



## **FORECLOSURE PREVENTION & REFINANCE REPORT**

**FEDERAL PROPERTY MANAGER'S REPORT**

**THIRD QUARTER 2024**



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**7.047 million** troubled homeowners helped during conservatorships

**35%** of loan modifications in 3Q24 reduced borrowers' monthly payments by over 20%

Serious delinquency rate decreased to **0.53%** at the end of 3Q24

REO inventory decreased **7.2%** in the 3Q24

## 3Q24 Highlights -- Foreclosure Prevention

### The Enterprises' Foreclosure Prevention Actions:

- The Enterprises completed 43,459 foreclosure prevention actions in the third quarter of 2024, bringing the total to 7,047,721 since the start of conservatorships in September 2008. Of these actions, 6,342,311 have helped troubled homeowners stay in their homes, including 2,731,403 permanent loan modifications.
- Initiated forbearance plans rose to 30,938 in the third quarter from 20,557 in the second quarter of 2024. The total number of loans in forbearance at the end of the quarter was 39,669, representing approximately 0.13 percent of the total loans serviced and 7.3 percent of the total delinquent loans.
- Twenty seven percent of modifications in the third quarter of 2024 were modifications with principal forbearance. Modifications that include extend-term only accounted for 73 percent of all loan modifications during the quarter.
- There were 183 completed short sales and deeds-in-lieu during the quarter, bringing the total to 705,410 since the conservatorships began in September 2008.

### The Enterprises' Mortgage Performance:

- The 60+ days delinquency rate increased from 0.70 percent at the end of the second quarter to 0.75 percent at the end of the third quarter of 2024.
- The Enterprises' serious (90 days or more) delinquency rate increased to 0.53 percent at the end of the third quarter of 2024. This compared with 3.63 percent for Federal Housing Administration (FHA) loans, 2.26 percent for Veterans Affairs (VA) loans, and 1.55 percent for all loans (industry average).

### The Enterprises' Foreclosures:

- Foreclosure starts rose 27.0 percent to 22,025 while third-party and foreclosure sales also increased 3.2 percent to 3,039 in the third 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](#)

## 3Q24 Highlights -- Refinance Activities

- Total refinance volume increased in the third quarter of 2024 as mortgage rates decreased but remained above the levels observed through 2021. Mortgage rates fell between June and September: the average interest rate on a 30-year fixed rate mortgage decreased from 6.92 percent to 6.18 percent.
- The percentage of cash-out refinances decreased to 59 percent in September after rising as high as 82 percent over the last three years. Lower mortgage rates have grown the opportunities for non cash-out borrowers to refinance at lower rates and lower their monthly payments.

## Foreclosure Prevention Activities

(Number of loans)	2Q24	3Q24
<b>Completed Actions</b>		
Loan Modifications *	16,970	16,552
Repayment Plans	4,700	4,419
Forbearance Plans	5,130	5,171
Charge-offs-in-lieu	179	178
Payment Deferral	19,229	16,956
<b>Home Retention Actions</b>	<b>46,208</b>	<b>43,276</b>
Short Sales	128	136
Deeds-in-lieu	42	47
<b>Home Forfeiture Actions</b>	<b>170</b>	<b>183</b>
<b>TOTAL</b>	<b>46,378</b>	<b>43,459</b>

## Inventory (Number of loans at period end)

	2Q24	3Q24
Repayment Plans	9,933	10,761
Forbearance Plans	31,827	39,669

\* Includes HAMP permanent modifications

Source: FHFA (Fannie Mae and Freddie Mac)

## Mortgage Performance (at period end)

(Number of loans)	2Q24	3Q24
30-59 Days Delinquent	326,462	307,565
60-plus-days Delinquent	215,289	232,272
Seriously Delinquent*	153,161	164,265
Foreclosure Starts	17,339	22,025
Third-party & Foreclosure Sales	2,944	3,039
REO Inventory	9,450	8,766

(Percent of total loans serviced)

	2Q24	3Q24
30-59 Days Delinquent	1.06%	0.99%
60-plus-days Delinquent	0.70%	0.75%
Seriously Delinquent*	0.49%	0.53%

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

Source: FHFA (Fannie Mae and Freddie Mac)

## Refinance Activities

(Number of loans)	2Q24	3Q24
Total Refinances	89,571	98,785

Source: FHFA (Fannie Mae and Freddie Mac)

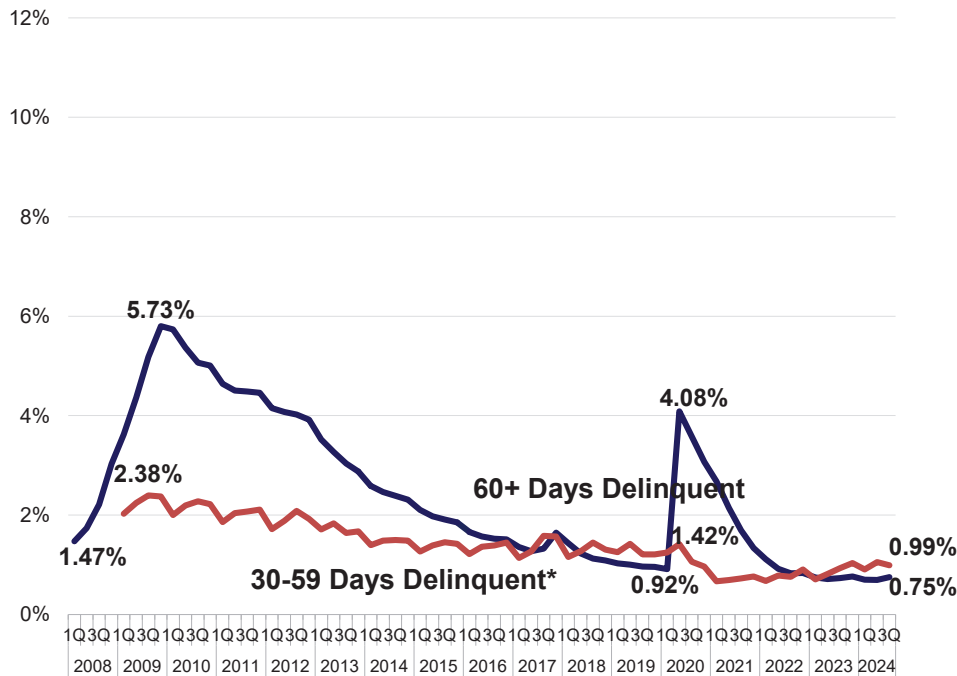


This is the quarterly version of the Foreclosure Prevention and Refinance Report. FHFA produces monthly and quarterly versions of the Foreclosure Prevention and Refinance Report. In addition to the data provided in the monthly reports, the quarterly reports include the following information: benchmarking 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 declined to 0.99 percent while the 60+ days delinquency rate increased to 0.75 percent at the end of the third quarter of 2024. The Enterprises' serious delinquency rate increased to 0.53 percent at the end of the quarter. This compared with 3.63 percent for Federal Housing Administration (FHA) loans, 2.26 percent for Veterans Affairs (VA) loans, and 1.55 percent for all loans (industry average).

Enterprises' Delinquency Rates

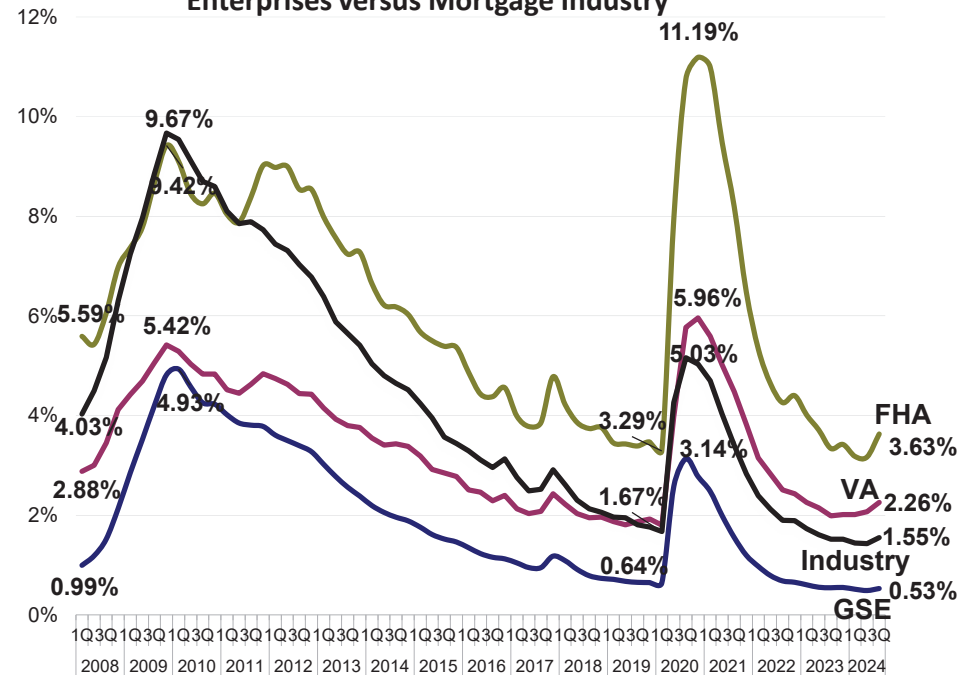


Source: FHFA (Fannie Mae and Freddie Mac)

\*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 141,991 foreclosure prevention actions in the first nine months of 2024, bringing the total to 7,047,721 since the start of conservatorships in September 2008. Of these actions, 2,731,403 have been permanent loan modifications, and 3,610,908 actions have been other forms of assistance that allowed troubled homeowners to stay in their homes. In addition, 705,410 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 Sep-2024	Conservatorship to Date <sup>1</sup>
<b>Home Retention Actions</b>					
Repayment Plans	11,534	11,045	13,977	13,605	1,036,007
Forbearance Plans	206,908	61,281	36,263	16,832	1,265,859
Charge-offs-in-lieu	976	577	630	1,075	22,046
HomeSaver Advance ( <i>Fannie Mae</i> )	-	-	-	-	70,178
Payment Deferral	492,076	153,054	84,358	60,773	1,216,818
Loan Modifications <sup>2</sup>	62,411	121,774	57,041	49,211	2,731,403
<b>Total</b>	<b>773,905</b>	<b>347,731</b>	<b>192,269</b>	<b>141,496</b>	<b>6,342,311</b>
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales	1,585	608	472	377	606,965
Deeds-in-lieu	535	216	156	118	98,445
<b>Total</b>	<b>2,120</b>	<b>824</b>	<b>628</b>	<b>495</b>	<b>705,410</b>
<b>Total Foreclosure Prevention Actions</b>	<b>776,025</b>	<b>348,555</b>	<b>192,897</b>	<b>141,991</b>	<b>7,047,721</b>

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

<sup>2</sup> Includes HAMP permanent modifications.

