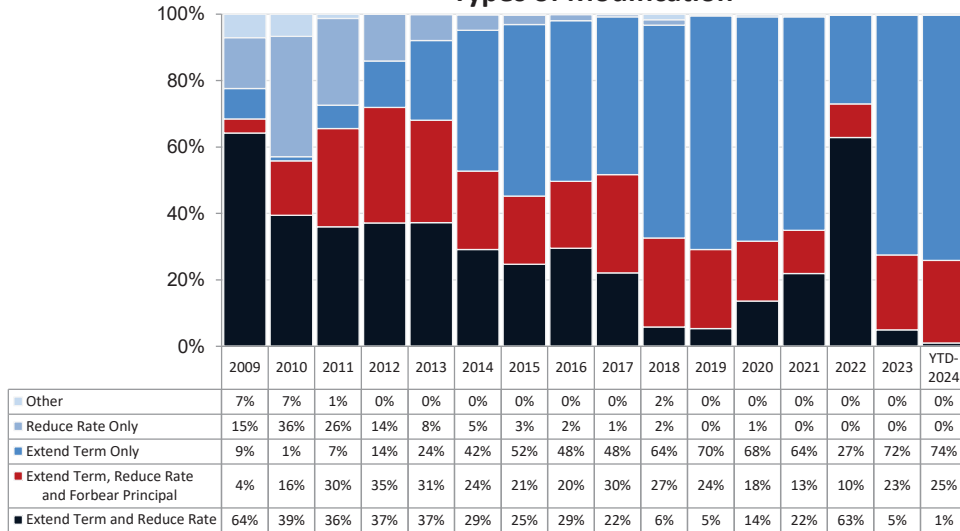
Source: FHFA (Fannie Mae and Freddie Mac)



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.

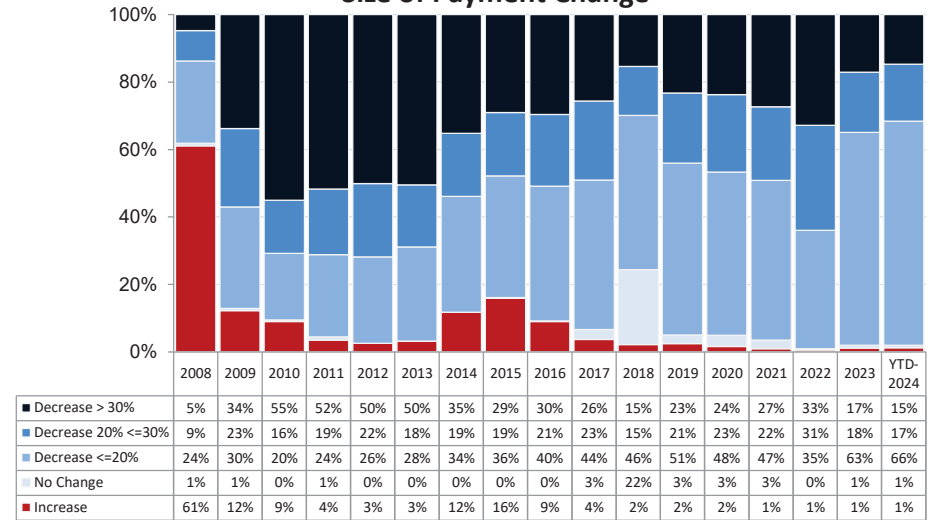
Fannie Mae's Loan Modifications

Types of Modification



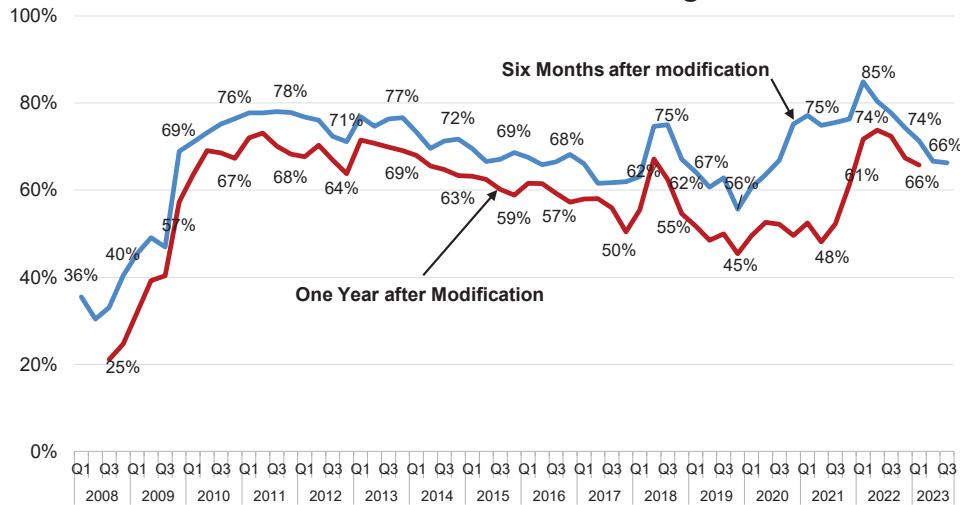
Source: FHFA (Fannie Mae and Freddie Mac)

Size of Payment Change



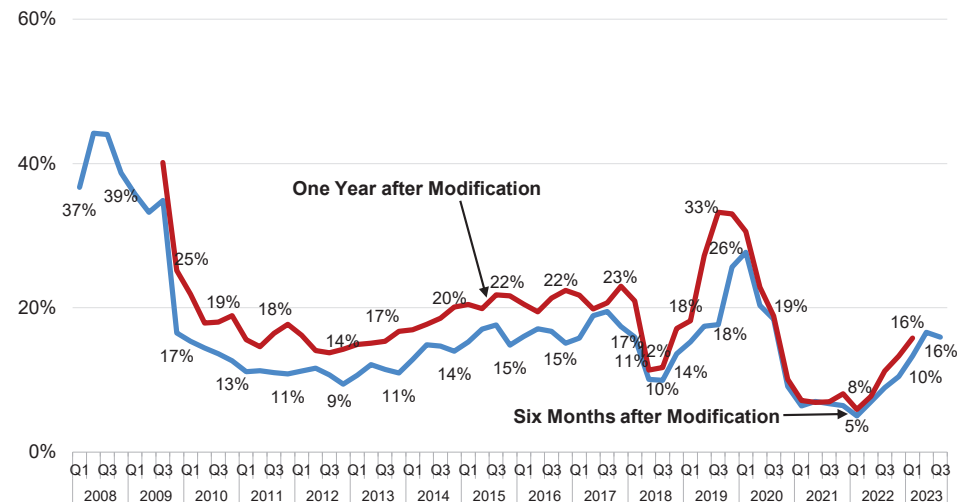
Source: FHFA (Fannie Mae and Freddie Mac)

Modified Loans - Current and Performing*



Source: FHFA (Fannie Mae and Freddie Mac)

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



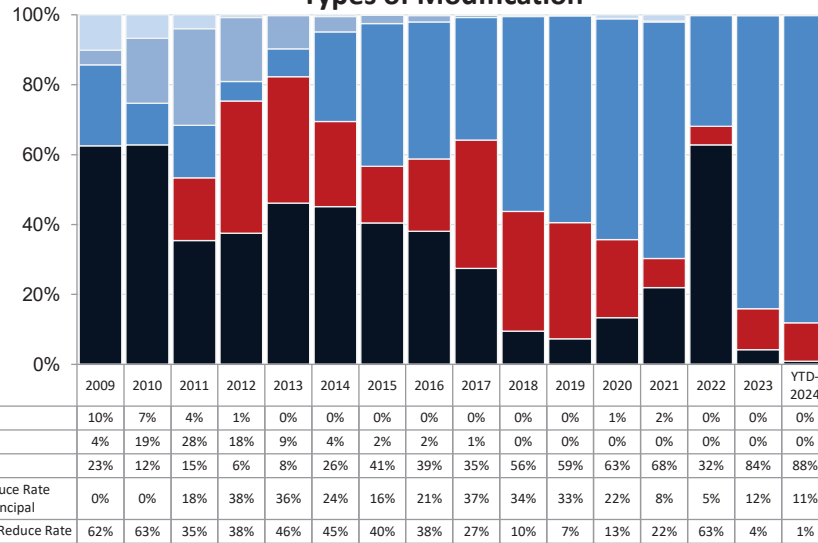
Source: FHFA (Fannie Mae and Freddie Mac)



* 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.

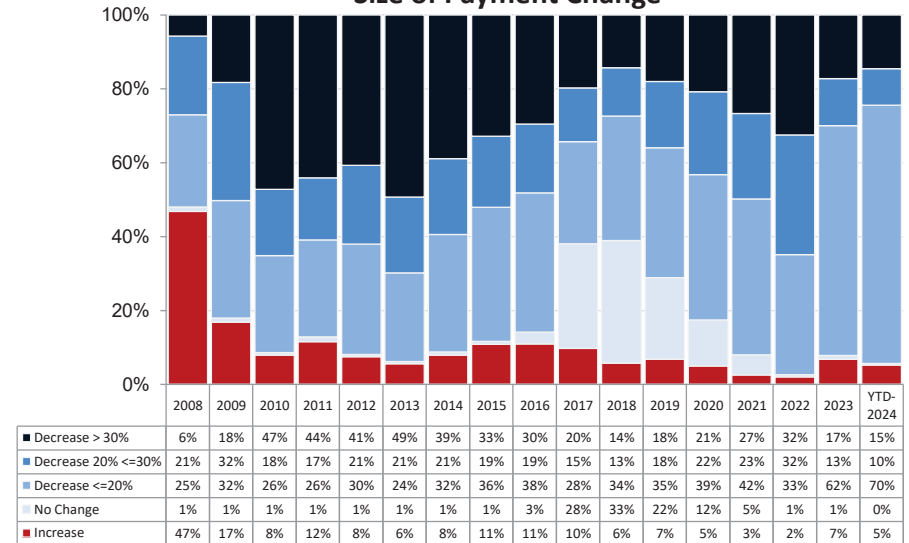
Freddie Mac's Loan Modifications

Types of Modification



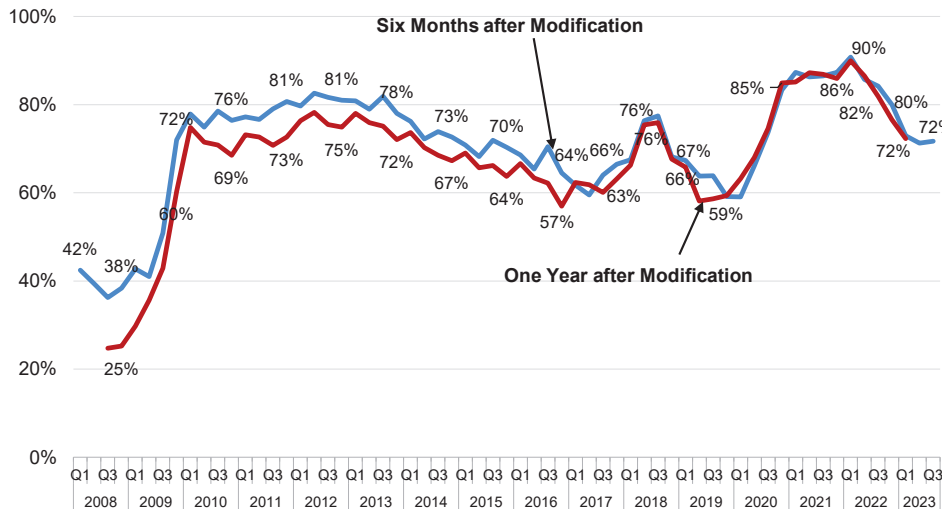
Source: FHFA (Fannie Mae and Freddie Mac)

Size of Payment Change*



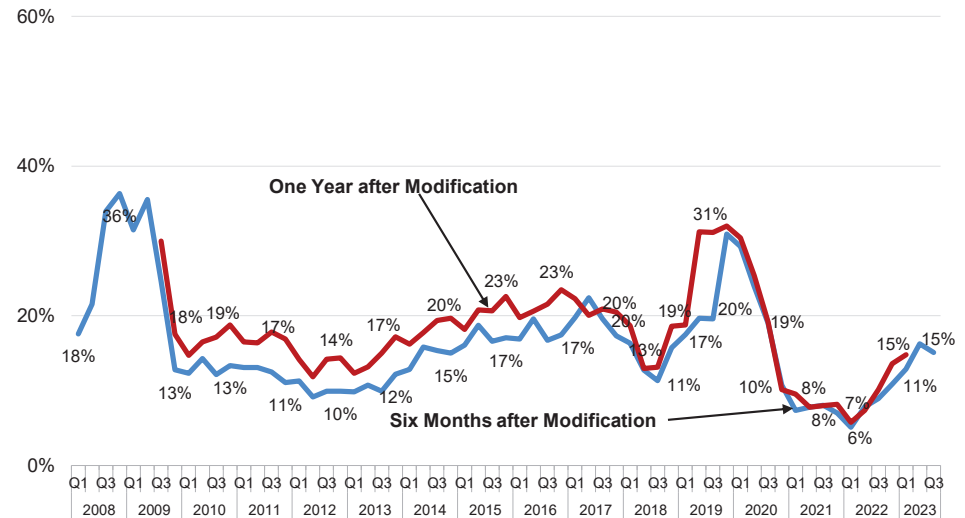
Source: FHFA (Fannie Mae and Freddie Mac)

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)

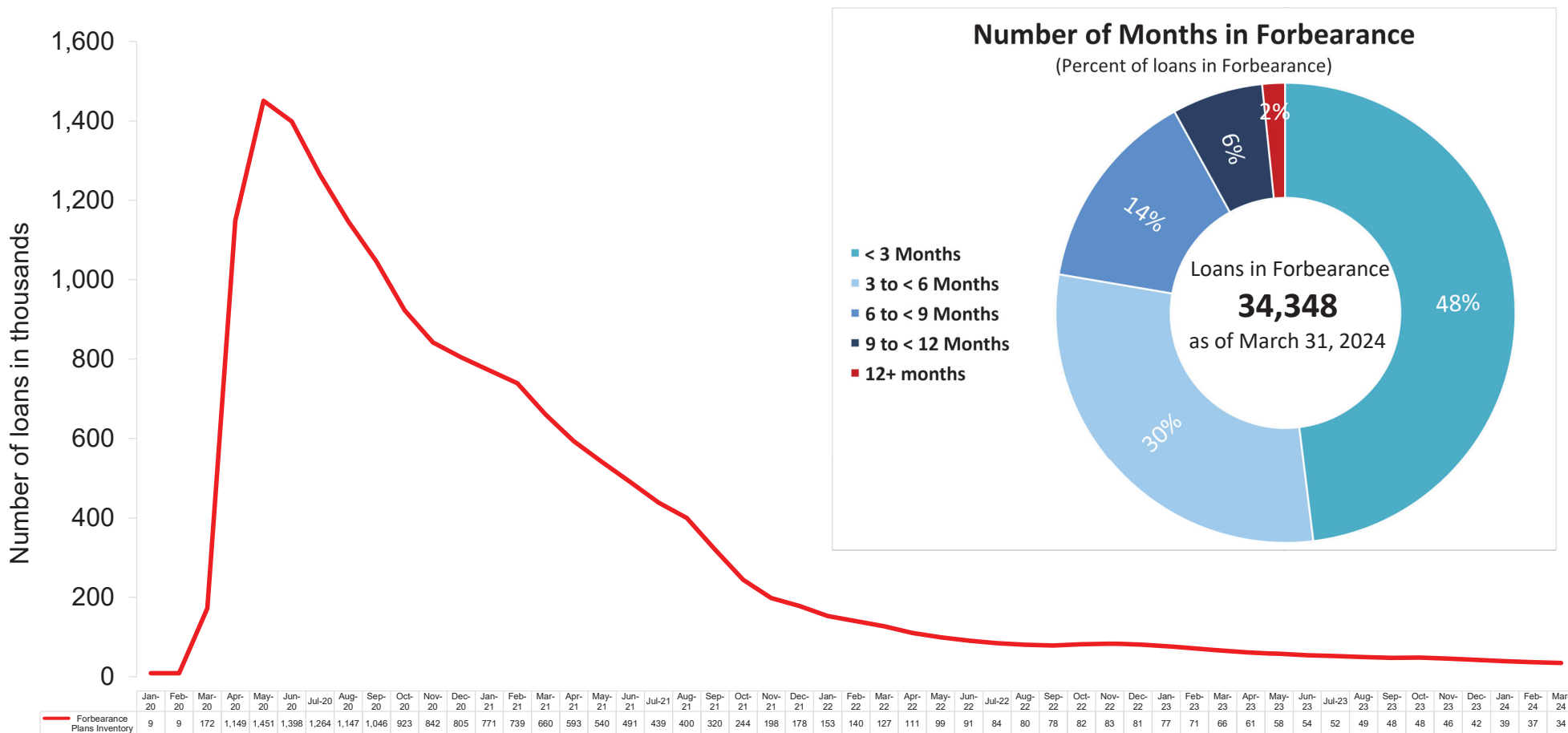
* The 2019-2021 data have been revised.