Source: FHFA (Fannie Mae and Freddie Mac)







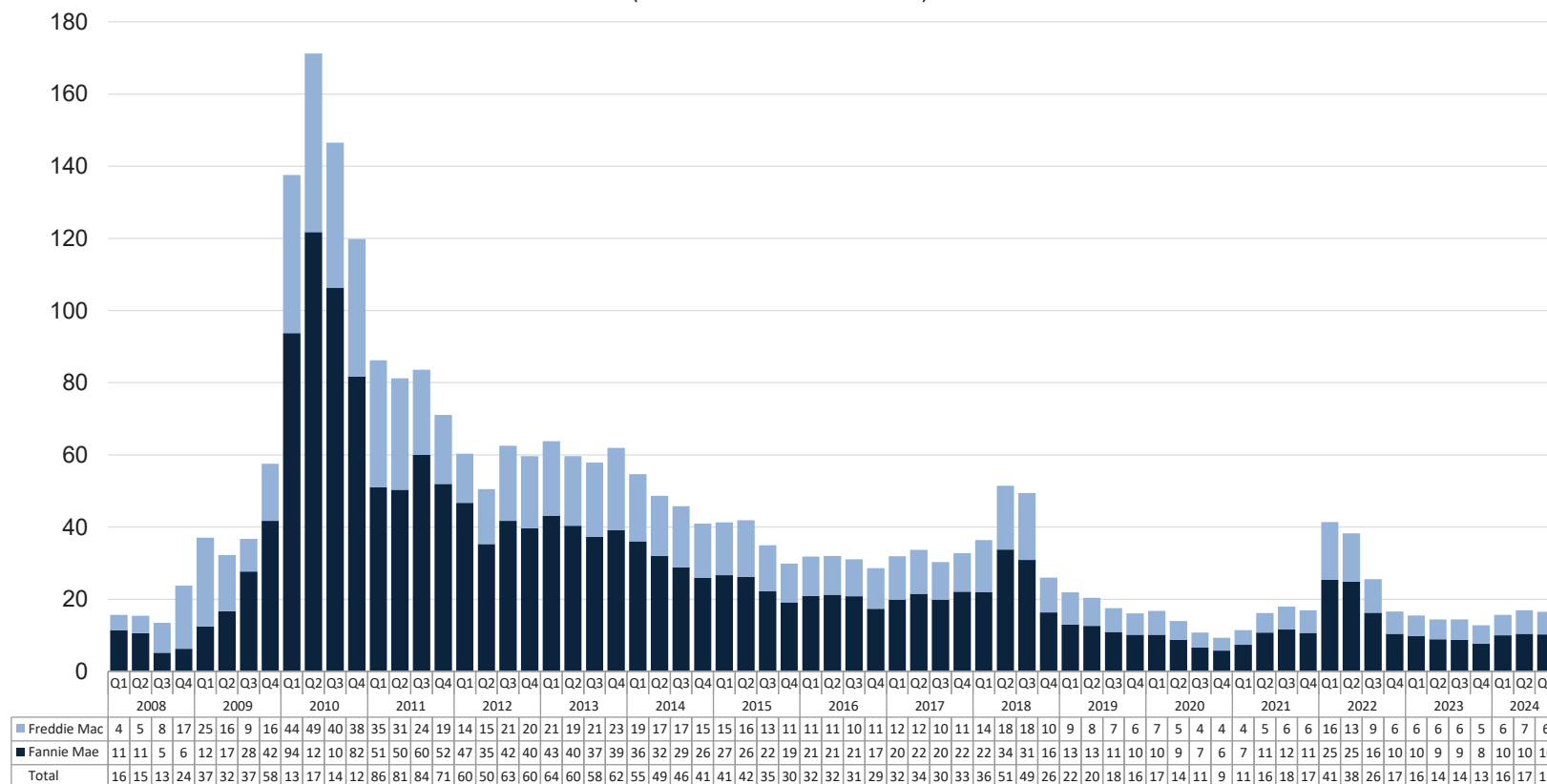


## Enterprises' Loan Modifications

The Enterprises completed 16,552 loan modifications in the third quarter, down from 15,970 in the second quarter of 2024. Fannie Mae's permanent loan modifications decreased 2 percent to 10,261 while Freddie Mac's declined 4 percent to 6,291 during the quarter.

### Loan Modifications by Enterprise

(Number of loans in thousands)



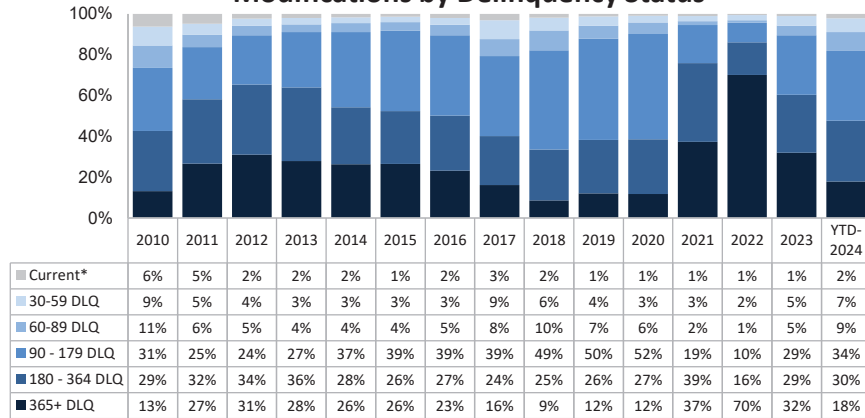
Source: FHFA (Fannie Mae and Freddie Mac)



## Enterprises' Loan Modifications

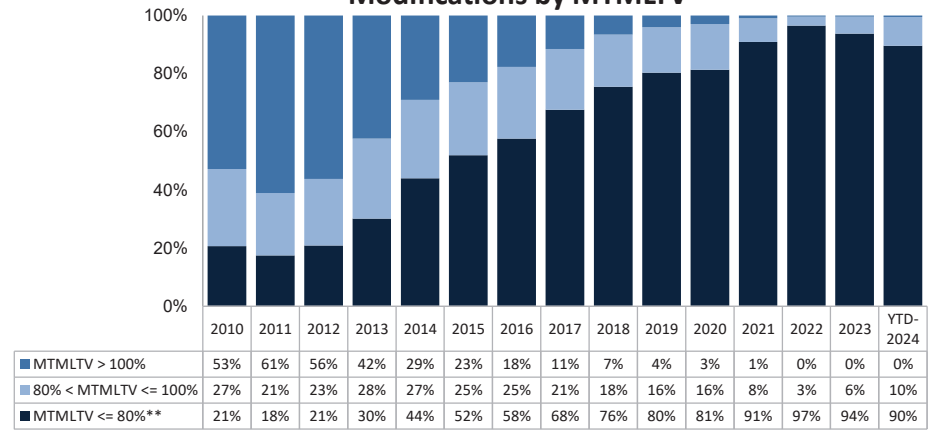
There were 49,211 permanent loan modifications during the first nine months of 2024. Approximately 18 percent of these loans were one year or more delinquent at the time of modification, 90 percent had mark-to-market LTV <= 80%, and 9 percent were originated prior to 2009.

**Modifications by Delinquency Status**



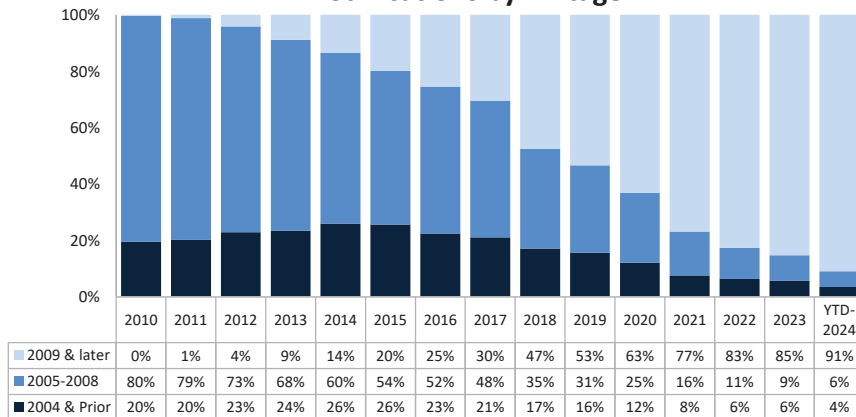
Source: FHFA (Fannie Mae and Freddie Mac)

**Modifications by MTMLTV**



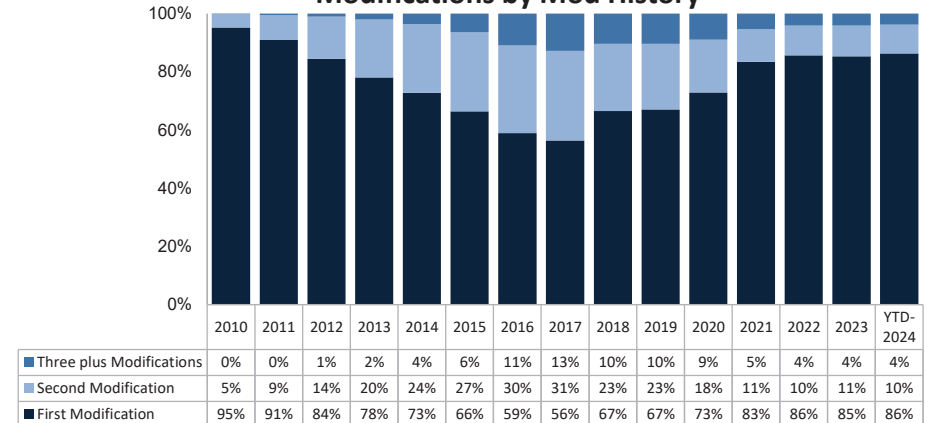
Source: FHFA (Fannie Mae and Freddie Mac)

**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.

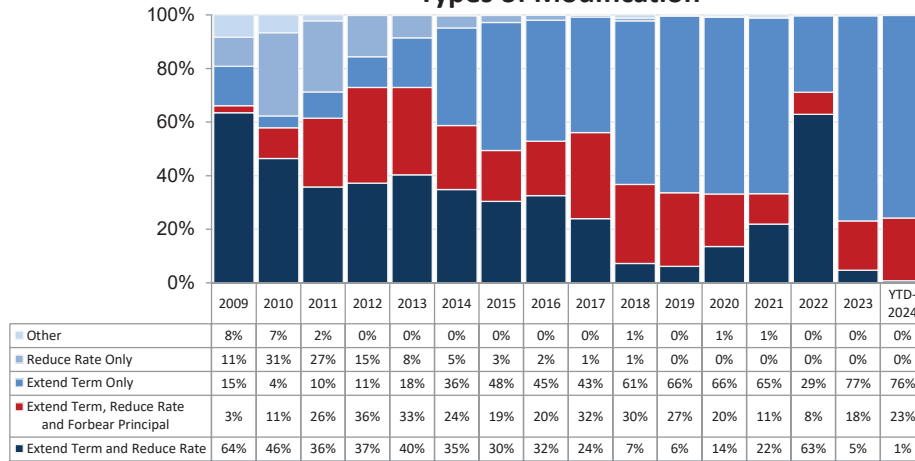


The Enterprises required mandatory implementation of Flex Modification on October 1, 2017. Flex Modification allows more borrowers to qualify for a home retention solution and targets a 20% monthly payment reduction to improve borrower success under the loan modification.

## Enterprises' Loan Modifications

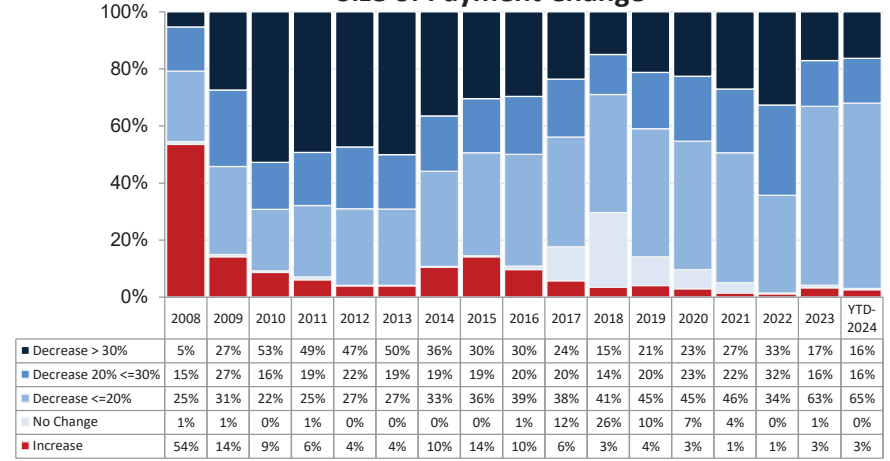
The share of the Enterprises' modifications with reduce rate and extend-term dropped significantly to one percent in the first nine months of 2024 due to the higher mortgage rates. In an effort to provide an interest rate reduction to COVID-19 impacted borrowers, the Enterprises have removed the post-modification mark-to-market LTV threshold related to setting the modification interest rate when determining the new modified terms for a Flex Modification. Approximately 66 percent of loans modified in the first quarter of 2024 were current and performing, six months after modification.

Types of Modification



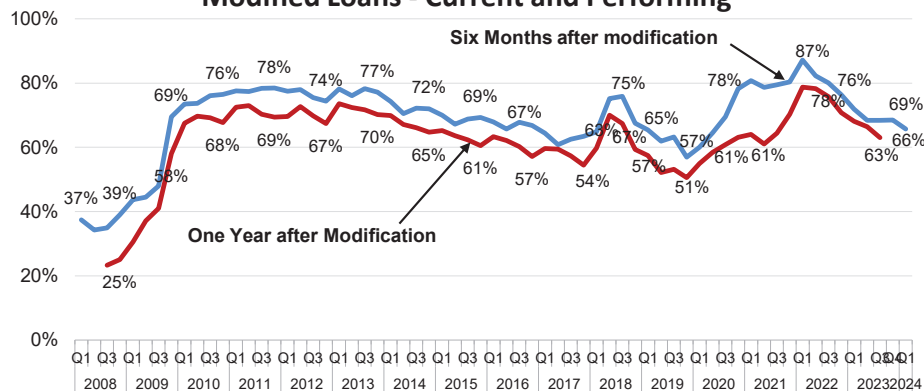
Source: FHFA (Fannie Mae and Freddie Mac)

Size of Payment Change\*



Source: FHFA (Fannie Mae and Freddie Mac)

Modified Loans - Current and Performing\*\*

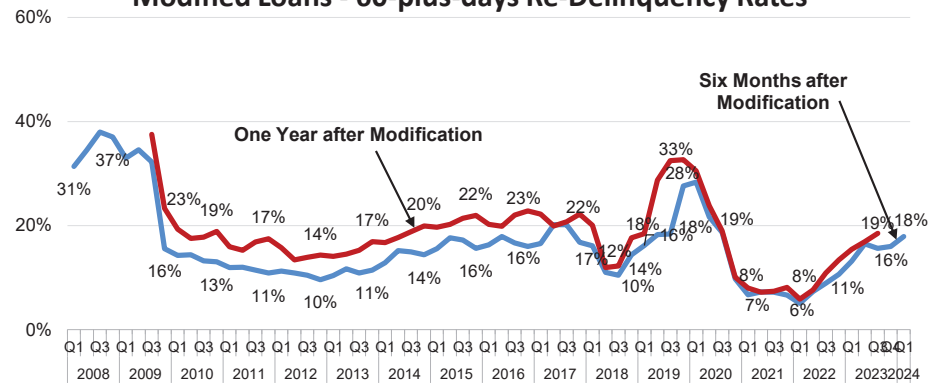


Source: FHFA (Fannie Mae and Freddie Mac)

\* 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



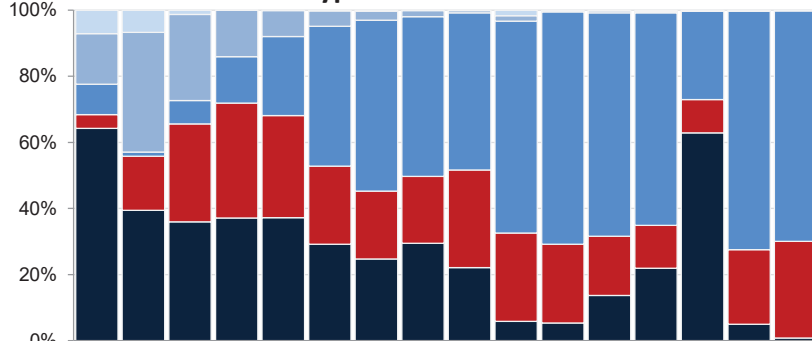
Source: FHFA (Fannie Mae and Freddie Mac)



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

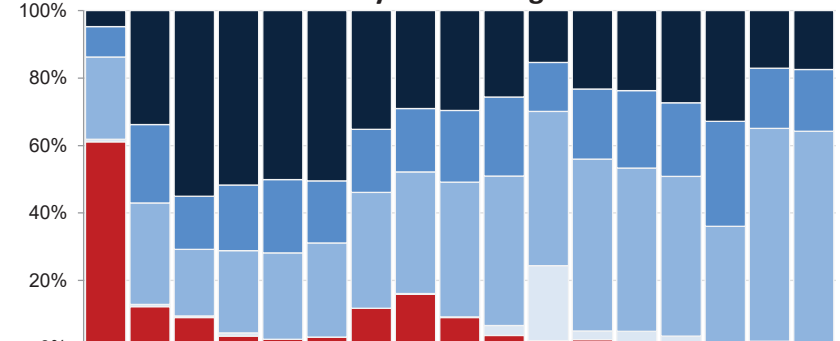
Types of Modification



	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	YTD-2024
Other	7%	7%	1%	0%	0%	0%	0%	0%	0%	2%	0%	0%	0%	0%	0%	0%
Reduce Rate Only	15%	36%	26%	14%	8%	5%	3%	2%	1%	2%	0%	1%	0%	0%	0%	0%
Extend Term Only	9%	1%	7%	14%	24%	42%	52%	48%	48%	64%	70%	68%	64%	27%	72%	70%
Extend Term, Reduce Rate and Forbear Principal	4%	16%	30%	35%	31%	24%	21%	20%	30%	27%	24%	18%	13%	10%	23%	29%
Extend Term and Reduce Rate	64%	39%	36%	37%	37%	29%	25%	29%	22%	6%	5%	14%	22%	63%	5%	1%

Source: FHFA (Fannie Mae and Freddie Mac)

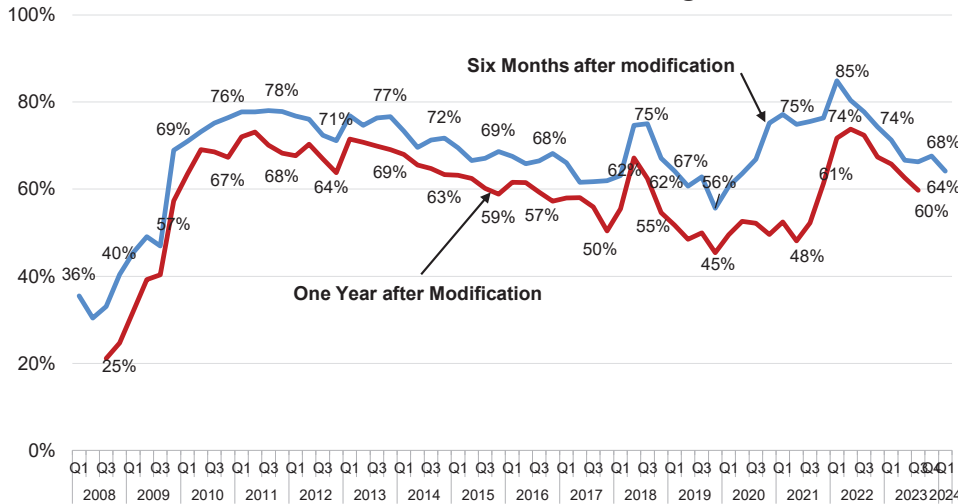
Size of Payment Change



	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	YTD-2024
Decrease > 30%	5%	34%	55%	52%	50%	50%	35%	29%	30%	26%	15%	23%	24%	27%	33%	17%	17%
Decrease 20% <=30%	9%	23%	16%	19%	22%	18%	19%	19%	21%	23%	15%	21%	23%	22%	31%	18%	18%
Decrease <=20%	24%	30%	20%	24%	26%	28%	34%	36%	40%	44%	46%	51%	48%	47%	35%	63%	63%
No Change	1%	1%	0%	1%	0%	0%	0%	0%	0%	3%	22%	3%	3%	3%	0%	1%	0%
Increase	61%	12%	9%	4%	3%	3%	12%	16%	9%	4%	2%	2%	2%	1%	1%	1%	1%