** 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 continued to decline through the first quarter of 2024. As of March 31, 2024, there were 34,348 loans in forbearance, representing approximately 0.11 percent of the Enterprises' single-family conventional book of business, down from 42,194 or 0.14 percent at the end of the fourth 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.

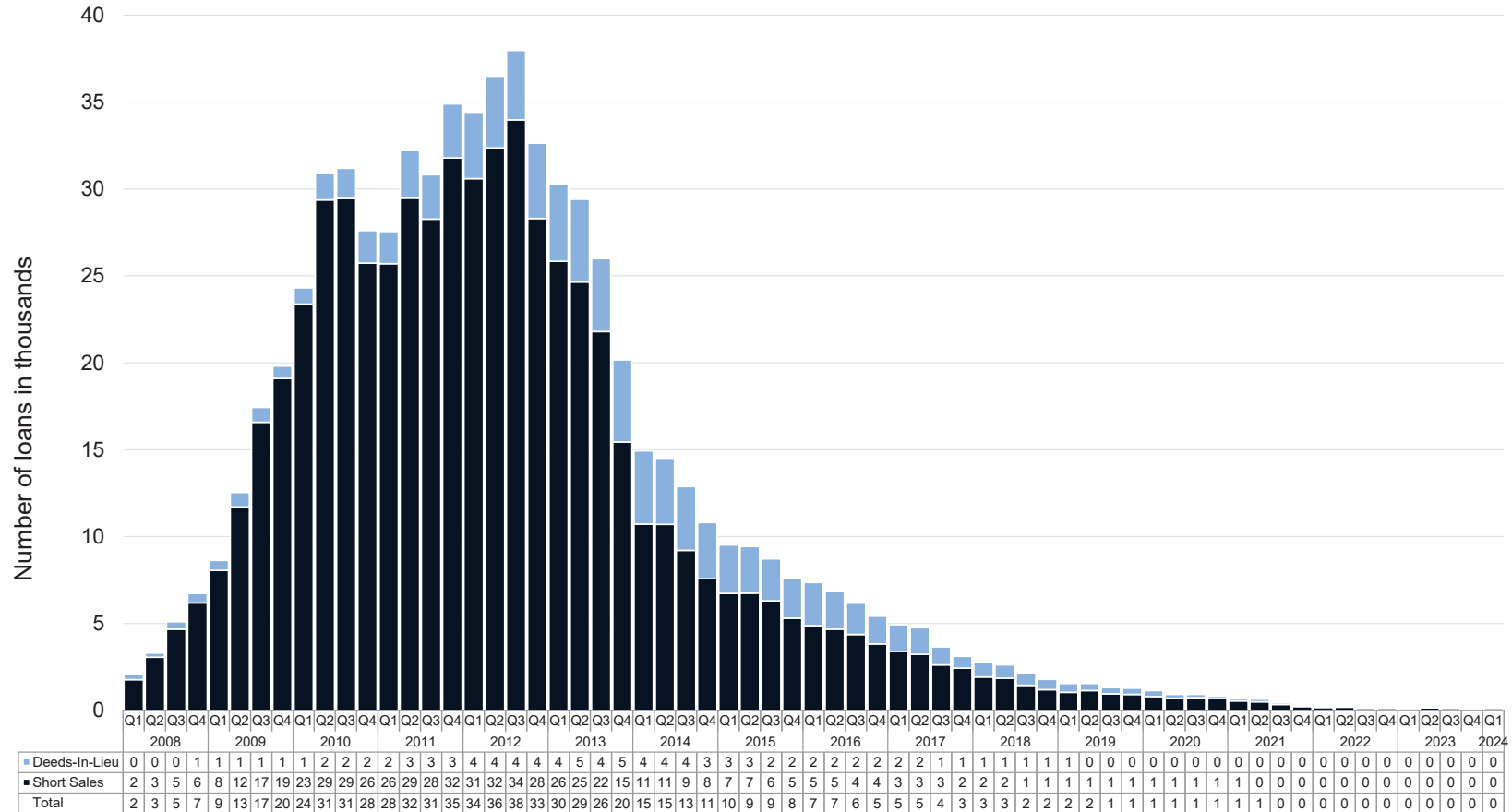
* See page 24 for data on forbearance plans initiated and completed during the month and pages 35-37 for forbearance plans inventory by state.

Source: FHFA (Fannie Mae and Freddie Mac)



Foreclosure Prevention Activity: Home Forfeiture Actions

There were 142 completed short sales and deeds-in-lieu in the first quarter of 2024, bringing the total to 705,057 since the start of conservatorships. The number of completed short sales and deeds-in-lieu increased 6 percent during the quarter compared with the fourth 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.

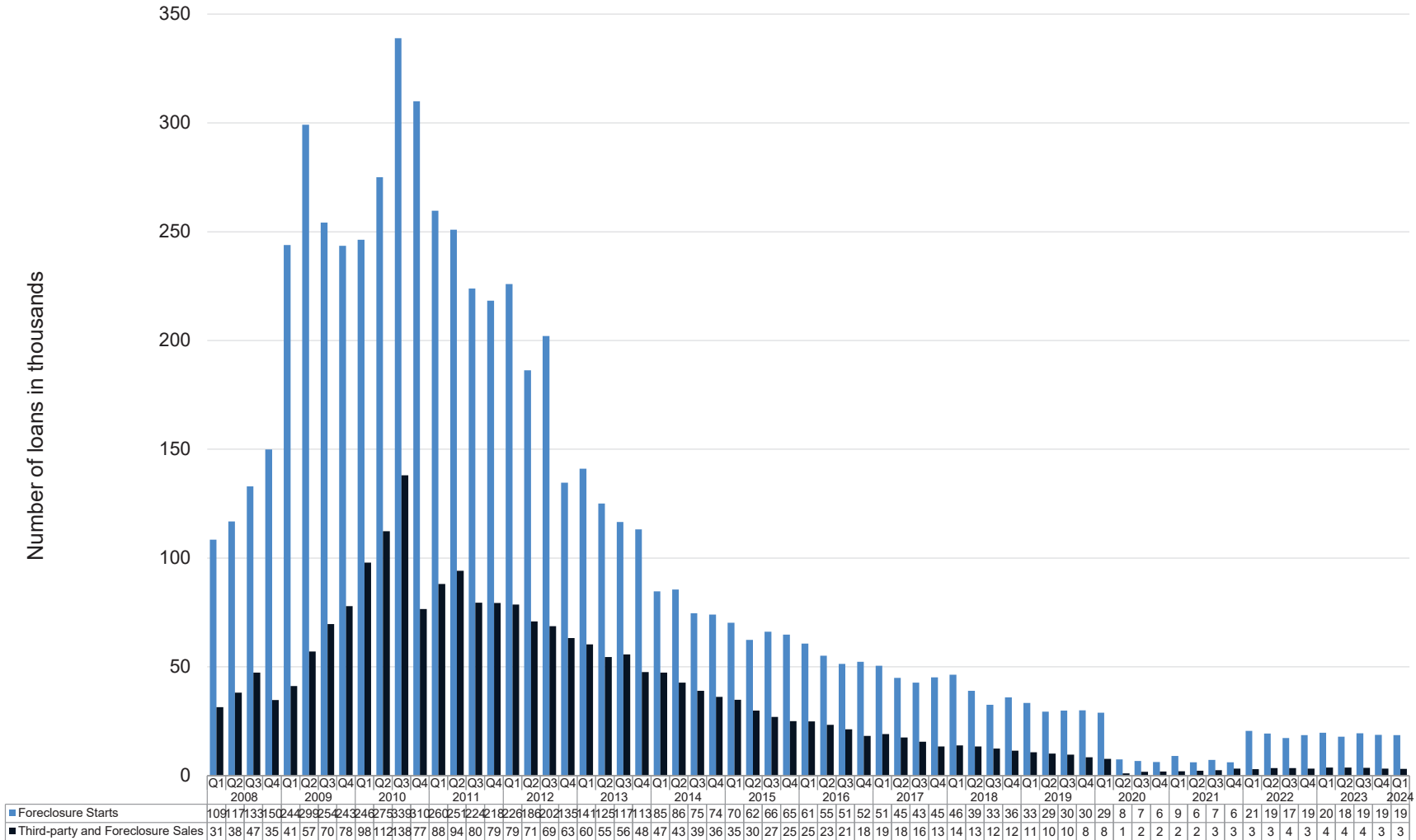


Source: FHFA (Fannie Mae and Freddie Mac)



Foreclosures

There were 3,178 completed third-party and foreclosure sales during the quarter, down 3 percent compared with the fourth quarter of 2023. The number of foreclosure starts decreased slightly from 18,731 in the fourth quarter of 2023 to 18,643 in the first quarter of 2024.

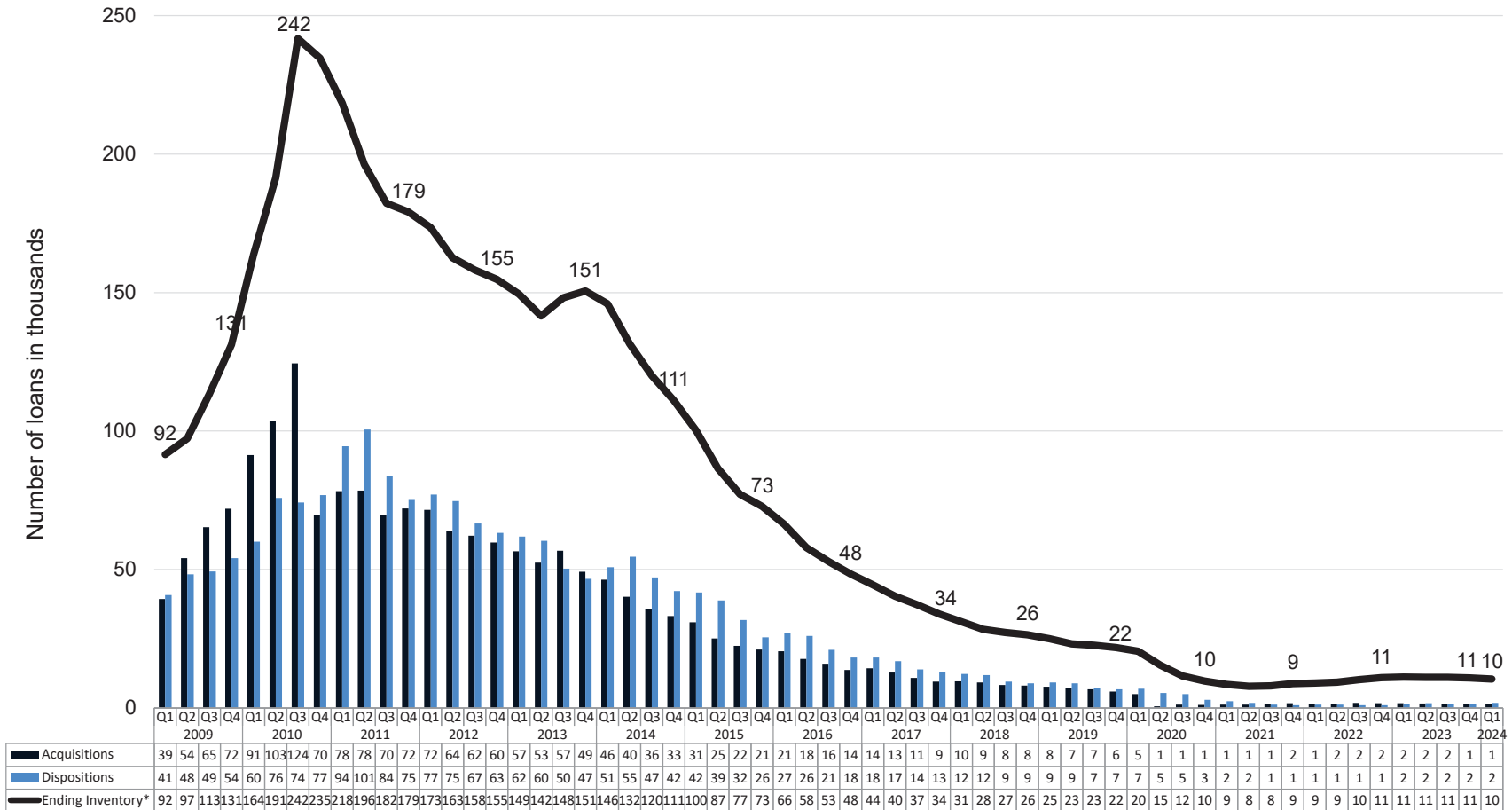


Source: FHFA (Fannie Mae and Freddie Mac)



Real Estate Owned (REO) Activity & Inventory

The Enterprises' REO inventory decreased 5 percent from 10,902 in the fourth quarter of 2023 to 10,404 in the first quarter of 2024, as REO property dispositions outpaced acquisitions. The total number of property acquisitions decreased 5 percent to 1,400, while disposition rose to 1,894 during the quarter.



* 2020 and 2021 data includes MECA REO properties.