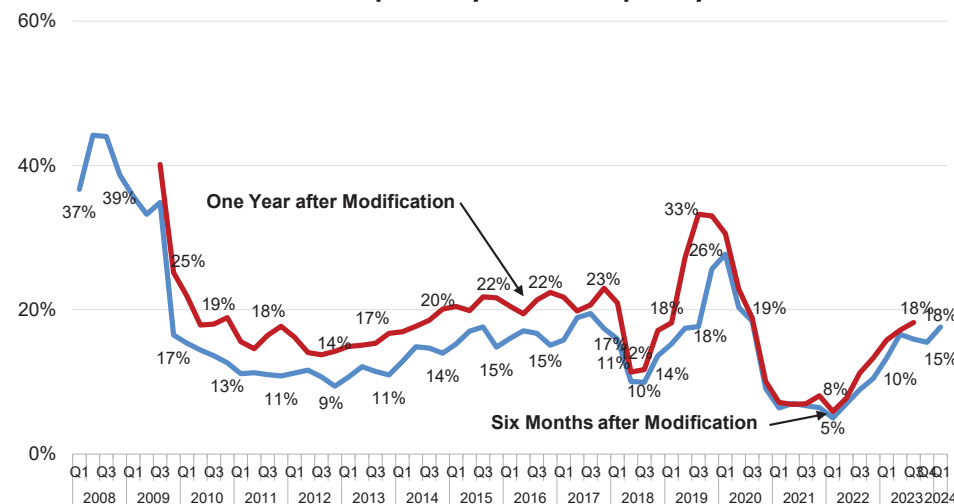
Source: FHFA (Fannie Mae and Freddie Mac)

Modified Loans - Current and Performing\*



Source: FHFA (Fannie Mae and Freddie Mac)

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



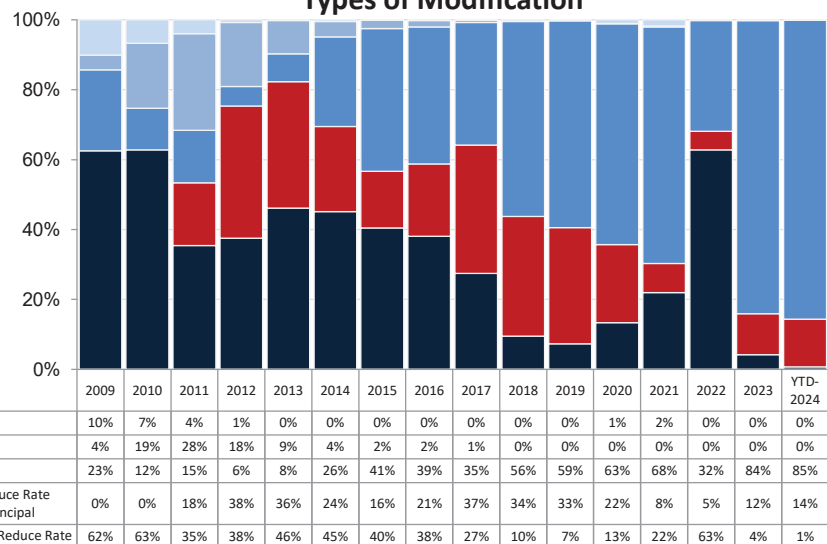
Source: FHFA (Fannie Mae and Freddie Mac)



\* 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.

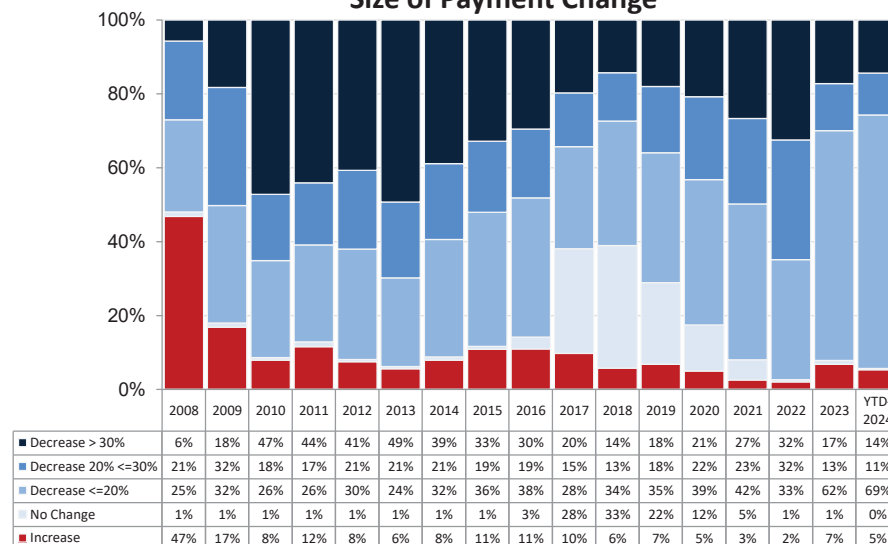
# Freddie Mac's Loan Modifications

Types of Modification



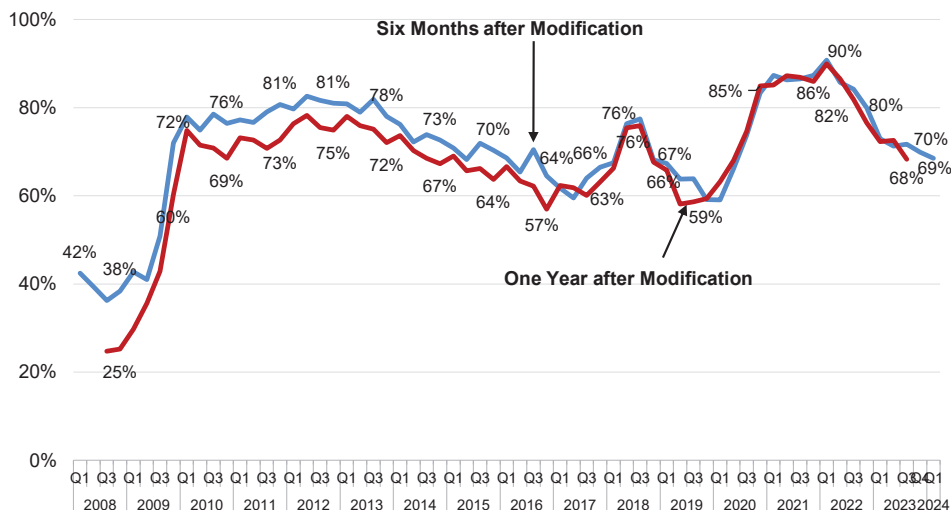
Source: FHFA (Fannie Mae and Freddie Mac)

Size of Payment Change\*



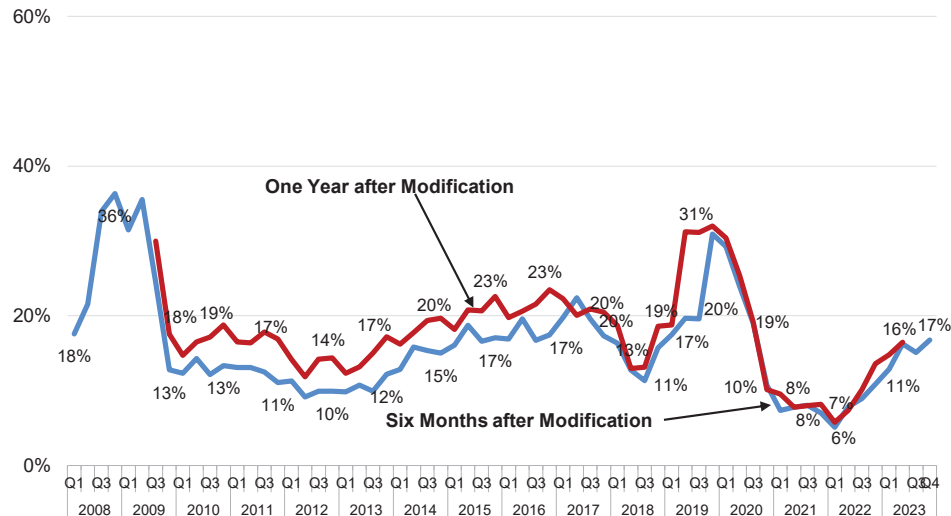
Source: FHFA (Fannie Mae and Freddie Mac)

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)

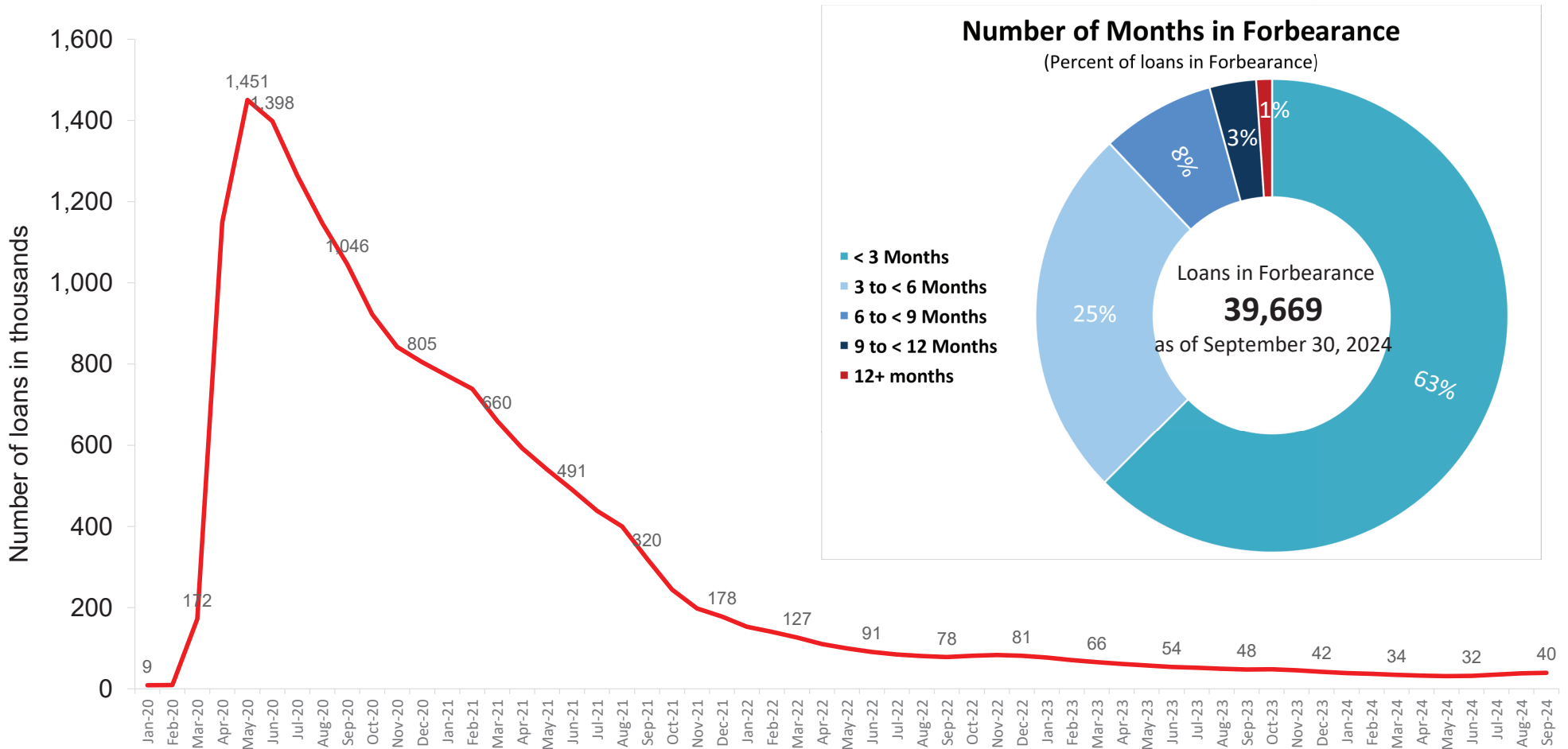
\* The 2019-2021 data have been revised.

\*\* 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 Inventory<sup>1</sup>

The total number of loans in forbearance plans increased in the third quarter of 2024. As of September 30, 2024, there were 39,669 loans in forbearance, representing approximately 0.13 percent of the Enterprises' single-family conventional book of business, up from 31,827 or 0.10 percent at the end of the second quarter. Approximately 1 percent of these loans have been on the plan for more than 12 months.



<sup>1</sup> 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.

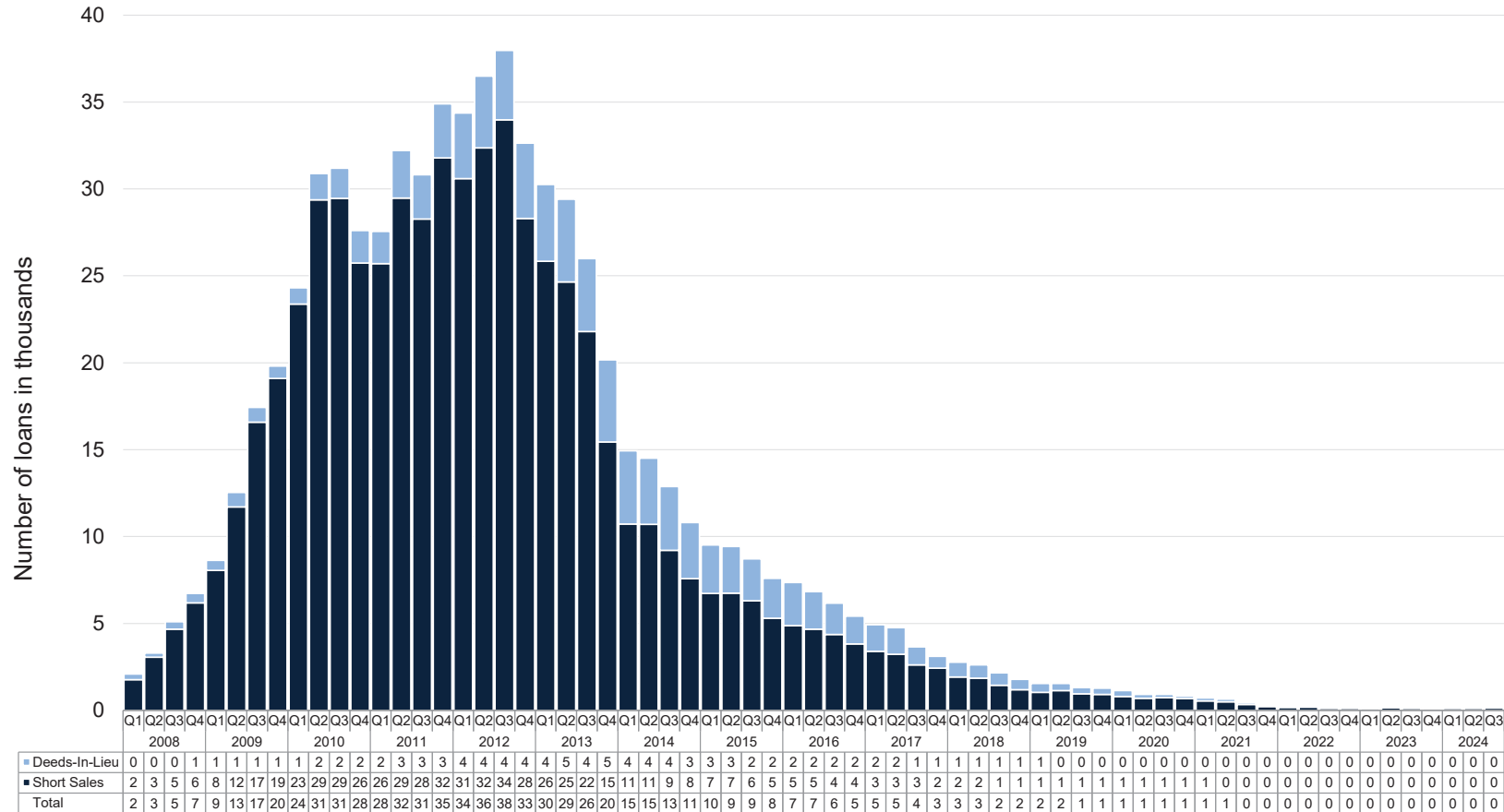
\* See page 24 for data on forbearance plans initiated and completed during the month and pages 35-37 for forbearance plans inventory by state.



Source: FHFA (Fannie Mae and Freddie Mac)

## Foreclosure Prevention Activity: Home Forfeiture Actions

There were 183 completed short sales and deeds-in-lieu in the third quarter of 2024, bringing the total to 705,410 since the start of conservatorships. The number of completed short sales and deeds-in-lieu increased 8 percent during the quarter compared with the second quarter of 2024. 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.

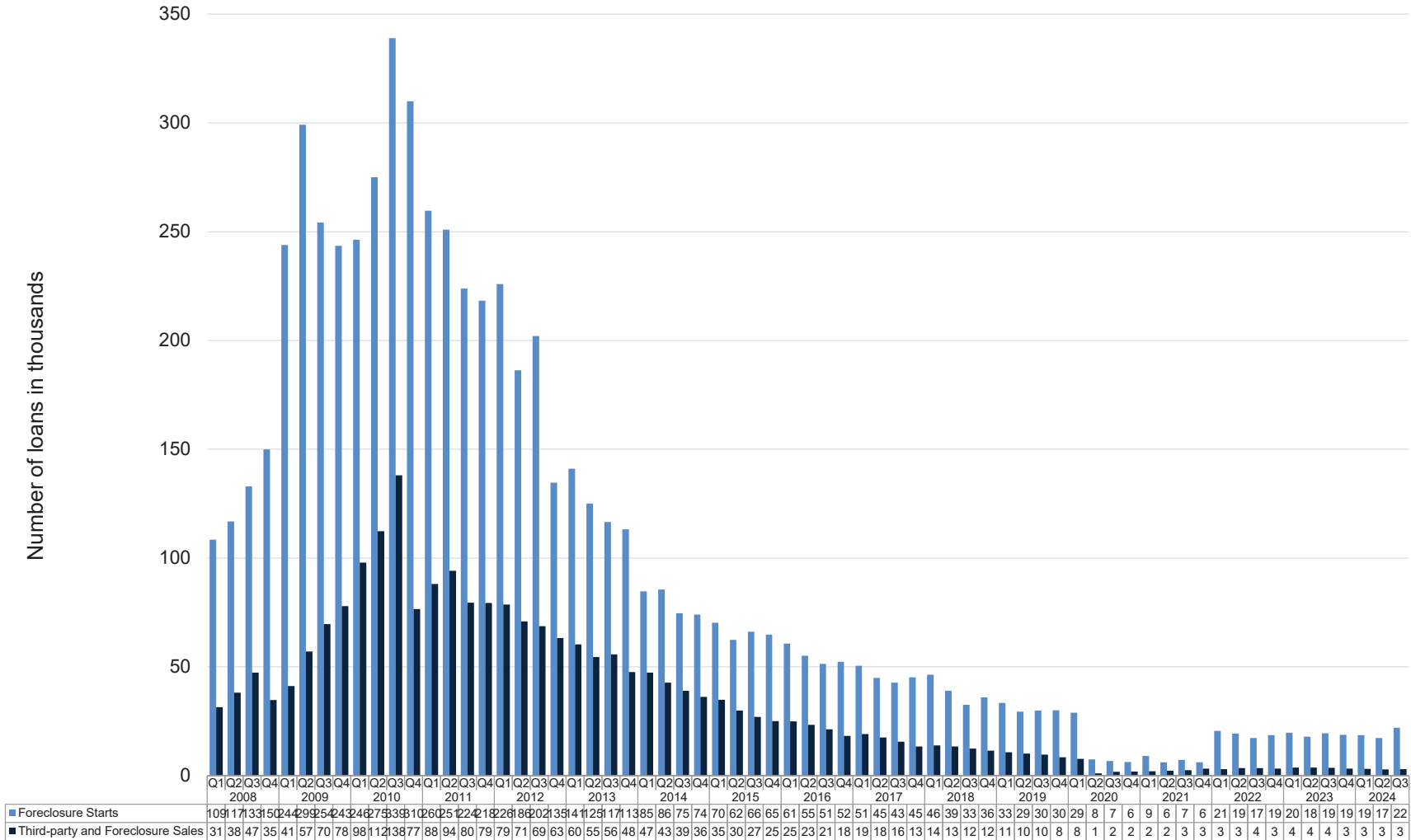


Source: FHFA (Fannie Mae and Freddie Mac)



## Foreclosures

There were 3,039 completed third-party and foreclosure sales during the quarter, up 3 percent compared with the second quarter of 2024. The number of foreclosure starts increased from 17,339 in the second quarter to 22,025 in the third quarter of 2024.