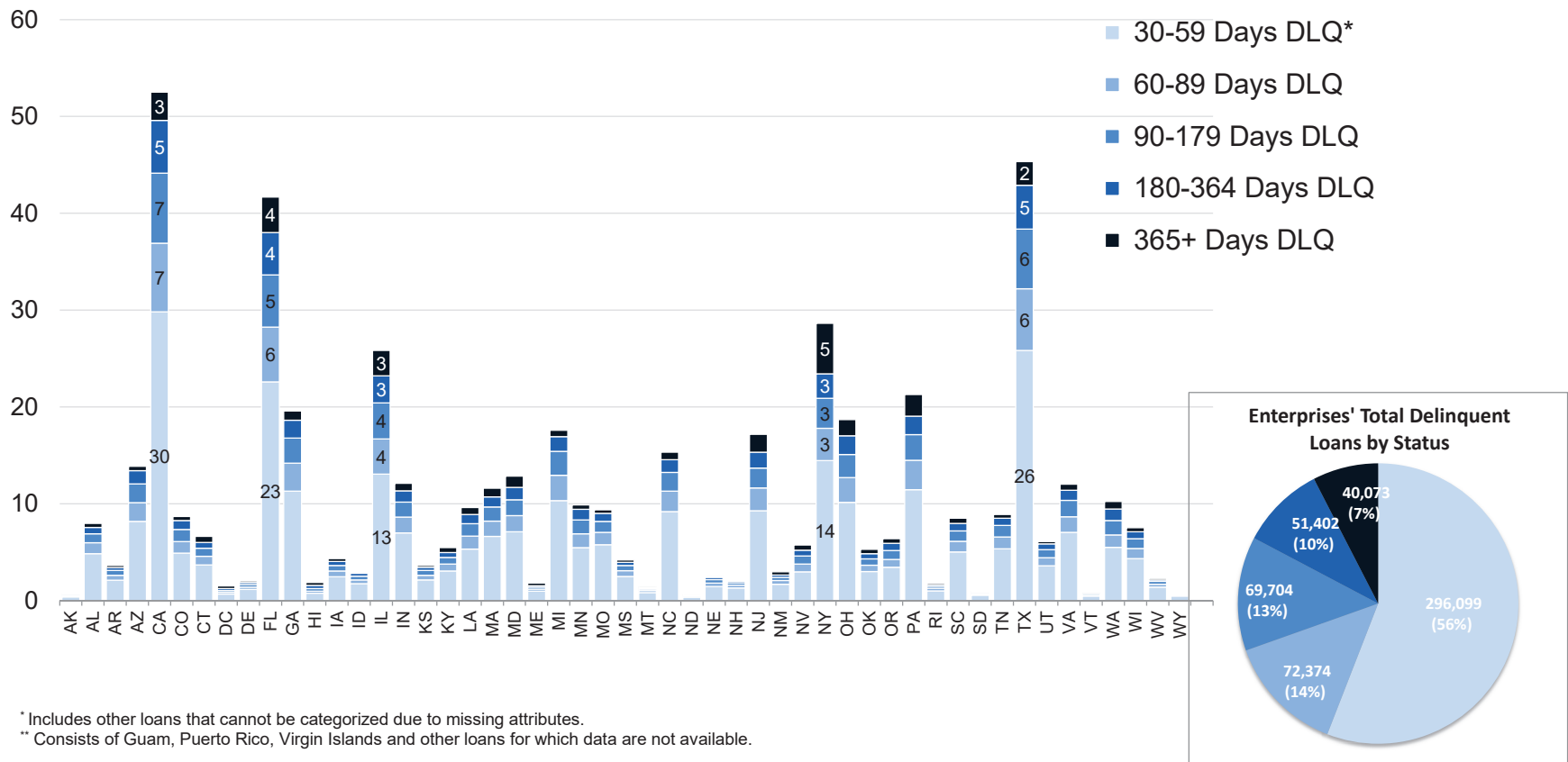
Source: FHFA (Fannie Mae and Freddie Mac)



Delinquent Loans by State

The total number of the Enterprises' delinquent loans decreased in the first quarter of 2024. Approximately 30 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 March 31, 2024, approximately 30 percent of the troubled borrowers in California had missed three or more monthly payments, compared with 32 percent in Florida and 29 percent in Texas.

Delinquent Loans by State - As of March 31, 2024
(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)

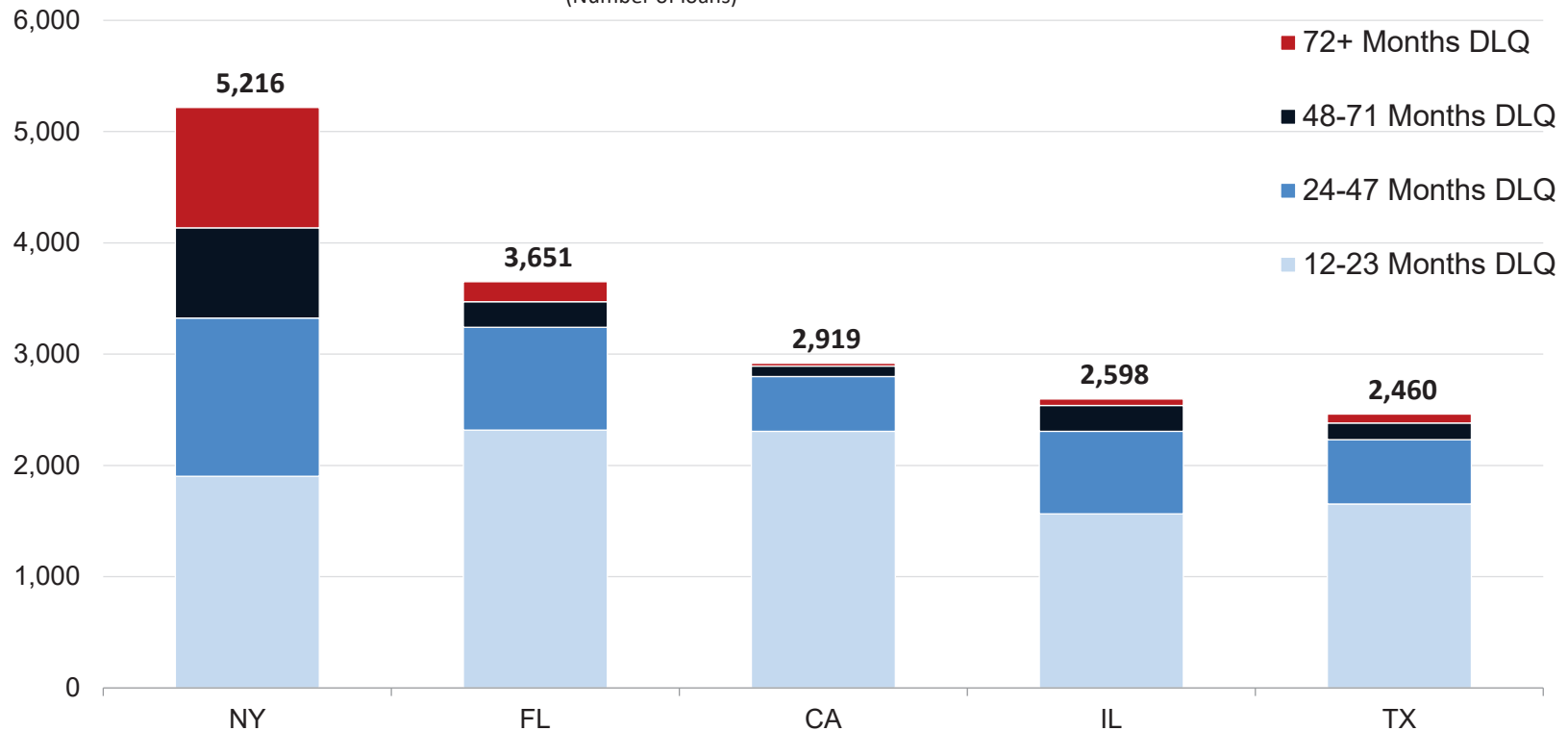


Deeply Delinquent Loans in Selected States

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 March 31, 2024, 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)



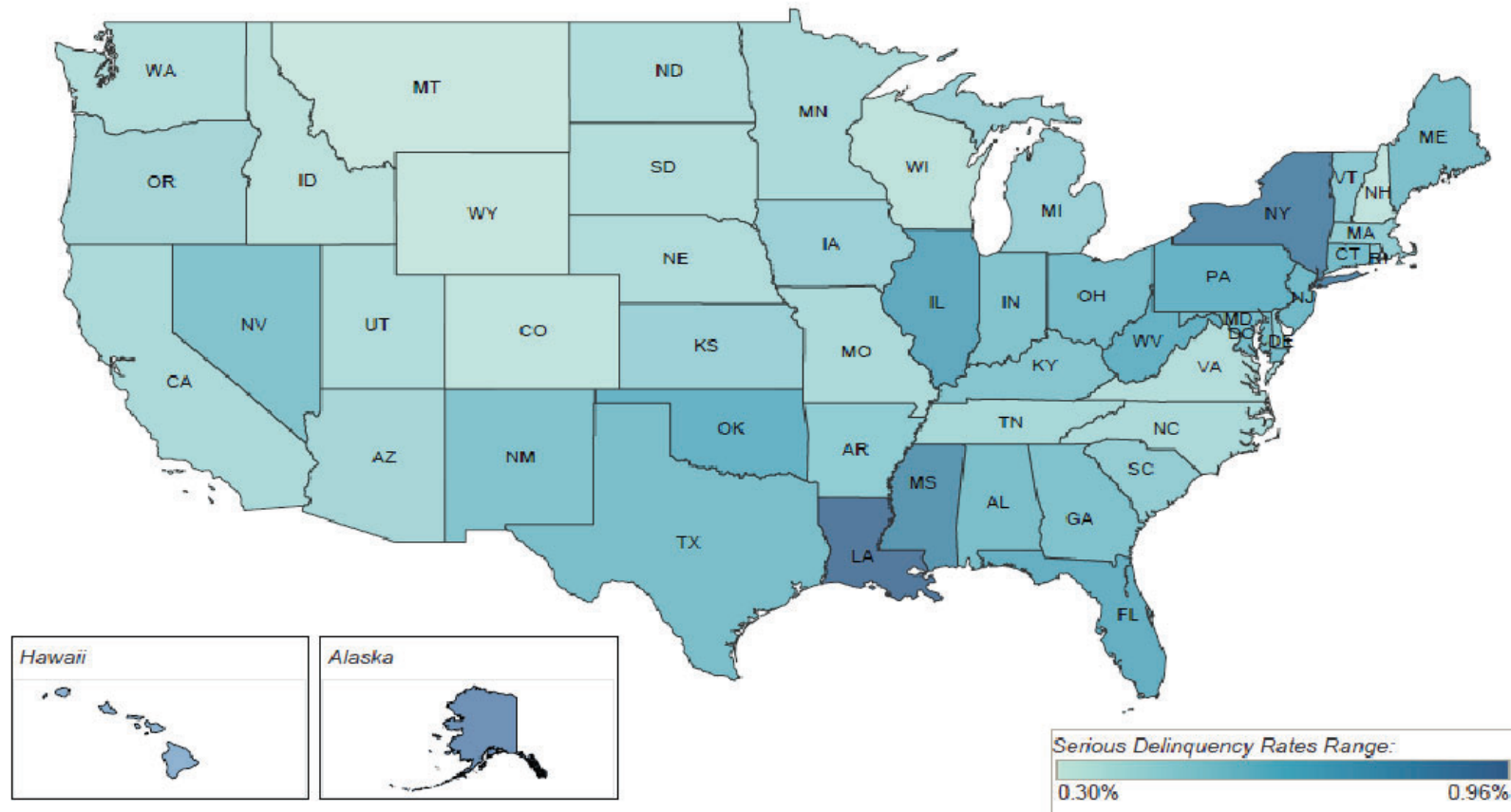
Source: FHFA (Fannie Mae and Freddie Mac)



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](#)



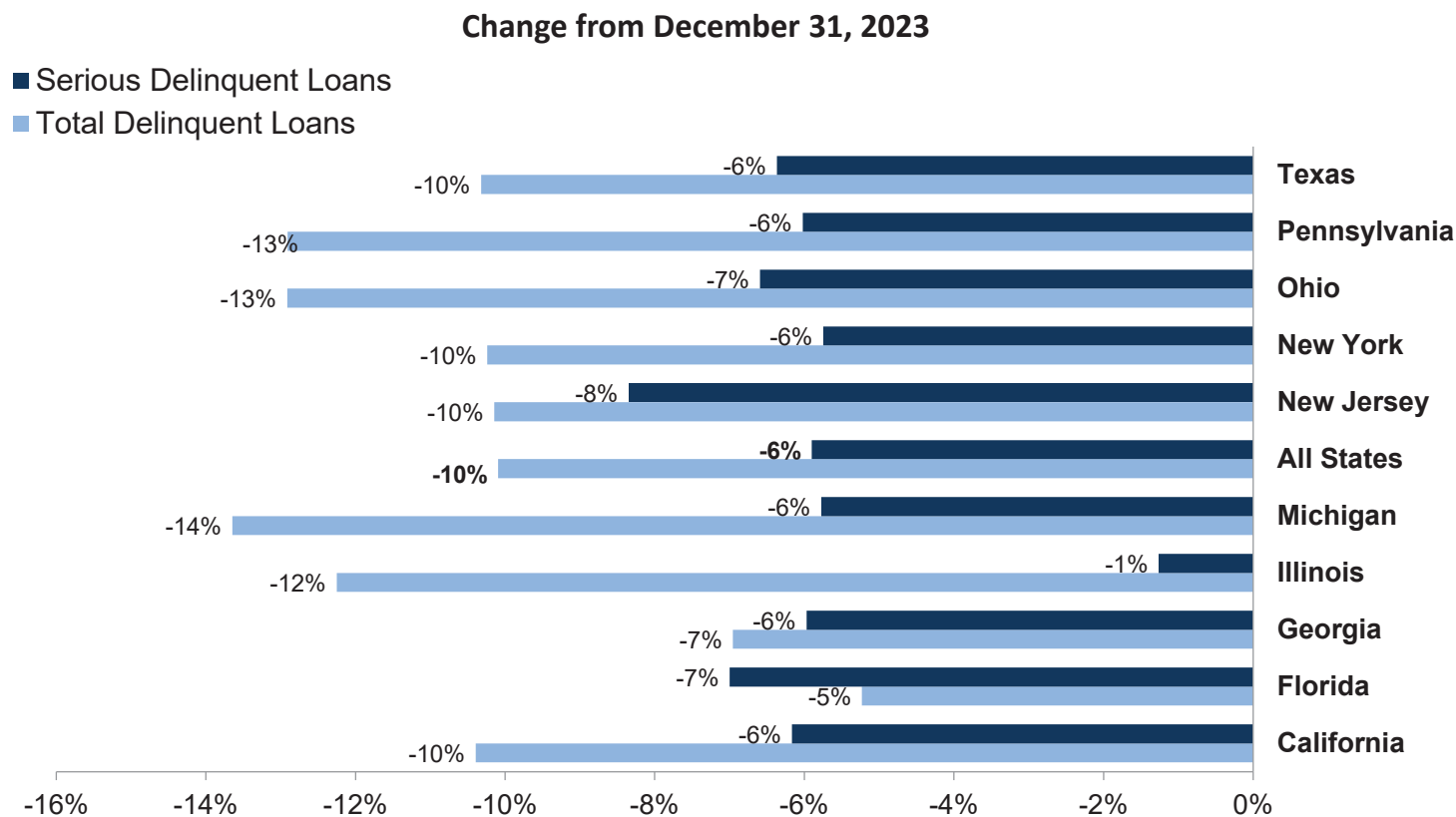
* Loans that have missed three or more payments or are in the process of foreclosure.