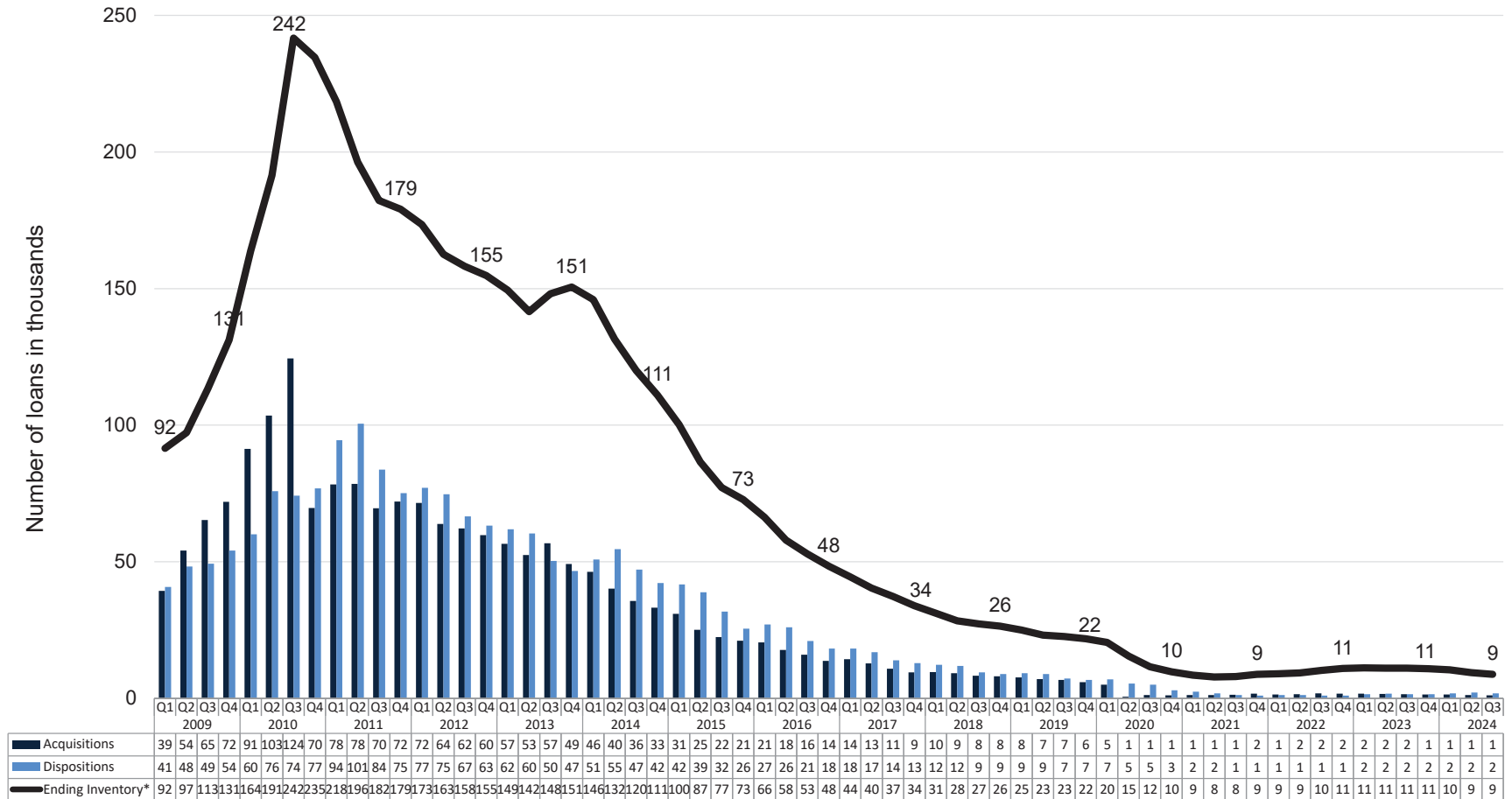
Source: FHFA (Fannie Mae and Freddie Mac)





## Real Estate Owned (REO) Activity & Inventory

The Enterprises' REO inventory decreased 7 percent from 9,450 in the second quarter to 8,766 in the third quarter of 2024, as REO property dispositions outpaced acquisitions. The total number of property acquisitions decreased 2 percent to 1,176, while disposition declined 12 percent to 1,848 during the quarter.



\* 2020 and 2021 data includes MECA REO properties.

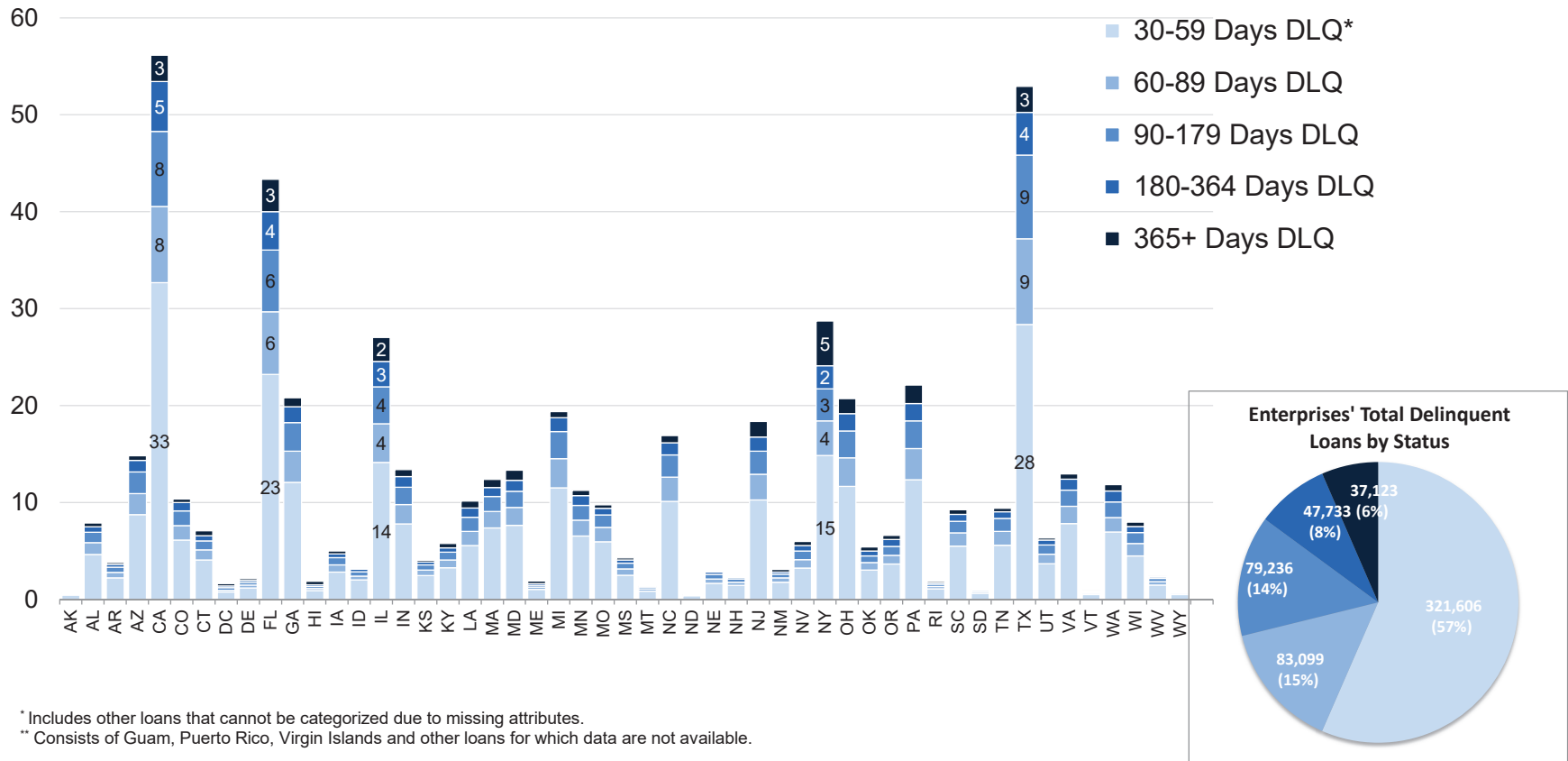
Source: FHFA (Fannie Mae and Freddie Mac)



### Delinquent Loans by State

The total number of the Enterprises' delinquent loans decreased slightly in the third quarter of 2024. Approximately 29 percent of the Enterprises' troubled borrowers had missed three or more payments at the end of the quarter. Texas has the highest number of 90+ days delinquent loans, followed by California and Florida. As of September 30, 2024, approximately 29.7 percent of the troubled borrowers in Texas had missed three or more monthly payments, compared with 27.8 percent in California and 31.6 percent in Florida.