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 decreased 10 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) decreased in the first quarter of 2024. The Enterprises' 30-day delinquency rate decreased to 0.91 percent while the serious delinquency rate dropped to 0.51 percent at the end of the quarter. In Michigan, the total number of the Enterprises' delinquent loans decreased 14 percent while seriously delinquent loans declined 6 percent 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)	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24
Total Loans Serviced	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	30,958
Original Credit Score >= 660	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	29,296
Original Credit Score < 660	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	1,663
Total Delinquent Loans	608	1,556	1,326	1,171	984	845	728	638	549	526	492	542	450	474	515	559	499
Original Credit Score >= 660	397	1,243	1,039	906	759	648	553	483	412	393	364	405	335	355	387	423	379
Original Credit Score < 660	211	312	286	266	225	197	174	155	137	133	128	137	114	120	128	135	120
30 - 59 Days Delinquent	351	401	303	280	197	207	219	232	208	242	235	282	218	253	288	321	281
Original Credit Score >= 660	235	309	227	210	146	155	165	176	158	184	176	214	165	191	219	246	215
Original Credit Score < 660	115	92	76	70	51	52	54	55	50	58	59	68	54	62	69	75	66
60 - 89 Days Delinquent	84	440	138	101	73	58	55	56	55	53	57	68	57	60	68	76	67
Original Credit Score >= 660	52	375	105	75	54	43	39	40	40	38	41	49	42	44	50	56	50
Original Credit Score < 660	32	66	33	26	19	16	15	15	15	15	16	19	15	16	18	20	17
60-plus-days Delinquent	257	1,155	1,023	891	787	638	509	406	341	284	257	260	231	222	227	238	218
Original Credit Score >= 660	161	935	813	696	612	493	388	307	255	209	188	191	171	164	168	177	164
Original Credit Score < 660	96	220	211	195	175	145	120	100	87	75	69	69	61	58	59	60	54

Percent of Total Loans Serviced

Total Delinquent Loans	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%	1.61%
Original Credit Score >= 660	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%	1.29%
Original Credit Score < 660	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%	7.21%
30 - 59 Days Delinquent	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%	0.91%
Original Credit Score >= 660	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%	0.73%
Original Credit Score < 660	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%	3.97%
60 - 89 Days Delinquent	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%	0.22%
Original Credit Score >= 660	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%	0.17%
Original Credit Score < 660	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%	1.02%
60-plus-days Delinquent	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%	0.70%
Original Credit Score >= 660	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%	0.56%
Original Credit Score < 660	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%	3.24%
Serious Delinquency Rate	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%	0.51%
In Bankruptcy	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%	0.05%



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

(# of loans in thousands)	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24
Total Loans Serviced	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	17,449
Original Credit Score >= 660	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	16,468
Original Credit Score < 660	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	981
Total Delinquent Loans	388	980	829	734	617	529	453	394	339	324	299	326	267	280	302	328	294
Original Credit Score >= 660	249	777	642	559	469	400	340	294	251	238	218	240	197	206	224	245	221
Original Credit Score < 660	139	203	187	175	148	129	114	100	88	86	81	86	71	74	78	83	73
30 - 59 Days Delinquent	222	251	189	174	122	128	135	140	126	148	142	169	129	147	167	186	164
Original Credit Score >= 660	146	191	140	128	90	95	100	105	94	111	105	126	96	109	125	140	124
Original Credit Score < 660	76	60	50	46	33	34	35	35	32	37	37	42	33	38	42	45	40
60 - 89 Days Delinquent	54	275	87	63	46	36	34	34	34	33	35	41	34	36	41	45	40
Original Credit Score >= 660	33	233	65	46	33	26	24	24	24	23	25	29	25	26	29	32	29
Original Credit Score < 660	21	42	21	17	12	10	10	10	10	10	10	12	09	10	11	13	10
60-plus-days Delinquent	167	730	640	560	495	401	318	253	214	176	158	157	138	133	135	142	130
Original Credit Score >= 660	103	587	502	431	380	306	240	189	157	128	113	113	101	97	99	104	96
Original Credit Score < 660	64	143	137	129	116	95	79	65	57	48	44	43	37	36	36	38	33

Percent of Total Loans Serviced

Total Delinquent Loans	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%	1.68%
Original Credit Score >= 660	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%	1.34%
Original Credit Score < 660	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%	7.46%
30 - 59 Days Delinquent	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%	0.94%
Original Credit Score >= 660	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%	0.76%
Original Credit Score < 660	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%	4.06%
60 - 89 Days Delinquent	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%	0.23%
Original Credit Score >= 660	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%	0.18%
Original Credit Score < 660	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%	1.07%
60-plus-days Delinquent	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%	0.74%
Original Credit Score >= 660	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%	0.59%
Original Credit Score < 660	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%	3.40%
Serious Delinquency Rate	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%	0.51%
In Bankruptcy	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%	0.05%



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

(# of loans in thousands)	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24
Total Loans Serviced	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	13,509
Original Credit Score >= 660	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	12,828
Original Credit Score < 660	778	766	742	722	712	694	696	703	712	712	712	710	704	698	691	686	681
Total Delinquent Loans	220	576	497	437	367	316	274	244	210	202	193	216	183	195	213	231	205
Original Credit Score >= 660	147	466	397	347	289	247	214	189	162	154	146	165	139	149	163	178	158
Original Credit Score < 660	72	110	99	91	77	68	61	55	49	47	47	51	44	46	50	52	47
30 - 59 Days Delinquent	129	150	113	106	75	79	84	91	82	94	93	113	89	106	121	136	117
Original Credit Score >= 660	89	118	87	82	57	60	65	71	64	73	72	88	69	82	94	106	91
Original Credit Score < 660	40	32	26	24	18	19	19	20	18	21	22	25	20	24	27	30	26
60 - 89 Days Delinquent	30	165	51	39	27	22	20	21	21	21	22	27	23	24	27	31	27
Original Credit Score >= 660	19	142	40	30	21	17	15	16	16	15	16	20	17	18	20	23	21
Original Credit Score < 660	11	24	11	9	7	6	5	5	5	5	6	7	6	6	7	8	6
60-plus-days Delinquent	90	425	383	331	292	237	190	153	128	108	99	103	94	89	92	95	88
Original Credit Score >= 660	58	348	310	265	233	187	148	118	97	81	74	77	70	67	69	73	68
Original Credit Score < 660	32	77	73	66	59	50	42	35	30	26	25	26	23	22	23	23	21

Percent of Total Loans Serviced

Total Delinquent Loans	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%	1.52%
Original Credit Score >= 660	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%	1.23%
Original Credit Score < 660	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%	6.85%
30 - 59 Days Delinquent	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%	0.86%
Original Credit Score >= 660	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%	0.71%
Original Credit Score < 660	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%	3.84%
60 - 89 Days Delinquent	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%	0.20%
Original Credit Score >= 660	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%	0.16%
Original Credit Score < 660	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%	0.94%
60-plus-days Delinquent	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%	0.65%
Original Credit Score >= 660	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%	0.53%
Original Credit Score < 660	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%	3.01%
Serious Delinquency Rate	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%	0.52%
In Bankruptcy	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%	0.05%



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

	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	YTD 2024	
Inventory (at period end)																			
Repayment Plans	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	10,116	10,116	
Forbearance Plans	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	34,348	34,348	
Starts																			
Repayment Plans	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	9,628	9,628	
Forbearance Plans	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	21,050	21,050	
Completed																			
Repayment Plans ²	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	4,486	4,486	
Forbearance Plans ²	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	6,531	6,531	
Charge-offs-in-lieu	287	295	203	169	162	549	143	122	114	145	153	165	158	177	135	160	718	718	
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	24,588	24,588	
Loan Modifications	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	15,689	15,689	
Home Retention Actions	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	52,012	52,012	
Short Sales	809	699	740	688	541	487	338	219	170	193	119	126	103	148	117	104	113	113	
Deeds-in-lieu	339	223	184	135	172	168	106	89	70	57	52	37	45	45	36	30	29	29	
Nonforeclosure - Home Forfeiture Actions	1,148	922	924	823	713	655	444	308	240	250	171	163	148	193	153	134	142	142	
Total Foreclosure Prevention Actions	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	52,154	52,154	

Percent of Total Foreclosure Prevention Actions

Repayment Plans	25%	2%	1%	2%	2%	1%	1%	1%	3%	2%	3%	5%	5%	7%	8%	9%	9%	9%
Forbearance Plans	7%	92%	52%	44%	34%	26%	22%	21%	20%	15%	16%	20%	21%	19%	18%	15%	13%	13%
Charge-offs-in-lieu	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	1%
Payment Deferral	0%	0%	45%	51%	58%	64%	66%	67%	45%	43%	44%	43%	46%	42%	40%	46%	47%	47%
Loan Modifications	62%	6%	2%	3%	5%	7%	10%	11%	32%	39%	37%	32%	27%	30%	33%	29%	30%	30%
Home Retention Actions	96%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Short Sales	3%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Deeds-in-lieu	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Nonforeclosure - Home Forfeiture Actions	4%	0%	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

	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	YTD 2024
Loan Modifications (# of loans)	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	15,689	15,689

Delinquency Status at Modification (% of loan mods)

Current ¹	1%	1%	1%	1%	1%	1%	1%	2%	1%	1%	1%	1%	1%	1%	1%	1%	2%	2%
30 - 59 days delinquent	4%	2%	4%	3%	3%	2%	4%	2%	3%	2%	2%	2%	3%	4%	5%	6%	7%	7%
60 - 89 days delinquent	5%	5%	5%	8%	4%	2%	1%	1%	1%	1%	1%	2%	3%	4%	6%	6%	8%	8%
90-179 days delinquent	52%	53%	46%	55%	37%	22%	13%	9%	6%	9%	12%	17%	23%	30%	30%	34%	35%	35%
180 - 364 days delinquent	26%	28%	30%	23%	45%	56%	33%	24%	12%	15%	19%	23%	27%	28%	30%	30%	29%	29%
365+ days delinquent	12%	11%	14%	11%	11%	18%	48%	62%	77%	73%	65%	56%	43%	33%	28%	23%	20%	20%
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	79%	81%	81%	85%	86%	89%	93%	94%	96%	97%	97%	96%	95%	94%	94%	92%	91%	91%
80% < MTMLTV <= 100%	17%	16%	16%	13%	12%	10%	6%	5%	4%	2%	3%	4%	5%	6%	6%	7%	9%	9%
MTMLTV > 100%	4%	3%	3%	2%	1%	1%	1%	1%	0%	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	13%	12%	13%	10%	9%	8%	7%	7%	6%	6%	7%	7%	6%	6%	5%	5%	4%	4%
2005-2008	27%	24%	25%	21%	17%	18%	15%	13%	12%	11%	11%	10%	10%	9%	9%	7%	7%	7%
2009 & later	61%	63%	62%	68%	75%	74%	78%	80%	82%	83%	83%	83%	83%	84%	86%	88%	89%	89%
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%	74%	72%	79%	83%	82%	84%	85%	86%	85%	85%	85%	85%	85%	85%	86%	86%	86%
Second time modification	20%	17%	19%	15%	12%	12%	11%	10%	10%	11%	10%	10%	11%	10%	11%	10%	10%	10%
Three plus time modification	10%	9%	9%	7%	6%	6%	5%	5%	4%	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%	94%	92%	92%	92%	93%	92%	89%	90%	92%	93%	94%	95%	95%	96%	96%	96%
Second home	2%	2%	2%	2%	2%	2%	2%	2%	3%	2%	2%	2%	2%	2%	1%	1%	1%	1%
Investment	4%	3%	4%	6%	6%	6%	5%	6%	7%	7%	6%	5%	4%	3%	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.)

	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	YTD 2024
Loan Modifications (# of loans)	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	15,689	15,689

Principal and Interest Change (%)

Increase	3%	3%	3%	2%	2%	1%	1%	2%	1%	1%	1%	3%	4%	3%	3%	3%	3%	3%
No Change	5%	2%	5%	18%	11%	3%	2%	1%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%
Decrease <=20%	45%	45%	44%	46%	43%	41%	46%	51%	24%	26%	45%	59%	61%	63%	63%	64%	68%	68%
Decrease 20% <=30%	24%	25%	24%	16%	20%	22%	23%	22%	35%	37%	26%	17%	17%	16%	16%	15%	14%	14%
Decrease > 30%	23%	24%	24%	18%	24%	32%	28%	24%	40%	35%	26%	20%	18%	17%	17%	17%	15%	15%

Types of Modification (%)

Extend Term Only	64%	66%	64%	70%	65%	63%	66%	67%	22%	18%	33%	64%	73%	77%	77%	80%	79%	79%
Reduce Rate Only	0%	0%	0%	2%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	12%	14%	15%	13%	20%	24%	22%	21%	72%	75%	56%	24%	11%	4%	2%	2%	1%	1%
Reduce Rate, Extend Term and Forbear Principal ¹	23%	19%	20%	14%	11%	12%	11%	11%	6%	7%	11%	12%	16%	19%	21%	18%	20%	20%
Other	0%	0%	0%	2%	3%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

60+ Days Re-Delinquency (%)

3 Months after Modification	21%	14%	14%	8%	5%	5%	5%	5%	3%	5%	7%	8%	9%	11%	11%	11%		
6 Months after Modification	28%	22%	19%	10%	7%	7%	7%	7%	5%	7%	9%	11%	13%	16%	16%			
9 Months after Modification	31%	25%	19%	10%	7%	9%	7%	8%	6%	8%	10%	12%	16%	17%				
12 Months after Modification	31%	24%	19%	10%	8%	7%	7%	8%	6%	8%	11%	13%	15%					

¹ May include principal forgiveness.



3(ii) Fannie Mae - Loan Modifications

	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	YTD 2024
Loan Modifications (# of loans)	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	10,016	10,016

Delinquency Status at Modification (% of loan mods)

Current ¹	1%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	1%	0%	0%	0%	1%	1%
30 - 59 days delinquent	2%	2%	2%	2%	1%	1%	1%	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%
60 - 89 days delinquent	5%	5%	5%	8%	4%	1%	1%	1%	0%	1%	1%	1%	2%	2%	2%	2%	3%	3%
90-179 days delinquent	56%	57%	50%	55%	40%	21%	12%	9%	6%	9%	12%	17%	25%	32%	31%	35%	38%	38%
180 - 364 days delinquent	25%	27%	30%	23%	43%	57%	34%	24%	13%	15%	19%	23%	27%	30%	33%	34%	34%	34%
365+ days delinquent	11%	9%	14%	12%	11%	19%	51%	65%	80%	76%	67%	58%	45%	36%	31%	26%	24%	24%
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	79%	82%	82%	85%	86%	89%	93%	94%	96%	97%	97%	96%	95%	94%	94%	92%	91%	91%
80% < MTMLTV <= 100%	17%	15%	15%	14%	13%	10%	6%	5%	4%	2%	2%	3%	5%	5%	6%	7%	9%	9%
MTMLTV > 100%	4%	2%	3%	2%	2%	1%	1%	1%	0%	0%	0%	0%	0%	1%	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	13%	12%	12%	10%	9%	9%	7%	7%	7%	6%	7%	7%	7%	7%	6%	5%	5%	5%
2005-2008	26%	23%	25%	21%	17%	19%	15%	14%	13%	11%	11%	11%	11%	10%	10%	8%	8%	8%
2009 & later	62%	64%	63%	69%	74%	72%	78%	79%	80%	83%	82%	82%	82%	83%	84%	87%	87%	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	71%	72%	70%	77%	80%	77%	82%	81%	81%	83%	83%	82%	82%	82%	81%	83%	82%	82%
Second time modification	20%	19%	20%	16%	14%	15%	12%	13%	13%	12%	12%	12%	13%	12%	13%	12%	13%	13%
Three plus time modification	9%	9%	10%	7%	7%	8%	6%	6%	6%	5%	5%	5%	5%	5%	6%	5%	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%	93%	92%	92%	93%	92%	89%	90%	91%	93%	94%	95%	95%	96%	96%	96%
Second home	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	1%	2%	2%
Investment	4%	4%	3%	5%	6%	6%	5%	6%	8%	7%	7%	5%	4%	3%	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.)

	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	YTD 2024
Loan Modifications (# of loans)	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	10,016	10,016

Principal and Interest Change (%)

Increase	2%	2%	2%	1%	1%	1%	1%	1%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%
No Change	0%	0%	2%	14%	11%	1%	1%	1%	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%
Decrease <=20%	49%	48%	47%	49%	46%	43%	47%	53%	26%	27%	46%	59%	61%	64%	63%	64%	66%	66%
Decrease 20% <=30%	24%	25%	24%	16%	19%	23%	23%	22%	34%	36%	27%	19%	19%	17%	18%	17%	17%	17%
Decrease > 30%	24%	25%	25%	19%	23%	33%	29%	24%	39%	36%	27%	20%	18%	17%	17%	17%	15%	15%

Types of Modification (%)

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

60+ Days Re-Delinquency (%)

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

¹ May include principal forgiveness.