**Delinquent Loans by State - As of September 30, 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.

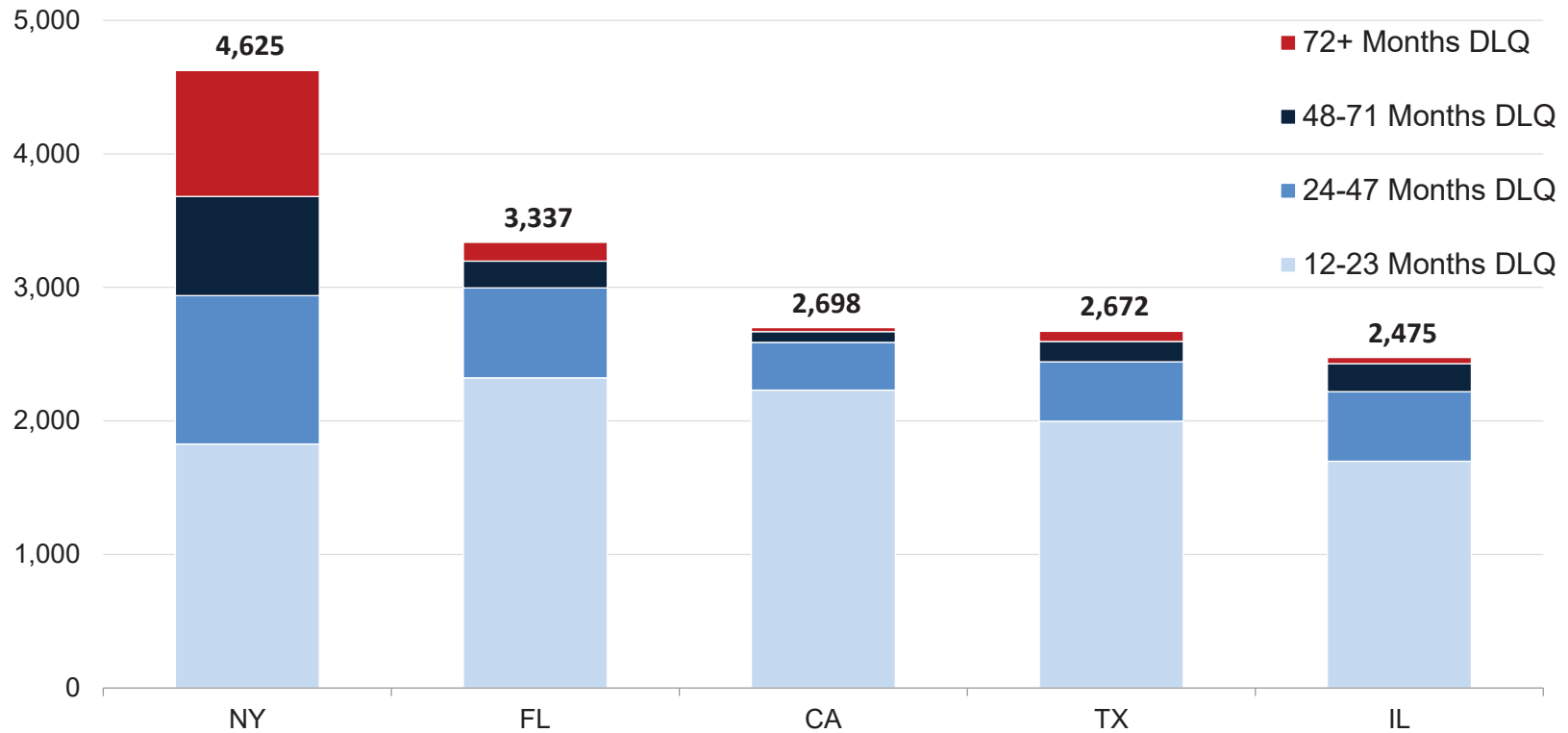
Source: FHFA (Fannie Mae and Freddie Mac)



## 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 September 30, 2024, approximately 43 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 20 percent of these loans have been delinquent for over six years.

**Deeply (365+ Days) Delinquent Loans - Top 5 States**  
(Number of loans)



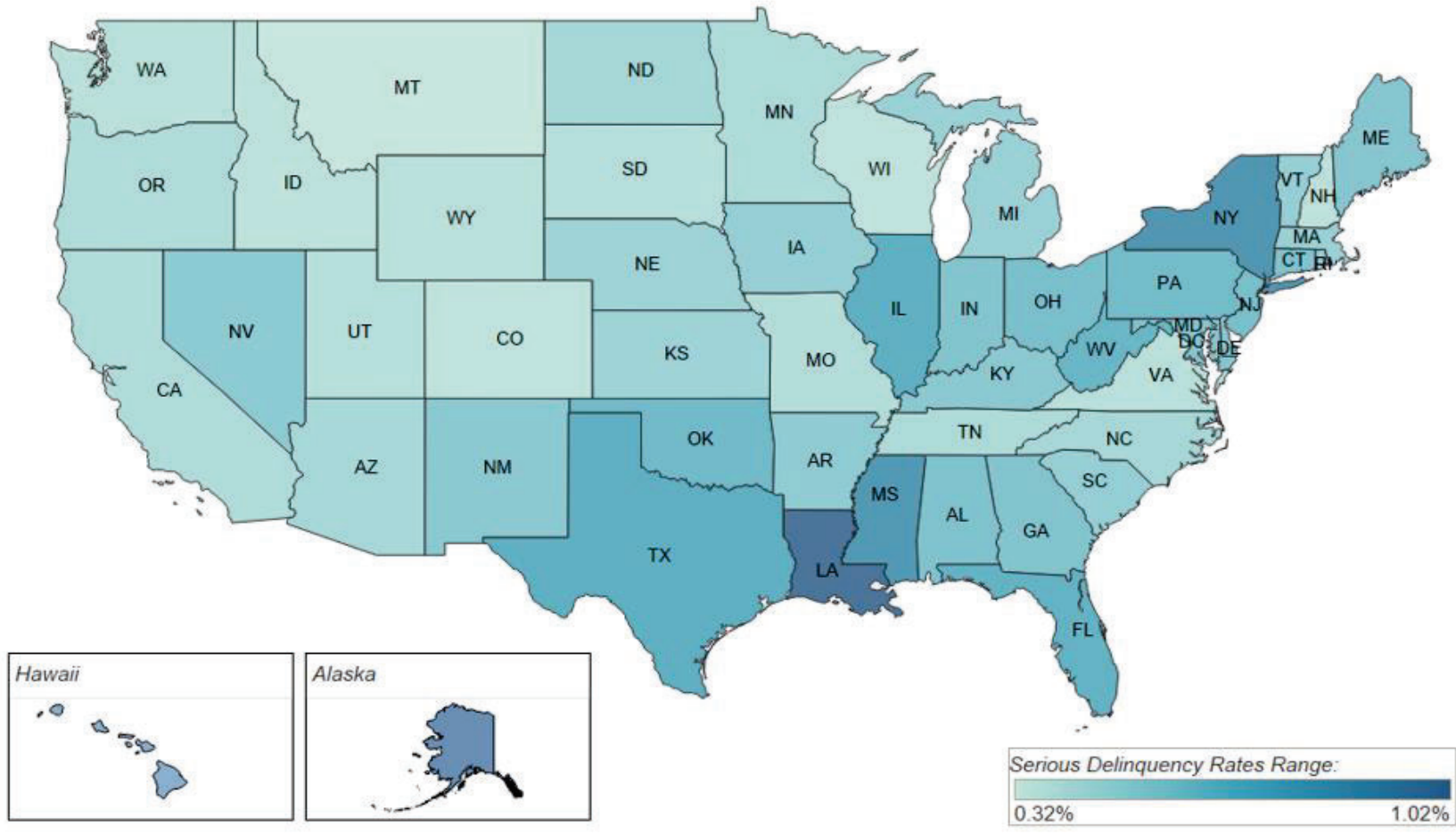
Source: FHFA (Fannie Mae and Freddie Mac)



# 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](#)



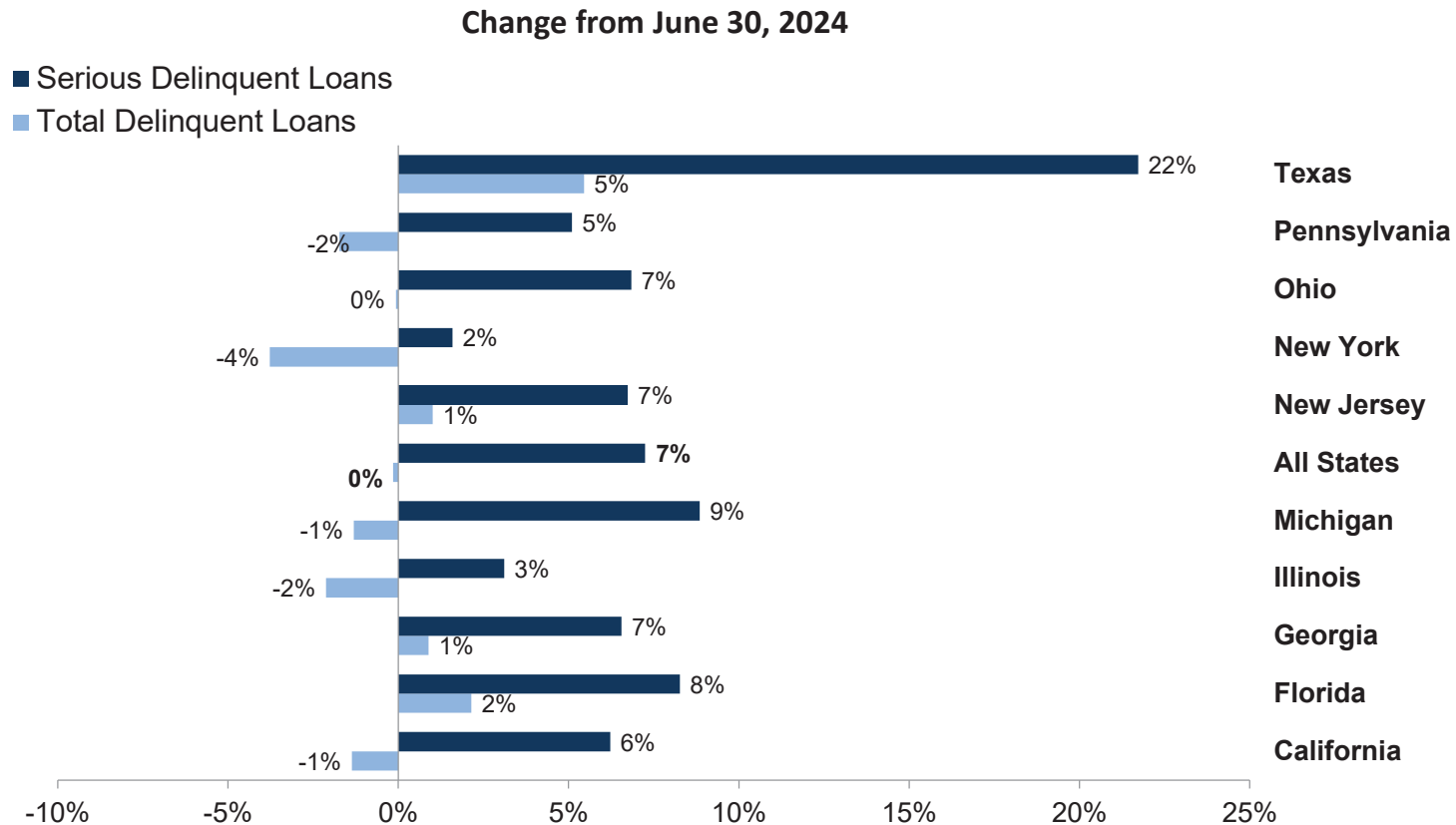
\* Loans that have missed three or more payments or are in the process of foreclosure.