3(iii) Freddie Mac - Loan Modifications

	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	YTD 2024
Loan Modifications (# of loans)	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	5,673	5,673

Delinquency Status at Modification (% of loan mods)

Current	1%	2%	2%	2%	1%	1%	2%	3%	1%	1%	1%	1%	1%	1%	2%	3%	3%	3%
30 - 59 days delinquent	7%	4%	8%	4%	5%	4%	10%	5%	8%	6%	4%	4%	8%	10%	12%	13%	16%	16%
60 - 89 days delinquent	6%	5%	6%	7%	4%	3%	2%	2%	2%	2%	2%	3%	5%	8%	10%	12%	19%	19%
90-179 days delinquent	46%	47%	40%	55%	31%	25%	14%	10%	6%	10%	12%	17%	22%	27%	29%	31%	30%	30%
180 - 364 days delinquent	28%	29%	31%	21%	48%	52%	30%	23%	11%	15%	19%	23%	26%	24%	24%	24%	20%	20%
365+ days delinquent	13%	13%	14%	11%	11%	15%	42%	57%	71%	67%	61%	52%	38%	29%	22%	17%	12%	12%
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%	80%	80%	80%	86%	86%	89%	92%	93%	95%	97%	97%	95%	95%	93%	94%	93%	90%	90%
80% < MTMLTV <= 100%	16%	17%	17%	12%	12%	10%	7%	6%	4%	3%	3%	4%	5%	6%	6%	7%	9%	9%
MTMLTV > 100%	4%	4%	3%	2%	1%	1%	1%	1%	0%	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	13%	12%	13%	10%	8%	8%	7%	7%	5%	6%	6%	6%	5%	6%	5%	4%	3%	3%
2005-2008	28%	26%	26%	22%	16%	15%	15%	13%	10%	10%	9%	9%	10%	8%	7%	6%	4%	4%
2009 & later	59%	62%	60%	68%	76%	77%	79%	81%	85%	84%	85%	85%	85%	86%	88%	90%	93%	93%
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%	76%	75%	82%	89%	91%	87%	91%	95%	89%	90%	91%	90%	91%	91%	91%	92%	92%
Second time modification	21%	15%	17%	12%	8%	7%	8%	6%	4%	8%	7%	7%	8%	7%	7%	7%	6%	6%
Three plus time modification	11%	8%	8%	6%	3%	3%	4%	3%	1%	3%	2%	3%	3%	2%	3%	2%	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%	94%	92%	92%	92%	93%	92%	90%	91%	92%	93%	94%	95%	96%	96%	96%	96%
Second home	2%	2%	2%	2%	2%	2%	2%	2%	5%	2%	2%	2%	2%	2%	1%	1%	1%	1%
Investment	3%	3%	4%	6%	6%	5%	5%	6%	5%	7%	6%	5%	4%	3%	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.)

	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	YTD 2024
Loan Modifications (# of loans)	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	5,673	5,673

Principal and Interest Change (%)

Increase	5%	5%	6%	3%	3%	2%	2%	3%	1%	2%	3%	5%	7%	6%	7%	7%	5%	5%
No Change	13%	6%	11%	24%	10%	8%	4%	2%	1%	0%	1%	1%	2%	1%	1%	1%	0%	0%
Decrease <=20%	38%	41%	38%	41%	36%	38%	43%	48%	20%	25%	45%	60%	60%	62%	63%	65%	70%	70%
Decrease 20% <=30%	23%	25%	23%	16%	24%	22%	24%	23%	37%	39%	26%	15%	14%	13%	12%	11%	10%	10%
Decrease > 30%	21%	23%	23%	16%	27%	29%	27%	24%	41%	34%	25%	19%	17%	18%	17%	17%	15%	15%

Types of Modification (%)

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

60+ Days Re-Delinquency (%)

3 Months after Modification	25%	16%	16%	9%	6%	6%	6%	6%	4%	6%	8%	9%	10%	11%	12%	12%		
6 Months after Modification	29%	24%	19%	11%	7%	8%	8%	7%	5%	8%	9%	11%	13%	16%	15%			
9 Months after Modification	32%	26%	20%	10%	9%	9%	8%	8%	6%	7%	10%	13%	16%	16%				
12 Months after Modification	30%	25%	19%	10%	10%	8%	8%	8%	6%	7%	10%	14%	15%					

¹ May include principal forgiveness.



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

	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	YTD 2024
Short Sales	809	699	740	688	541	487	338	219	170	193	119	126	103	148	117	104	113	113
Deeds-in-lieu	339	223	184	135	172	168	106	89	70	57	52	37	45	45	36	30	29	29
Nonforeclosure - Home Forfeiture Actions ¹	1,148	922	924	823	713	655	444	308	240	250	171	163	148	193	153	134	142	142
Third-party Sales	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	1,776	1,776
Foreclosure Sales	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	1,402	1,402
Third-party & Foreclosure Sales	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	3,178	3,178
Foreclosure Starts	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	18,643	18,643

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%	9%
Curtailment of Income	20%	4%	3%	3%	3%	4%	4%	6%	8%	8%	9%	10%	12%	14%	17%	22%	27%
Excessive obligations	20%	4%	2%	2%	3%	3%	3%	4%	5%	6%	7%	7%	9%	10%	12%	15%	17%
Unemployment	6%	1%	1%	1%	1%	1%	1%	2%	2%	2%	3%	3%	4%	6%	7%	10%	13%
Illness of principal mortgagor or family member	8%	1%	1%	1%	1%	1%	1%	1%	2%	2%	3%	3%	4%	5%	6%	8%	10%

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



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

	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	YTD 2024
Acquisitions	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	1,400	1,400
Dispositions	(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)	(1,894)	(1,894)
Inventory (at period end) ¹	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	10,404	

Acquisitions by State

Arizona	40	23	13	15	7	7	12	5	2	3	15	9	6	8	7	1	12	12
California	139	29	50	20	22	16	37	51	25	15	38	63	52	30	40	60	62	62
Florida	526	26	66	113	122	70	73	109	69	47	49	51	58	53	65	57	75	75
Nevada	26	3	6	8	6	1	5	5	9	10	23	26	18	19	8	12	9	9
Subtotal	731	81	135	156	157	94	127	170	105	75	125	149	134	110	120	130	158	158
Selected Midwest States ²	1,098	133	254	249	293	288	356	511	480	440	557	472	447	456	391	410	335	335
All other States	3,206	446	834	736	778	818	875	1,070	895	1,008	1,198	1,085	1,111	1,073	1,057	935	907	907
Total Acquisitions	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	1,400	1,400

Inventory by State

Arizona	143	118	70	58	38	34	37	39	32	29	40	45	42	38	38	32	34	
California	533	408	298	222	188	164	175	206	187	176	192	236	252	238	235	250	269	
Florida	1,532	1,051	698	581	512	441	417	466	429	389	387	392	379	358	358	349	369	
Nevada	132	102	69	60	53	37	37	36	44	46	67	90	96	92	75	72	56	
Subtotal	2,340	1,679	1,135	921	791	676	666	747	692	640	686	763	769	726	706	703	728	
Selected Midwest States ²	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	2,825	2,665	
All other States	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	7,399	7,011	
Total Inventory¹	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	10,927	10,404	

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)

	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	YTD 2024
Acquisitions	3,594	470	867	768	874	825	927	1,218	1,042	1,034	1,302	1,074	983	969	949	873	849	849
Dispositions	(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)	(1,279)	(1,279)
Inventory (at period end) ¹	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	7,969	

Acquisitions by State

Arizona	35	21	11	15	7	5	9	5	2	2	10	3	4	8	5	1	10	10
California	116	26	49	14	20	11	29	38	16	9	31	43	38	19	28	40	54	54
Florida	414	23	51	88	88	51	55	86	54	31	40	42	41	35	41	34	49	49
Nevada	23	2	3	8	4	1	5	5	7	5	17	11	4	5	3	2	7	7
Subtotal	588	72	114	125	119	68	98	134	79	47	98	99	87	67	77	77	120	120
Selected Midwest States ²	716	86	155	151	177	164	205	317	321	284	370	278	208	227	234	212	183	183
All other States	2,290	312	598	492	578	593	624	767	642	703	834	697	688	675	638	584	546	546
Total Acquisitions	3,594	470	867	768	874	825	927	1,218	1,042	1,034	1,302	1,074	983	969	949	873	849	849

Inventory by State

Arizona	127	106	61	54	37	31	33	37	31	27	34	33	29	28	28	23	27	
California	456	356	264	191	160	136	144	170	146	134	150	179	191	173	177	188	211	
Florida	1,251	875	592	492	431	380	366	406	378	341	343	347	332	303	295	275	281	
Nevada	108	80	57	49	43	31	33	34	40	37	52	60	52	48	41	35	33	
Subtotal	1,942	1,417	974	786	671	578	576	647	595	539	579	619	604	552	541	521	552	
Selected Midwest States ²	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	2,114	1,991	
All other States	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	5,793	5,426	
Total Inventory¹	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	8,428	7,969	

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)

	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	YTD 2024
Acquisitions	1,441	190	356	373	354	375	431	533	438	489	578	632	709	670	619	602	551	551
Dispositions	(2,262)	(1,546)	(1,126)	(650)	(516)	(502)	(461)	(365)	(435)	(405)	(382)	(312)	(517)	(634)	(627)	(541)	(615)	(615)
Inventory (at period end)	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	2,435	

Acquisitions by State

Arizona	5	2	2	-	-	2	3	-	-	1	5	6	2	-	2	-	2	2
California	23	3	1	6	2	5	8	13	9	6	7	20	14	11	12	20	8	8
Florida	112	3	15	25	34	19	18	23	15	16	9	9	17	18	24	23	26	26
Nevada	3	1	3	-	2	-	-	-	2	5	6	15	14	14	5	10	2	2
Subtotal	143	9	21	31	38	26	29	36	26	28	27	50	47	43	43	53	38	38
Selected Midwest States ¹	382	47	99	98	116	124	151	194	159	156	187	194	239	229	157	198	152	152
All other States	916	134	236	244	200	225	251	303	253	305	364	388	423	398	419	351	361	361
Total Acquisitions	1,441	190	356	373	354	375	431	533	438	489	578	632	709	670	619	602	551	551

Inventory by State

Arizona	16	12	9	4	1	3	4	2	1	2	6	12	13	10	10	9	7	
California	77	52	34	31	28	28	31	36	41	42	42	57	61	65	58	62	58	
Florida	281	176	106	89	81	61	51	60	51	48	44	45	47	55	63	74	88	
Nevada	24	22	12	11	10	6	4	2	4	9	15	30	44	44	34	37	23	
Subtotal	398	262	161	135	120	98	90	100	97	101	107	144	165	174	165	182	176	
Selected Midwest States ¹	969	618	472	442	426	403	424	512	516	546	617	708	785	782	715	711	674	
All other States	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	1,585	
Total Inventory	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	2,435	

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



Enterprises Single-Family Book Profile - As of March 31, 2024

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	53,676	756	380	126	107	74	69	250	0.5%	9.1%	30	13	4	2	1	50	51
AL	354,827	7,973	4,826	1,135	929	673	410	2,014	0.6%	5.1%	154	97	38	21	4	314	336
AR	201,177	3,612	2,107	513	478	317	197	993	0.5%	5.5%	94	52	21	14	3	184	153
AZ	898,908	13,876	8,179	1,940	1,932	1,353	472	3,758	0.4%	3.4%	508	341	174	80	16	1,119	34
CA	3,938,990	52,514	29,831	7,090	7,227	5,447	2,919	15,599	0.4%	5.6%	1,993	1,178	667	355	97	4,290	269
CO	794,338	8,685	4,890	1,212	1,249	908	426	2,584	0.3%	4.9%	378	198	89	59	20	744	57
CT	349,908	6,617	3,673	900	827	604	613	2,046	0.6%	9.3%	169	102	50	21	5	347	173
DC	73,293	1,494	662	178	191	193	270	655	0.9%	18.1%	74	28	11	10	9	132	17
DE	126,630	2,019	1,141	246	253	218	161	632	0.5%	8.0%	58	37	15	5	-	115	27
FL	2,078,242	41,662	22,587	5,654	5,408	4,362	3,651	13,435	0.6%	8.8%	1,433	885	459	185	56	3,018	369
GA	979,522	19,575	11,291	2,901	2,592	1,849	942	5,385	0.5%	4.8%	706	430	207	94	23	1,460	149
HI	110,841	1,858	755	220	248	334	301	883	0.8%	16.2%	69	66	133	5	2	275	34
IA	289,946	4,333	2,455	590	581	419	288	1,291	0.4%	6.6%	130	76	25	9	2	242	184
ID	222,470	2,910	1,734	390	399	283	104	786	0.4%	3.6%	107	69	34	16	4	230	20
IL	1,323,596	25,821	13,061	3,629	3,714	2,819	2,598	9,139	0.7%	10.1%	767	536	288	103	15	1,709	1,034
IN	643,451	12,103	6,987	1,632	1,559	1,162	763	3,492	0.5%	6.3%	312	186	93	34	5	630	259
KS	222,422	3,620	2,128	487	484	350	171	1,006	0.5%	4.7%	110	63	29	9	3	214	109
KY	318,699	5,472	3,065	717	684	492	514	1,692	0.5%	9.4%	120	67	25	17	3	232	114
LA	308,087	9,619	5,307	1,362	1,263	961	726	2,952	1.0%	7.5%	217	123	60	21	2	423	363
MA	709,981	11,605	6,627	1,579	1,470	1,038	891	3,404	0.5%	7.7%	262	196	91	45	10	604	118
MD	700,344	12,853	7,114	1,670	1,611	1,302	1,156	4,072	0.6%	9.0%	370	274	134	52	17	847	342
ME	113,208	1,802	960	212	214	143	273	631	0.6%	15.1%	51	24	4	2	-	81	54
MI	1,041,934	17,591	10,333	2,611	2,474	1,516	657	4,650	0.4%	3.7%	507	256	122	51	16	952	637
MN	739,912	9,883	5,467	1,426	1,422	1,097	471	2,994	0.4%	4.8%	366	294	137	46	14	857	353
MO	586,948	9,377	5,770	1,288	1,127	811	381	2,322	0.4%	4.1%	261	153	77	33	6	530	352
MS	141,348	4,180	2,477	593	538	345	227	1,111	0.8%	5.4%	93	55	16	6	4	174	201
MT	111,821	1,371	834	197	150	110	80	340	0.3%	5.8%	51	20	12	10	2	95	20
NC	999,607	15,309	9,184	2,112	1,950	1,291	772	4,013	0.4%	5.0%	437	259	80	40	9	825	186
ND	60,012	677	356	90	93	59	79	231	0.4%	11.7%	24	9	9	2	2	46	26
NE	184,675	2,510	1,450	360	352	230	118	702	0.4%	4.7%	98	63	24	5	3	193	28
NH	156,327	2,101	1,300	283	250	146	122	518	0.3%	5.8%	60	35	12	12	1	120	18
NJ	926,160	17,170	9,275	2,364	2,038	1,630	1,863	5,534	0.6%	10.9%	483	295	136	81	17	1,012	239
NM	168,132	2,970	1,671	390	351	238	320	909	0.5%	10.8%	69	40	22	6	7	144	69
NV	359,212	5,723	2,959	810	827	589	538	1,957	0.5%	9.4%	259	163	89	39	14	564	59
NY	1,245,531	28,626	14,456	3,337	3,086	2,531	5,216	10,841	0.9%	18.2%	554	325	175	103	13	1,170	593
OH	1,033,400	18,688	10,152	2,540	2,397	1,922	1,677	6,008	0.6%	9.0%	461	294	133	42	11	941	735
OK	262,054	5,295	2,993	660	657	536	449	1,643	0.6%	8.5%	139	95	38	17	7	296	128
OR	513,932	6,398	3,431	820	931	740	476	2,151	0.4%	7.4%	240	193	72	41	7	553	65
PA	1,074,222	21,264	11,458	3,042	2,642	1,909	2,213	6,773	0.6%	10.4%	526	293	108	48	15	990	458
RI	103,963	1,787	1,007	245	228	152	155	535	0.5%	8.7%	53	28	11	4	1	97	11
SC	493,001	8,505	5,006	1,121	1,059	790	529	2,382	0.5%	6.2%	235	140	54	15	8	452	97
SD	74,968	936	541	116	129	93	57	280	0.4%	6.1%	30	17	6	1	1	55	15
TN	572,736	8,904	5,334	1,244	1,166	772	388	2,326	0.4%	4.4%	292	178	58	33	8	569	74
TX	2,307,959	45,341	25,823	6,382	6,170	4,506	2,460	13,147	0.6%	5.4%	1,813	1,095	525	237	53	3,723	430
UT	441,207	6,089	3,577	841	839	595	237	1,672	0.4%	3.9%	232	163	70	27	13	505	3
VA	910,939	12,020	7,042	1,613	1,684	1,050	631	3,366	0.4%	5.2%	305	227	67	36	12	647	176
VT	60,423	875	455	111	121	94	94	309	0.5%	10.7%	22	10	12	3	-	47	43
WA	926,458	10,224	5,499	1,274	1,487	1,203	761	3,455	0.4%	7.4%	467	277	115	73	16	948	48
WI	637,199	7,529	4,348	1,041	1,014	692	434	2,143	0.3%	5.8%	177	104	49	17	4	351	149
WV	88,460	2,266	1,385	313	288	152	128	569	0.6%	5.6%	57	21	7	2	-	87	201
WY	52,638	756	468	123	89	51	25	165	0.3%	3.3%	24	16	7	2	-	49	29
Other ²	107,967	4,508	2,288	644	725	251	600	1,581	1.5%	13.3%	52	26	8	6	4	96	698
Total	31,195,701	529,652	296,099	72,374	69,704	51,402	40,073	161,326	0.5%	7.6%	16,499	10,185	4,902	2,197	565	34,348	10,404

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 March 31, 2024

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	27,681	416	203	78	56	37	42	135	0.5%	10.1%	26	8	-	-	1	35	30
AL	203,115	4,453	2,677	663	522	365	226	1,113	0.5%	5.1%	107	57	18	14	1	197	259
AR	111,869	2,005	1,191	264	268	172	110	550	0.5%	5.5%	54	34	13	10	1	112	122
AZ	503,227	7,789	4,511	1,096	1,103	795	284	2,182	0.4%	3.6%	354	203	109	39	7	712	27
CA	2,320,846	30,346	17,287	4,017	4,211	3,152	1,679	9,045	0.4%	5.5%	1,367	754	384	214	64	2,783	211
CO	462,599	4,997	2,833	696	718	504	246	1,469	0.3%	4.9%	243	119	51	34	12	459	43
CT	184,997	3,509	1,978	459	426	327	319	1,074	0.6%	9.1%	97	59	22	14	4	196	150
DC	41,101	847	366	96	105	118	162	385	0.9%	19.1%	52	14	5	6	6	83	15
DE	70,056	1,079	626	115	127	125	86	338	0.5%	8.0%	39	18	5	2	-	64	22
FL	1,144,725	23,660	12,717	3,209	3,098	2,549	2,087	7,745	0.7%	8.8%	1,026	551	287	105	30	1,999	281
GA	543,327	10,485	5,953	1,545	1,431	1,064	492	2,988	0.5%	4.7%	466	268	117	47	14	912	110
HI	71,194	1,131	450	135	158	201	187	546	0.8%	16.5%	51	46	97	4	2	200	27
IA	175,692	2,585	1,482	352	347	238	166	752	0.4%	6.4%	84	47	12	5	1	149	146
ID	134,624	1,700	1,004	228	232	172	64	468	0.3%	3.8%	75	44	18	11	4	152	14
IL	691,747	13,359	6,696	1,877	1,936	1,549	1,301	4,789	0.7%	9.7%	529	304	166	42	11	1,052	754
IN	320,471	6,041	3,460	800	817	611	353	1,786	0.6%	5.8%	194	106	56	14	2	372	201
KS	112,284	1,777	1,064	222	233	176	82	491	0.4%	4.6%	69	38	11	7	2	127	72
KY	145,506	2,651	1,446	339	341	264	261	867	0.6%	9.8%	71	40	12	10	1	134	79
LA	172,409	5,487	3,027	786	698	575	401	1,676	1.0%	7.3%	151	81	37	10	2	281	273
MA	382,438	6,266	3,561	851	786	569	499	1,857	0.5%	8.0%	178	100	48	29	8	363	98
MD	380,088	6,671	3,747	837	837	687	563	2,090	0.5%	8.4%	233	161	65	34	12	505	247
ME	54,974	944	470	108	98	82	186	367	0.7%	19.7%	38	13	1	2	-	54	45
MI	562,173	9,050	5,343	1,309	1,269	779	350	2,400	0.4%	3.9%	312	137	68	31	5	553	450
MN	423,104	5,415	2,966	763	796	619	271	1,688	0.4%	5.0%	245	187	83	19	9	543	249
MO	312,585	4,799	3,008	635	575	398	183	1,156	0.4%	3.8%	159	79	35	11	4	288	260
MS	90,314	2,638	1,591	377	323	212	135	671	0.7%	5.1%	52	37	11	3	2	105	155
MT	66,382	800	490	113	82	70	45	197	0.3%	5.6%	31	11	9	5	2	58	9
NC	562,043	8,256	4,944	1,156	1,036	684	436	2,156	0.4%	5.3%	289	164	36	23	5	517	124
ND	32,087	374	207	51	44	29	43	116	0.4%	11.5%	13	5	3	2	2	25	17
NE	118,311	1,580	900	221	232	154	73	460	0.4%	4.6%	69	42	20	3	2	136	23
NH	81,067	1,058	652	129	132	77	68	277	0.3%	6.4%	42	22	6	11	1	82	15
NJ	513,670	9,203	5,003	1,294	1,045	906	955	2,907	0.6%	10.4%	316	169	80	41	13	619	195
NM	102,787	1,802	1,011	229	221	143	198	562	0.5%	11.0%	50	27	11	4	5	97	47
NV	212,165	3,403	1,716	493	493	371	330	1,195	0.6%	9.7%	184	101	60	21	10	376	33
NY	695,590	15,311	7,707	1,674	1,617	1,379	2,934	5,935	0.9%	19.2%	360	201	91	57	8	717	461
OH	496,030	9,692	5,206	1,312	1,273	1,028	873	3,181	0.6%	9.0%	301	164	73	23	7	568	586
OK	147,346	2,932	1,660	383	347	289	253	890	0.6%	8.6%	84	58	21	9	3	175	94
OR	287,549	3,549	1,920	451	527	402	249	1,180	0.4%	7.0%	174	101	39	19	5	338	54
PA	590,356	11,528	6,309	1,614	1,402	1,016	1,187	3,611	0.6%	10.3%	319	166	62	24	8	579	353
RI	57,785	1,019	556	141	133	86	103	322	0.6%	10.1%	34	13	8	3	-	58	9
SC	275,322	4,646	2,749	595	592	434	276	1,303	0.5%	5.9%	159	78	28	8	4	277	64
SD	49,364	585	348	69	81	48	39	168	0.3%	6.7%	21	11	2	1	1	36	13
TN	316,022	4,904	2,925	681	652	422	224	1,298	0.4%	4.6%	186	106	25	18	5	340	56
TX	1,317,260	26,649	15,163	3,729	3,654	2,613	1,490	7,763	0.6%	5.6%	1,265	705	289	147	30	2,436	330
UT	246,555	3,315	1,962	457	455	317	124	896	0.4%	3.7%	140	82	28	14	4	268	1
VA	495,411	6,458	3,849	821	911	573	304	1,788	0.4%	4.7%	195	134	34	18	3	384	128
VT	27,164	450	230	61	62	45	52	159	0.6%	11.6%	13	6	8	1	-	28	38
WA	545,136	5,956	3,221	734	864	707	430	2,004	0.4%	7.2%	327	164	74	45	10	620	36
WI	394,650	4,383	2,553	624	594	375	237	1,207	0.3%	5.4%	127	55	20	12	2	216	116
WV	46,930	1,209	729	170	156	87	67	311	0.7%	5.5%	37	11	3	2	-	53	143
WY	33,427	448	280	78	49	27	14	90	0.3%	3.1%	16	12	2	2	-	32	26
Other ²	79,666	2,764	1,431	400	331	171	431	937	1.2%	15.6%	43	17	5	1	1	67	658
Total	17,433,221	292,374	163,378	39,537	38,496	28,793	22,170	89,541	0.5%	7.6%	11,067	6,130	2,768	1,231	336	21,532	7,969

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 March 31, 2024

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	25,995	340	177	48	51	37	27	115	0.4%	7.9%	4	5	4	2	-	15	21
AL	151,712	3,520	2,149	472	407	308	184	901	0.6%	5.2%	47	40	20	7	3	117	77
AR	89,308	1,607	916	249	210	145	87	443	0.5%	5.4%	40	18	8	4	2	72	31
AZ	395,681	6,087	3,668	844	829	558	188	1,576	0.4%	3.1%	154	138	65	41	9	407	7
CA	1,618,144	22,168	12,544	3,073	3,016	2,295	1,240	6,554	0.4%	5.6%	626	424	283	141	33	1,507	58
CO	331,739	3,688	2,057	516	531	404	180	1,115	0.3%	4.9%	135	79	38	25	8	285	14
CT	164,911	3,108	1,695	441	401	277	294	972	0.6%	9.5%	72	43	28	7	1	151	23
DC	32,192	647	296	82	86	75	108	270	0.8%	16.7%	22	14	6	4	3	49	2
DE	56,574	940	515	131	126	93	75	294	0.5%	8.0%	19	19	10	3	-	51	5
FL	933,517	18,002	9,870	2,445	2,310	1,813	1,564	5,690	0.6%	8.7%	407	334	172	80	26	1,019	88
GA	436,195	9,090	5,338	1,356	1,161	785	450	2,397	0.5%	5.0%	240	162	90	47	9	548	39
HI	39,647	727	305	85	90	133	114	337	0.9%	15.7%	18	20	36	1	-	75	7
IA	114,254	1,748	973	238	234	181	122	539	0.5%	7.0%	46	29	13	4	1	93	38
ID	87,846	1,210	730	162	167	111	40	318	0.4%	3.3%	32	25	16	5	-	78	6
IL	631,849	12,462	6,365	1,752	1,778	1,270	1,297	4,350	0.7%	10.4%	238	232	122	61	4	657	280
IN	322,980	6,062	3,527	832	742	551	410	1,706	0.5%	6.8%	118	80	37	20	3	258	58
KS	110,138	1,843	1,064	265	251	174	89	515	0.5%	4.8%	41	25	18	2	1	87	37
KY	173,193	2,821	1,619	378	343	228	253	825	0.5%	9.0%	49	27	13	7	2	98	35
LA	135,678	4,132	2,280	576	565	386	325	1,276	0.9%	7.9%	66	42	23	11	-	142	90
MA	327,543	5,339	3,066	728	684	469	392	1,547	0.5%	7.3%	84	96	43	16	2	241	20
MD	320,256	6,182	3,367	833	774	615	593	1,982	0.6%	9.6%	137	113	69	18	5	342	95
ME	58,234	858	490	104	116	61	87	264	0.5%	10.1%	13	11	3	-	-	27	9
MI	479,761	8,541	4,990	1,302	1,205	737	307	2,250	0.5%	3.6%	195	119	54	20	11	399	187
MN	316,808	4,468	2,501	663	626	478	200	1,306	0.4%	4.5%	121	107	54	27	5	314	104
MO	274,363	4,578	2,762	653	552	413	198	1,166	0.4%	4.3%	102	74	42	22	2	242	92
MS	51,034	1,542	886	216	215	133	92	440	0.9%	6.0%	41	18	5	3	2	69	46
MT	45,439	571	344	84	68	40	35	143	0.3%	6.1%	20	9	3	5	-	37	11
NC	437,564	7,053	4,240	956	914	607	336	1,857	0.4%	4.8%	148	95	44	17	4	308	62
ND	27,925	303	149	39	49	30	36	115	0.4%	11.9%	11	4	6	-	-	21	9
NE	66,364	930	550	139	120	76	45	242	0.4%	4.8%	29	21	4	2	1	57	5
NH	75,260	1,043	648	154	118	69	54	241	0.3%	5.2%	18	13	6	1	-	38	3
NJ	412,490	7,967	4,272	1,070	993	724	908	2,627	0.6%	11.4%	167	126	56	40	4	393	44
NM	65,345	1,168	660	161	130	95	122	347	0.5%	10.4%	19	13	11	2	2	47	22
NV	147,047	2,320	1,243	317	334	218	208	762	0.5%	9.0%	75	62	29	18	4	188	23
NY	549,941	13,315	6,749	1,663	1,469	1,152	2,282	4,906	0.9%	17.1%	194	124	84	46	5	453	132
OH	537,370	8,996	4,946	1,228	1,124	894	804	2,827	0.5%	8.9%	160	130	60	19	4	373	149
OK	114,708	2,363	1,333	277	310	247	196	753	0.7%	8.3%	55	37	17	8	4	121	34
OR	226,383	2,849	1,511	369	404	338	227	971	0.4%	8.0%	66	92	33	22	2	215	11
PA	483,866	9,736	5,149	1,428	1,240	893	1,026	3,162	0.7%	10.5%	207	127	46	24	7	411	105
RI	46,178	768	451	104	95	66	52	213	0.5%	6.8%	19	15	3	1	1	39	2
SC	217,679	3,859	2,257	526	467	356	253	1,079	0.5%	6.6%	76	62	26	7	4	175	33
SD	25,604	351	193	47	48	45	18	112	0.4%	5.1%	9	6	4	-	-	19	2
TN	256,714	4,000	2,409	563	514	350	164	1,028	0.4%	4.1%	106	72	33	15	3	229	18
TX	990,699	18,692	10,660	2,653	2,516	1,893	970	5,384	0.5%	5.2%	548	390	236	90	23	1,287	100
UT	194,652	2,774	1,615	384	384	278	113	776	0.4%	4.1%	92	81	42	13	9	237	2
VA	415,528	5,562	3,193	792	773	477	327	1,578	0.4%	5.9%	110	93	33	18	9	263	48
VT	33,259	425	225	50	59	49	42	150	0.5%	9.9%	9	4	4	2	-	19	5
WA	381,322	4,268	2,278	540	623	496	331	1,451	0.4%	7.8%	140	113	41	28	6	328	12
WI	242,549	3,146	1,795	417	420	317	197	936	0.4%	6.3%	50	49	29	5	2	135	33
WV	41,530	1,057	656	143	132	65	61	258	0.6%	5.8%	20	10	4	-	-	34	58
WY	19,211	308	188	45	40	24	11	75	0.4%	3.6%	8	4	5	-	-	17	3
Other ²	28,301	1,744	857	244	394	80	169	644	2.3%	9.7%	9	9	3	5	3	29	40
Total	13,762,480	237,278	132,721	32,837	31,208	22,609	17,903	71,785	0.5%	7.5%	5,432	4,055	2,134	966	229	12,816	2,435

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 - March 31, 2024

State	2023							YTD-2024							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	59	98	97	1	4	277	4	5	14	18	-	1	42	1,509	2,073	2,076	2,045	49	259	8,011
AL	178	364	784	904	9	1	2,240	70	56	191	279	4	4	604	21,141	11,555	30,060	11,296	1,212	3,128	78,392
AR	121	248	353	483	3	1	1,209	42	34	87	124	-	-	287	8,210	5,470	12,037	5,773	487	2,047	34,024
AZ	397	1,314	1,304	2,359	14	6	5,394	128	189	447	826	-	6	1,596	20,689	29,511	82,169	27,372	1,415	46,784	207,940
CA	1,172	4,363	5,642	10,773	44	26	22,020	431	828	1,552	3,057	9	7	5,884	75,025	177,833	325,669	154,548	3,340	107,791	844,206
CO	200	781	1,246	1,692	8	8	3,935	82	161	293	497	1	3	1,037	15,465	24,393	34,586	24,245	728	7,776	107,373
CT	172	332	755	927	5	14	2,205	49	51	192	275	-	1	568	12,805	15,179	40,050	17,061	618	7,170	92,883
DC	32	82	182	228	2	8	534	9	7	43	58	2	-	119	2,252	2,996	6,456	3,429	134	751	16,018
DE	50	130	216	281	-	6	683	15	21	60	74	-	-	170	4,128	3,752	11,401	3,760	217	2,291	25,548
FL	971	5,252	4,608	9,642	45	28	20,546	300	563	1,450	2,381	6	8	4,708	65,736	140,277	319,968	108,907	5,077	146,578	786,542
GA	451	1,173	2,033	3,133	12	4	6,806	163	249	571	923	3	2	1,911	40,551	44,518	111,729	43,473	2,627	17,432	260,331
HI	26	270	218	260	5	-	779	12	72	53	138	-	1	276	3,470	6,762	9,626	5,525	106	2,453	27,942
IA	208	222	488	496	4	3	1,421	60	30	132	157	-	3	382	10,112	5,304	15,856	5,436	688	2,347	39,743
ID	129	177	255	492	2	-	1,055	42	34	96	166	-	4	342	5,706	5,511	12,022	4,933	275	5,787	34,234
IL	812	1,755	2,961	3,564	31	110	9,233	213	321	714	1,078	4	12	2,342	43,493	50,018	151,716	50,683	2,606	43,773	342,289
IN	426	652	1,197	1,562	6	6	3,849	156	133	267	478	5	1	1,040	29,506	15,357	44,332	15,690	2,235	6,995	114,115
KS	118	215	410	513	5	1	1,262	44	34	105	176	-	-	359	9,244	5,569	12,579	6,320	490	2,180	36,382
KY	163	291	624	723	4	3	1,808	45	75	177	182	3	1	483	13,231	7,802	19,049	8,008	624	2,879	51,593
LA	253	425	1,042	1,226	2	16	2,964	59	77	312	383	4	8	843	19,058	19,934	30,547	18,116	1,211	2,455	91,321
MA	203	516	1,136	1,788	14	8	3,665	64	91	337	495	3	1	991	20,969	22,695	65,172	24,869	1,251	10,811	145,768
MD	327	695	1,542	1,991	10	40	4,605	102	134	440	580	-	6	1,262	25,817	29,030	86,008	29,621	1,413	18,461	190,351
ME	48	122	169	272	3	14	628	21	55	34	60	1	2	173	5,082	3,342	10,525	3,471	300	2,540	25,261
MI	627	1,012	1,867	2,545	9	8	6,068	190	205	470	842	4	2	1,713	41,924	36,003	88,952	30,085	6,376	30,448	233,788
MN	332	759	1,152	1,600	4	12	3,859	97	120	331	519	1	5	1,073	18,518	17,613	47,073	21,243	1,026	11,647	117,121
MO	316	616	923	1,321	10	13	3,199	79	136	218	400	3	4	840	22,976	15,266	37,400	15,681	1,471	7,081	99,875
MS	141	196	400	513	7	4	1,261	43	30	104	145	1	-	323	9,683	5,445	15,142	6,176	606	1,621	38,673
MT	30	72	156	221	-	-	479	13	15	24	43	-	-	95	2,723	2,656	4,877	2,751	108	916	14,031
NC	397	944	1,409	1,817	15	1	4,583	141	155	367	525	6	-	1,194	35,993	35,899	73,213	30,987	1,800	8,996	186,888
ND	22	53	91	104	-	1	271	7	3	23	28	-	3	64	805	1,267	1,404	1,663	64	175	5,378
NE	96	193	278	329	1	2	899	21	24	59	121	1	-	226	4,547	3,524	7,615	4,654	351	1,018	21,709
NH	63	111	268	365	-	-	807	17	32	67	83	-	-	199	5,843	4,462	13,287	4,454	272	2,462	30,781
NJ	330	803	2,149	2,710	30	52	6,074	94	172	527	750	3	9	1,555	31,664	50,682	120,153	53,928	1,699	24,855	282,980
NM	112	187	296	382	7	1	985	37	36	75	82	2	1	233	6,520	5,900	13,775	5,790	302	3,240	35,527
NV	174	453	660	1,073	7	2	2,369	59	107	181	307	3	2	659	7,767	19,928	45,220	18,284	646	34,040	125,886
NY	480	1,130	3,072	3,721	55	70	8,528	149	199	812	984	7	16	2,167	41,437	69,333	142,270	74,938	2,345	15,897	346,221
OH	560	996	1,898	2,113	41	26	5,634	190	262	549	758	7	2	1,768	40,390	27,221	85,662	28,796	4,031	16,065	202,166
OK	157	330	579	778	8	5	1,857	51	56	126	183	1	-	417	10,698	7,852	14,732	8,203	624	1,896	44,005
OR	155	463	737	1,178	2	2	2,537	46	98	203	314	1	-	662	9,897	16,392	31,229	16,233	491	10,676	84,918
PA	484	914	2,312	2,633	28	31	6,402	168	210	609	725	5	3	1,720	44,498	37,922	92,245	38,920	2,289	11,527	227,401
RI	49	136	182	259	2	2	630	18	16	61	74	-	-	169	4,049	3,651	12,438	3,355	248	2,894	26,635
SC	201	485	862	1,127	10	6	2,691	82	71	257	413	-	1	824	18,519	16,973	40,962	15,833	1,135	7,665	101,087
SD	24	38	95	124	-	1	282	10	6	25	37	-	-	78	1,404	1,369	2,257	1,377	95	274	6,776
TN	274	509	859	1,371	8	3	3,024	84	112	267	402	-	1	866	20,839	16,753	33,670	16,978	1,124	4,157	93,521
TX	1,308	3,309	4,953	7,983	24	16	17,593	466	687	1,484	2,610	5	6	5,258	78,321	105,544	120,063	106,200	3,950	8,376	422,454
UT	156	518	615	1,325	5	2	2,621	50	117	207	359	-	5	738	10,156	11,104	23,899	11,889	404	8,001	65,453
VA	329	939	1,334	1,713	7	5	4,327	110	123	358	481	3	1	1,076	25,586	29,342	62,326	29,908	1,189	14,291	162,641
VT	46	65	101	138	-	3	353	9	8	20	38	-	1	76	2,554	1,966	4,258	1,851	135	501	11,267
WA	274	734	1,148	1,884	4	13	4,057	99	158	331	553	-	4	1,145	19,594	26,899	56,245	26,229	896	18,987	148,849
WI	219	362	828	878	11	8	2,306	79	91	241	255	3	2	671	16,469	11,537	35,799	13,495	915	6,915	85,130
WV	80	88	183	225	3	7	586	16	19	47	62	1	-	145	5,167	2,623	7,371	2,626	242	945	18,974
WY	24	47	95	101	-	1	268	8	11	32	25	-	-	76	1,494	1,311	2,314	1,528	61	388	7,096
Other ³	42	122	276	421	101	10	972	8	16	47	65	616	1	753	4,937	21,580	25,634	11,821	3,134	853	67,959
Total	13,977	36,022	57,041	84,358	628	614	192,640	4,552	6,515	15,689	24,588	718	140	52,202	998,169	1,236,901	2,695,123	1,180,637	65,132	699,495	6,875,457

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 - March 31, 2024

State	2023							YTD-2024							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	7	38	54	57	1	4	161	-	2	5	12	-	1	20	1,250	1,184	1,295	1,219	45	183	5,176
AL	106	184	504	549	7	1	1,351	31	28	126	180	2	4	371	16,864	7,083	20,981	7,196	1,068	2,321	55,513
AR	66	116	197	287	3	-	669	28	15	57	70	-	-	170	6,489	3,185	8,126	3,479	443	1,395	23,117
AZ	229	708	791	1,323	9	5	3,065	70	113	280	492	-	5	960	15,458	17,208	52,967	17,066	1,333	27,726	131,758
CA	636	2,138	3,476	6,487	35	21	12,793	240	429	1,021	1,884	9	6	3,589	57,193	107,210	208,674	94,470	3,124	63,010	533,681
CO	107	379	792	999	5	8	2,290	55	85	179	298	1	3	621	12,205	14,947	22,464	14,825	689	4,919	70,049
CT	101	178	466	472	2	7	1,226	24	22	123	152	-	1	322	9,920	8,957	27,470	10,331	564	4,847	62,089
DC	13	39	110	128	1	5	296	3	3	29	39	2	-	76	1,764	1,670	4,362	2,114	119	472	10,501
DE	27	69	133	164	-	3	396	6	11	35	42	-	-	94	3,083	2,343	7,646	2,363	191	1,589	17,215
FL	608	3,038	2,961	5,715	29	20	12,371	181	282	962	1,418	3	8	2,854	50,944	81,368	214,643	68,439	4,341	94,078	513,813
GA	241	581	1,263	1,797	7	3	3,892	88	124	341	539	3	2	1,097	29,155	24,943	72,240	26,520	2,241	10,780	165,879
HI	11	168	149	179	3	-	510	6	38	38	86	-	1	169	2,829	4,097	6,503	3,546	90	1,524	18,589
IA	135	127	315	276	3	3	859	36	18	83	92	-	3	232	7,850	3,177	10,661	3,387	598	1,643	27,316
ID	73	91	139	297	2	-	602	17	21	60	95	-	3	196	4,232	3,045	7,727	3,075	259	3,720	22,058
IL	502	946	1,770	1,984	19	72	5,293	133	180	467	628	1	9	1,418	31,758	25,806	95,821	28,693	2,043	27,761	211,882
IN	193	321	659	820	2	6	2,001	71	65	144	271	4	-	555	21,611	8,240	28,256	8,709	1,446	4,664	72,926
KS	59	108	223	288	2	1	681	31	16	52	105	-	-	204	6,714	2,952	7,947	3,629	426	1,500	23,168
KY	76	133	359	382	3	2	955	20	39	98	91	-	1	249	9,713	4,099	11,484	4,162	471	1,893	31,822
LA	156	241	699	741	1	13	1,851	30	39	200	239	3	7	518	15,136	12,837	21,559	11,098	1,108	1,714	63,452
MA	102	241	688	1,017	13	7	2,068	26	50	204	275	3	-	558	16,021	12,767	42,982	14,939	1,166	6,986	94,861
MD	174	333	937	1,159	5	28	2,636	61	83	277	343	-	5	769	19,137	16,122	56,162	18,050	1,269	11,738	122,478
ME	21	52	112	177	1	12	375	13	41	23	25	1	1	104	3,870	1,816	7,019	1,963	267	1,762	16,697
MI	358	442	1,054	1,321	5	4	3,184	113	86	278	492	3	2	974	32,232	20,085	56,564	16,976	2,924	19,627	148,408
MN	192	377	690	891	2	7	2,159	47	67	217	307	1	2	641	13,262	9,637	27,943	12,525	969	6,862	71,198
MO	134	269	507	682	7	11	1,610	38	58	130	226	2	3	457	17,224	8,178	23,921	9,018	1,213	4,560	64,114
MS	104	119	271	317	6	4	821	31	18	78	103	1	-	231	8,146	3,534	11,393	4,168	539	1,274	29,054
MT	16	35	96	136	-	-	283	4	8	17	26	-	-	55	2,096	1,602	3,248	1,720	104	630	9,400
NC	204	528	860	1,050	12	-	2,654	89	78	221	315	2	-	705	26,854	20,434	47,302	18,647	1,611	5,881	120,729
ND	10	25	52	62	3	1	150	3	1	12	18	-	2	36	580	623	883	877	51	118	3,132
NE	63	115	186	203	-	2	569	11	16	38	72	1	-	138	3,583	2,198	5,460	3,205	323	715	15,484
NH	29	39	156	201	-	-	425	8	18	38	51	-	-	115	4,352	2,472	8,491	2,601	255	1,573	19,744
NJ	158	433	1,379	1,538	21	35	3,564	49	95	343	427	2	9	925	24,300	30,515	81,811	32,943	1,459	16,604	187,632
NM	88	100	205	250	4	1	648	24	25	51	61	1	1	163	5,041	3,684	9,201	3,743	269	2,157	24,095
NV	107	252	477	708	6	2	1,552	33	55	119	191	2	2	402	6,016	12,422	28,990	12,111	575	20,649	80,763
NY	224	610	1,948	2,100	34	36	4,952	75	108	514	558	6	12	1,273	31,650	40,955	96,229	44,702	1,885	10,254	225,675
OH	312	528	1,074	1,145	22	20	3,101	95	158	328	409	5	1	996	30,256	14,934	55,243	16,393	2,338	11,031	130,195
OK	87	171	353	497	5	4	1,117	24	26	74	115	-	-	239	8,384	4,493	9,911	4,950	548	1,344	29,630
OR	82	206	449	645	1	1	1,384	24	45	123	186	1	-	379	7,495	9,596	20,033	9,326	442	6,522	53,414
PA	271	470	1,416	1,483	16	23	3,679	91	90	394	459	3	3	1,040	33,645	22,944	62,033	23,952	1,924	7,752	152,250
RI	30	92	107	172	2	2	405	9	11	39	47	-	-	106	2,937	2,030	8,124	2,067	217	1,878	17,253
SC	93	234	527	648	5	6	1,513	40	35	174	250	-	1	500	13,603	9,565	27,241	9,647	1,025	5,190	66,271
SD	11	17	60	78	-	-	166	5	5	13	23	-	-	46	1,042	846	1,536	907	87	217	4,635
TN	153	253	530	794	5	2	1,737	40	57	171	231	-	-	499	16,266	9,777	22,556	10,354	943	2,896	62,792
TX	737	1,748	3,227	4,736	16	13	10,477	259	390	1,024	1,634	3	6	3,316	61,260	64,403	81,680	65,252	3,692	5,751	282,038
UT	79	211	351	727	4	1	1,373	35	55	125	206	-	4	425	7,700	6,068	14,782	7,046	376	4,729	40,701
VA	179	465	809	945	6	3	2,407	68	60	225	277	3	1	634	18,903	16,847	40,411	18,029	1,111	9,155	104,456
VT	11	27	64	105	-	3	210	5	4	12	25	-	1	47	1,833	981	2,758	993	113	327	7,007
WA	149	374	719	1,125	1	11	2,379	54	85	207	345	-	4	695	14,786	16,008	36,738	16,113	800	11,974	96,418
WI	136	197	519	532	8	5	1,397	61	51	166	150	1	2	431	12,750	6,745	22,958	8,567	817	4,522	56,359
WV	52	51	106	124	2	3	338	7	10	26	34	1	-	78	3,884	1,394	4,419	1,481	208	598	11,983
WY	12	22	57	57	-	1	149	5	5	20	15	-	-	45	1,218	788	1,614	984	59	284	4,947
Other ³	30	70	171	249	98	8	626	4	5	35	48	615	-	707	3,730	13,326	17,853	8,979	3,102	693	47,683
Total	7,754	18,709	35,217	48,819	441	430	111,370	2,521	3,429	10,016	14,677	685	116	31,444	758,224	722,140	1,768,315	717,549	53,280	441,992	4,461,500

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 - March 31, 2024

State	2023							YTD-2024							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	11	21	44	40	-	-	116	4	3	9	6	-	-	22	259	889	781	826	4	76	2,835
AL	72	180	280	355	2	-	889	39	28	65	99	2	-	233	4,277	4,472	9,079	4,100	144	807	22,879
AR	55	132	156	196	-	1	540	14	19	30	54	-	-	117	1,721	2,285	3,911	2,294	44	652	10,907
AZ	168	606	513	1,036	5	1	2,329	58	76	167	334	-	1	636	5,231	12,303	29,202	10,306	82	19,058	76,182
CA	536	2,225	2,166	4,286	9	5	9,227	191	399	531	1,173	-	1	2,295	17,832	70,623	116,995	60,078	216	44,781	310,525
CO	93	402	454	693	3	-	1,645	27	76	114	199	-	-	416	3,260	9,446	12,122	9,600	39	2,857	37,324
CT	71	154	289	455	3	7	979	25	29	69	123	-	-	246	2,885	6,222	12,580	6,730	54	2,323	30,794
DC	19	43	72	100	1	3	238	6	4	14	19	-	-	43	488	1,326	2,094	1,315	15	279	5,517
DE	23	61	83	117	-	3	287	9	10	25	32	-	-	76	1,045	1,409	3,755	1,397	26	702	8,333
FL	363	2,214	1,647	3,927	16	8	8,175	119	281	488	963	3	-	1,854	14,792	58,909	105,325	40,468	736	52,500	272,729
GA	210	592	770	1,336	5	1	2,914	75	125	230	384	-	-	814	11,396	19,575	39,489	16,953	386	6,652	94,452
HI	15	102	69	81	2	-	269	6	34	15	52	-	-	107	641	2,665	3,123	1,979	16	929	9,353
IA	73	95	173	220	1	-	562	24	12	49	65	-	-	150	2,262	2,127	5,195	2,049	90	704	12,427
ID	56	86	116	195	-	-	453	25	13	36	71	-	1	146	1,474	2,466	4,295	1,858	16	2,067	12,176
IL	310	809	1,191	1,580	12	38	3,940	80	141	247	450	3	3	924	11,735	24,212	55,895	21,990	563	16,012	130,407
IN	233	331	538	742	4	-	1,848	85	68	123	207	1	1	485	7,895	7,117	16,076	6,981	789	2,331	41,189
KS	59	107	187	225	3	-	581	13	18	53	71	-	-	155	2,530	2,617	4,632	2,691	64	680	13,214
KY	87	158	265	341	1	1	853	25	36	79	91	3	-	234	3,518	3,703	7,565	3,846	153	986	19,771
LA	97	184	343	485	1	3	1,113	29	38	112	144	1	1	325	3,922	7,097	8,988	7,018	103	741	27,869
MA	101	275	448	771	1	1	1,597	38	41	133	220	-	1	433	4,948	9,928	22,190	9,930	85	3,825	50,907
MD	153	362	605	832	5	12	1,969	41	51	163	237	-	1	493	6,680	12,908	29,846	11,571	144	6,723	67,873
ME	27	70	57	95	2	2	253	8	14	11	35	-	1	69	1,212	1,526	3,506	1,508	33	778	8,564
MI	269	570	813	1,224	4	4	2,884	77	119	192	350	1	-	739	9,692	15,918	32,388	13,109	3,452	10,821	85,380
MN	140	382	462	709	2	5	1,700	50	53	114	212	-	3	432	5,256	7,976	19,130	8,718	57	4,785	45,923
MO	182	347	416	639	3	2	1,589	41	78	88	174	1	1	383	5,752	7,088	13,479	6,663	258	2,521	35,761
MS	37	77	129	196	1	-	440	12	12	26	42	-	-	92	1,537	1,911	3,749	2,008	67	347	9,619
MT	14	37	60	85	-	-	196	9	7	7	17	-	-	40	627	1,054	1,629	1,031	4	286	4,631
NC	193	416	549	767	3	1	1,929	52	77	146	210	4	-	489	9,139	15,465	25,911	12,340	189	3,115	66,159
ND	12	28	39	42	-	-	121	4	2	11	10	-	1	28	225	644	521	786	13	57	2,246
NE	33	78	92	126	1	-	330	10	8	21	49	-	-	88	964	1,326	2,155	1,449	28	303	6,225
NH	34	72	112	164	-	-	382	9	14	29	32	-	-	84	1,491	1,990	4,796	1,853	17	889	11,037
NJ	172	370	770	1,172	9	17	2,510	45	77	184	323	1	-	630	7,364	20,167	38,342	20,985	240	8,251	95,348
NM	24	87	91	132	3	-	337	13	11	24	21	1	-	70	1,479	2,216	4,574	2,047	33	1,083	11,432
NV	67	201	183	365	1	-	817	26	52	62	116	1	-	257	1,751	7,506	16,230	6,173	71	13,391	45,123
NY	256	520	1,124	1,621	21	34	3,576	74	91	298	426	1	4	894	9,787	28,378	46,041	30,236	460	5,643	120,546
OH	248	468	824	968	19	6	2,533	95	104	221	349	2	1	772	10,134	12,287	30,419	12,403	1,693	5,034	71,971
OK	70	159	226	281	3	1	740	27	30	52	68	1	-	178	2,314	3,359	4,821	3,253	76	552	14,375
OR	73	257	288	533	1	1	1,153	22	53	80	128	-	-	283	2,402	6,796	11,196	6,907	49	4,154	31,504
PA	213	444	896	1,150	12	8	2,723	77	120	215	266	2	-	680	10,853	14,978	30,212	14,968	365	3,775	75,151
RI	19	44	75	87	-	-	225	9	5	22	27	-	-	63	1,112	1,621	4,314	1,288	31	1,016	9,382
SC	108	251	335	479	5	-	1,178	42	36	83	163	-	-	324	4,916	7,408	13,721	6,186	110	2,475	34,816
SD	13	21	35	46	-	1	116	5	1	12	14	-	-	32	362	523	721	470	8	57	2,141
TN	121	256	329	577	3	1	1,287	44	55	96	171	-	1	367	4,573	6,976	11,114	6,624	181	1,261	30,729
TX	571	1,561	1,726	3,247	8	3	7,116	207	297	460	976	2	-	1,942	17,061	41,141	38,383	40,948	258	2,625	140,416
UT	77	307	264	598	1	1	1,248	15	62	82	153	-	1	313	2,456	5,036	9,117	4,843	28	3,272	24,752
VA	150	474	525	768	1	2	1,920	42	63	133	204	-	-	442	6,683	12,495	21,915	11,879	78	5,136	58,185
VT	35	38	37	33	-	-	143	4	4	8	13	-	-	29	721	985	1,500	858	22	174	4,260
WA	125	360	429	759	3	2	1,678	45	73	124	208	-	-	450	4,808	10,891	19,507	10,116	96	7,013	52,431
WI	83	165	309	346	3	3	909	18	40	75	105	2	-	240	3,719	4,792	12,841	4,928	98	2,393	28,771
WV	28	37	77	101	1	4	248	9	9	21	28	-	-	67	1,283	1,229	2,952	1,145	34	347	6,991
WY	12	25	38	44	-	-	119	3	6	12	10	-	-	31	276	523	700	544	2	104	2,149
Other ³	12	52	105	172	3	2	346	4	11	12	17	1	1	46	1,207	8,254	7,781	2,842	32	160	20,276
Total	6,223	17,313	21,824	35,539	187	184	81,270	2,031	3,086	5,673	9,911	33	24	20,758	239,945	514,761	926,808	463,088	11,852	257,503	2,413,957

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.

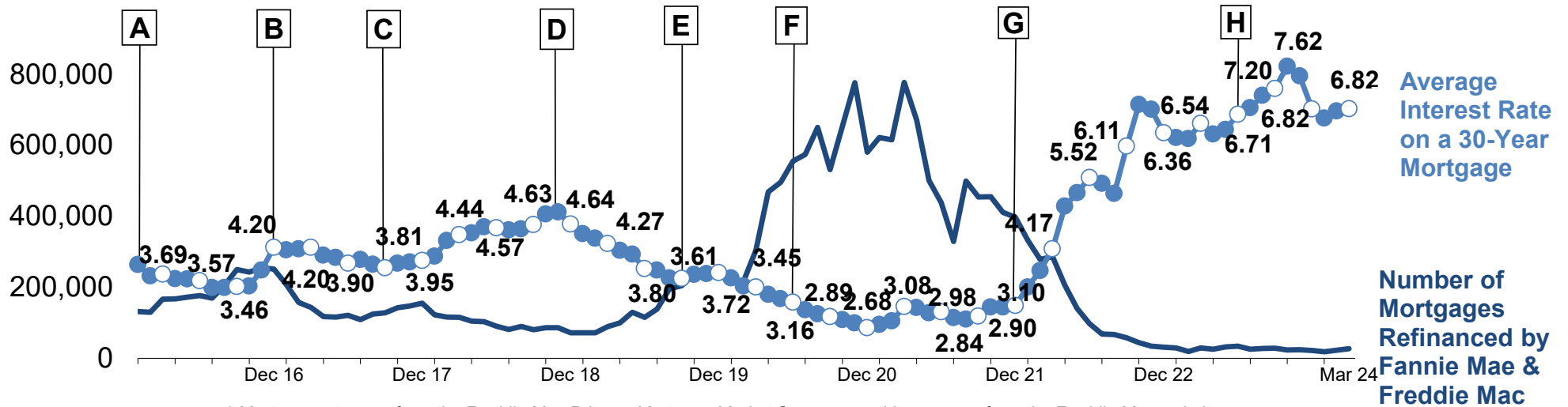
² Consists of Payment Deferrals and Charge-offs-in-lieu.

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



Total refinance volume increased in March 2024 as mortgage rates through February increased but remained below the elevated levels observed in late 2023. Mortgage rates rose in March: the average interest rate on a 30-year fixed rate mortgage increased 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

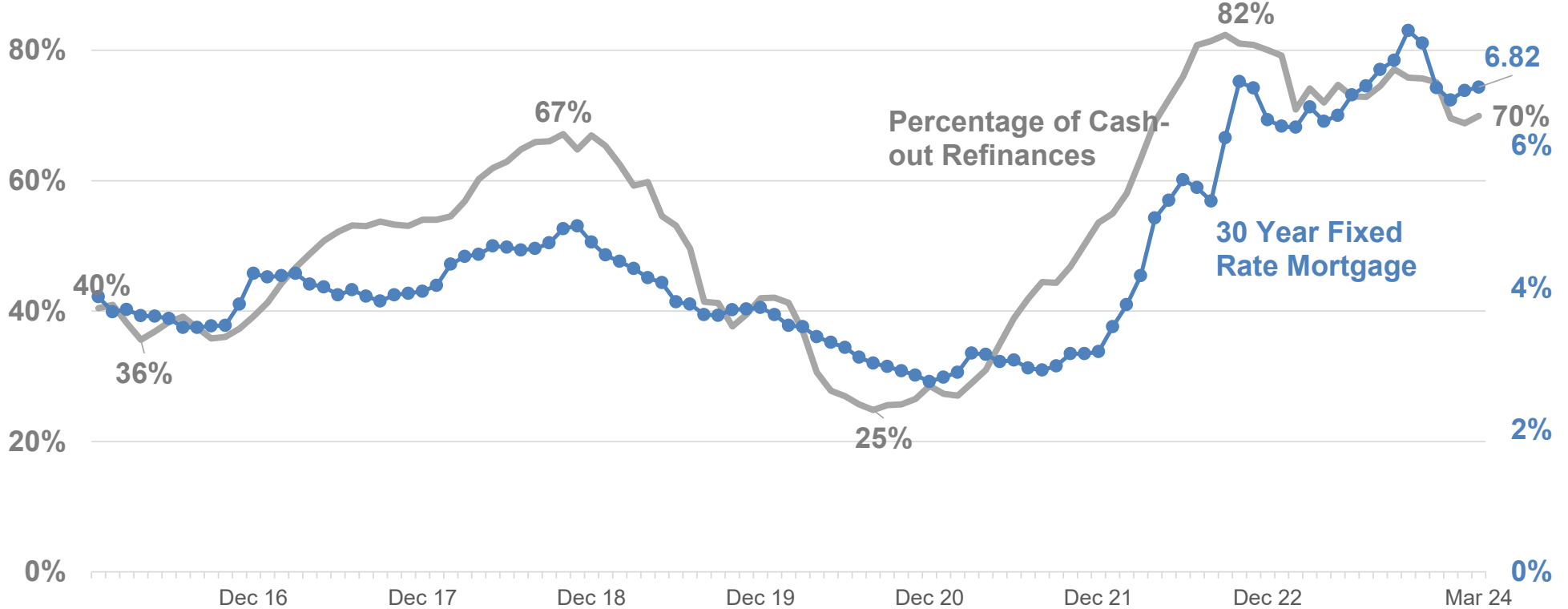
- D - Mortgage rates peaked in 2018, as the target Federal Funds rate was incrementally raised quarterly to 1.75%, 2%, 2.25% and 2.5%, with the Federal Reserve projecting a continued steady growth of the US economy in 2018.
- E - Mortgage rates trended downward in 2019 amid the growing effects of a China-US 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 was 70 percent in March 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

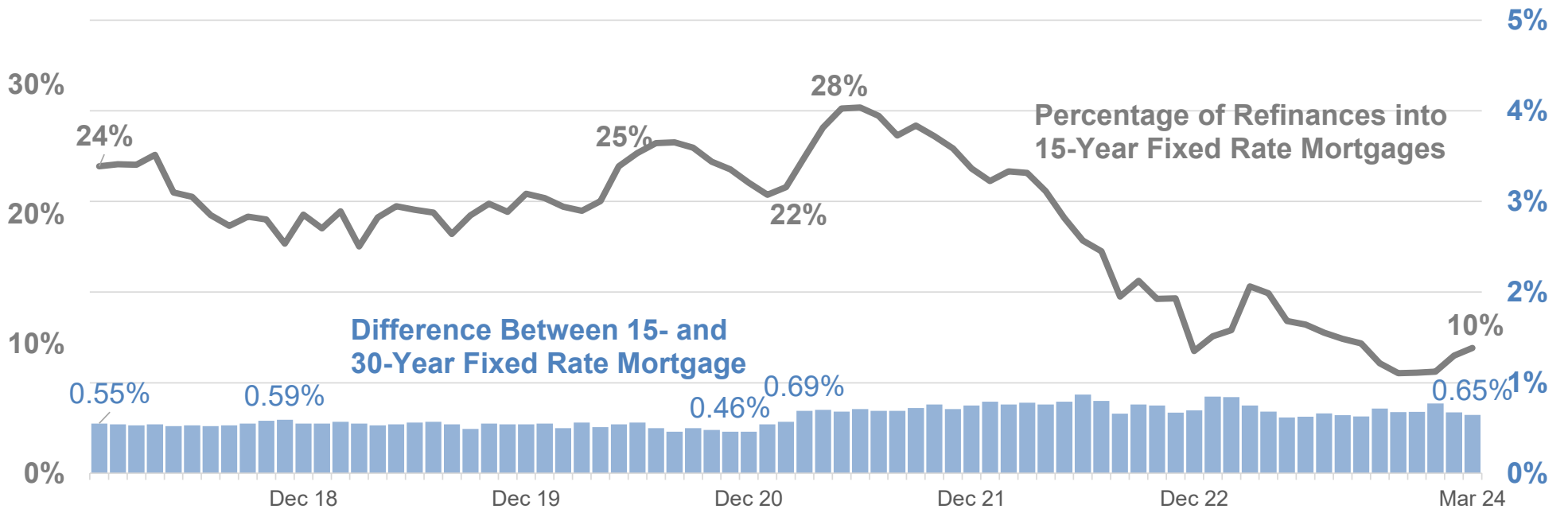


Source: FHFA (Fannie Mae and Freddie Mac). Mortgage rates are from the Freddie Mac Primary Mortgage Market Survey, monthly average, from the Freddie Mac website.



The percentage of borrowers refinancing into shorter term 15-year mortgages increased to 10 percent in March. The average interest rate savings of a 15-year mortgage over a 30-year mortgage has been higher since 2021 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.

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)

	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24
Total Refinances													
Fannie Mae	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	36,198
Freddie Mac	939,871	708,124	612,011	597,518	412,136	204,969	95,336	51,425	33,399	40,120	38,836	36,260	33,680
Total	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	69,878
Fannie Mae													
FRM 30 (incl FRM 25 & 40)	729,646	555,895	406,088	415,374	317,224	171,163	78,274	48,693	36,725	44,002	37,426	29,915	30,214
FRM 20	81,261	79,040	59,159	66,714	44,067	13,701	4,172	2,819	2,410	2,929	2,301	2,077	2,565
FRM 15	265,926	267,274	202,270	182,903	122,905	53,140	14,990	7,409	5,495	6,603	4,757	2,957	3,162
All Other	261	3,750	6,282	3,533	3,186	1,877	1,417	905	416	298	202	169	257
Freddie Mac													
FRM 30 (incl FRM 25 & 40)	666,095	454,835	406,195	401,886	283,995	149,937	74,346	41,808	27,527	32,609	32,790	31,774	29,039
FRM 20	68,635	62,196	46,267	48,355	34,367	13,119	3,637	2,022	1,195	1,951	1,593	1,369	1,043
FRM 15	194,348	178,101	141,890	132,975	84,128	37,189	14,656	6,315	4,032	4,922	3,942	2,763	3,126
All Other	10,793	12,992	17,659	14,302	9,646	4,724	2,697	1,280	645	638	511	354	472

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.