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 slightly as early stage (30-59 day) delinquent loans declined while seriously delinquent loans (loans that have missed three or more payments or are in foreclosure) increased in the third quarter of 2024. The Enterprises' 30-day delinquency rate declined to 0.99 percent while the serious delinquency rate increased to 0.53 percent at the end of the quarter. In Texas, the total number of the Enterprises' delinquent loans increased 5 percent as seriously delinquent loans rose 22 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)	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24
<b>Total Loans Serviced</b>	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	30,932	30,949
Original Credit Score >= 660	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	29,286	29,317
Original Credit Score < 660	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	1,646	1,632
<b>Total Delinquent Loans</b>	1,326	1,171	984	845	728	638	549	526	492	542	450	474	515	559	499	542	540
Original Credit Score >= 660	1,039	906	759	648	553	483	412	393	364	405	335	355	387	423	379	415	416
Original Credit Score < 660	286	266	225	197	174	155	137	133	128	137	114	120	128	135	120	127	124
<b>30 - 59 Days Delinquent</b>	303	280	197	207	219	232	208	242	235	282	218	253	288	321	281	326	308
Original Credit Score >= 660	227	210	146	155	165	176	158	184	176	214	165	191	219	246	215	252	240
Original Credit Score < 660	76	70	51	52	54	55	50	58	59	68	54	62	69	75	66	74	68
<b>60 - 89 Days Delinquent</b>	138	101	73	58	55	56	55	53	57	68	57	60	68	76	67	71	78
Original Credit Score >= 660	105	75	54	43	39	40	40	38	41	49	42	44	50	56	50	53	59
Original Credit Score < 660	33	26	19	16	15	15	15	15	16	19	15	16	18	20	17	18	19
<b>60-plus-days Delinquent</b>	1,023	891	787	638	509	406	341	284	257	260	231	222	227	238	218	215	232
Original Credit Score >= 660	813	696	612	493	388	307	255	209	188	191	171	164	168	177	164	163	177
Original Credit Score < 660	211	195	175	145	120	100	87	75	69	69	61	58	59	60	54	53	56

Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	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%	1.75%	1.74%
Original Credit Score >= 660	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%	1.42%	1.42%
Original Credit Score < 660	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%	7.71%	7.57%
<b>30 - 59 Days Delinquent</b>	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%	1.06%	0.99%
Original Credit Score >= 660	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%	0.86%	0.82%
Original Credit Score < 660	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%	4.51%	4.17%
<b>60 - 89 Days Delinquent</b>	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%	0.23%	0.25%
Original Credit Score >= 660	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%	0.18%	0.20%
Original Credit Score < 660	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%	1.10%	1.18%
<b>60-plus-days Delinquent</b>	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%	0.70%	0.75%
Original Credit Score >= 660	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%	0.56%	0.60%
Original Credit Score < 660	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%	3.19%	3.40%
<b>Serious Delinquency Rate</b>	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%	0.49%	0.53%
<b>In Bankruptcy</b>	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%	0.05%	0.06%



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

(# of loans in thousands)	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24
<b>Total Loans Serviced</b>	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	17,394	17,366
Original Credit Score >= 660	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	16,426	16,409
Original Credit Score < 660	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	968	957
<b>Total Delinquent Loans</b>	829	734	617	529	453	394	339	324	299	326	267	280	302	328	294	313	312
Original Credit Score >= 660	642	559	469	400	340	294	251	238	218	240	197	206	224	245	221	236	238
Original Credit Score < 660	187	175	148	129	114	100	88	86	81	86	71	74	78	83	73	77	75
<b>30 - 59 Days Delinquent</b>	189	174	122	128	135	140	126	148	142	169	129	147	167	186	164	186	177
Original Credit Score >= 660	140	128	90	95	100	105	94	111	105	126	96	109	125	140	124	141	136
Original Credit Score < 660	50	46	33	34	35	35	32	37	37	42	33	38	42	45	40	44	41
<b>60 - 89 Days Delinquent</b>	87	63	46	36	34	34	34	33	35	41	34	36	41	45	40	42	46
Original Credit Score >= 660	65	46	33	26	24	24	24	23	25	29	25	26	29	32	29	31	34
Original Credit Score < 660	21	17	12	10	10	10	10	10	10	12	09	10	11	13	10	11	12
<b>60-plus-days Delinquent</b>	640	560	495	401	318	253	214	176	158	157	138	133	135	142	130	127	136
Original Credit Score >= 660	502	431	380	306	240	189	157	128	113	113	101	97	99	104	96	94	102
Original Credit Score < 660	137	129	116	95	79	65	57	48	44	43	37	36	36	38	33	32	34

Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	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%	1.80%	1.80%
Original Credit Score >= 660	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%	1.44%	1.45%
Original Credit Score < 660	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%	7.91%	7.80%
<b>30 - 59 Days Delinquent</b>	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%	1.07%	1.02%
Original Credit Score >= 660	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%	0.86%	0.83%
Original Credit Score < 660	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%	4.59%	4.27%
<b>60 - 89 Days Delinquent</b>	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%	0.24%	0.26%
Original Credit Score >= 660	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%	0.19%	0.21%
Original Credit Score < 660	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%	1.14%	1.23%
<b>60-plus-days Delinquent</b>	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%	0.73%	0.78%
Original Credit Score >= 660	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%	0.58%	0.62%
Original Credit Score < 660	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%	3.33%	3.53%
<b>Serious Delinquency Rate</b>	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%	0.48%	0.52%
<b>In Bankruptcy</b>	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%	0.05%	0.06%



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

(# of loans in thousands)	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24
<b>Total Loans Serviced</b>	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	13,538	13,583
Original Credit Score >= 660	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	12,860	12,908
Original Credit Score < 660	742	722	712	694	696	703	712	712	712	710	704	698	691	686	681	678	675
<b>Total Delinquent Loans</b>	497	437	367	316	274	244	210	202	193	216	183	195	213	231	205	229	227
Original Credit Score >= 660	397	347	289	247	214	189	162	154	146	165	139	149	163	178	158	179	179
Original Credit Score < 660	99	91	77	68	61	55	49	47	47	51	44	46	50	52	47	50	49
<b>30 - 59 Days Delinquent</b>	113	106	75	79	84	91	82	94	93	113	89	106	121	136	117	141	131
Original Credit Score >= 660	87	82	57	60	65	71	64	73	72	88	69	82	94	106	91	111	104
Original Credit Score < 660	26	24	18	19	19	20	18	21	22	25	20	24	27	30	26	30	27
<b>60 - 89 Days Delinquent</b>	51	39	27	22	20	21	21	21	22	27	23	24	27	31	27	29	32
Original Credit Score >= 660	40	30	21	17	15	16	16	15	16	20	17	18	20	23	21	22	25
Original Credit Score < 660	11	09	07	06	05	05	05	05	06	07	06	06	07	08	06	07	07
<b>60-plus-days Delinquent</b>	383	331	292	237	190	153	128	108	99	103	94	89	92	95	88	89	97
Original Credit Score >= 660	310	265	233	187	148	118	97	81	74	77	70	67	69	73	68	68	75
Original Credit Score < 660	73	66	59	50	42	35	30	26	25	26	23	22	23	23	21	20	22

Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	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%	1.69%	1.67%
Original Credit Score >= 660	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%	1.39%	1.38%
Original Credit Score < 660	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%	7.41%	7.24%
<b>30 - 59 Days Delinquent</b>	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%	1.04%	0.96%
Original Credit Score >= 660	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%	0.86%	0.80%
Original Credit Score < 660	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%	4.41%	4.02%
<b>60 - 89 Days Delinquent</b>	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%	0.22%	0.24%
Original Credit Score >= 660	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%	0.17%	0.19%
Original Credit Score < 660	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%	1.04%	1.09%
<b>60-plus-days Delinquent</b>	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%	0.65%	0.71%
Original Credit Score >= 660	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%	0.53%	0.58%
Original Credit Score < 660	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%	3.00%	3.22%
<b>Serious Delinquency Rate</b>	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%	0.50%	0.54%
<b>In Bankruptcy</b>	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%	0.05%	0.06%





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

	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	YTD 2024
<b>Inventory (at period end)</b>																		
Repayment Plans	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	9,933	10,761	10,761
Forbearance Plans	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	31,827	39,669	39,669
<b>Starts</b>																		
Repayment Plans	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	9,071	10,431	29,130
Forbearance Plans	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	20,557	30,938	72,545
<b>Completed</b>																		
Repayment Plans <sup>2</sup>	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	4,700	4,419	13,605
Forbearance Plans <sup>2</sup>	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	5,130	5,171	16,832
Charge-offs-in-lieu	203	169	162	549	143	122	114	145	153	165	158	177	135	160	718	179	178	1,075
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	19,229	16,956	60,773
Loan Modifications	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	16,970	16,552	49,211
<b>Home Retention Actions</b>	<b>538,527</b>	<b>362,089</b>	<b>223,933</b>	<b>216,365</b>	<b>180,122</b>	<b>153,485</b>	<b>129,539</b>	<b>96,695</b>	<b>69,191</b>	<b>52,306</b>	<b>58,120</b>	<b>47,177</b>	<b>43,203</b>	<b>43,769</b>	<b>52,012</b>	<b>46,208</b>	<b>43,276</b>	<b>141,496</b>
Short Sales	740	688	541	487	338	219	170	193	119	126	103	148	117	104	113	128	136	377
Deeds-in-lieu	184	135	172	168	106	89	70	57	52	37	45	45	36	30	29	42	47	118
<b>Nonforeclosure - Home Forfeiture Actions</b>	<b>924</b>	<b>823</b>	<b>713</b>	<b>655</b>	<b>444</b>	<b>308</b>	<b>240</b>	<b>250</b>	<b>171</b>	<b>163</b>	<b>148</b>	<b>193</b>	<b>153</b>	<b>134</b>	<b>142</b>	<b>170</b>	<b>183</b>	<b>495</b>
<b>Total Foreclosure Prevention Actions</b>	<b>539,451</b>	<b>362,912</b>	<b>224,646</b>	<b>217,020</b>	<b>180,566</b>	<b>153,793</b>	<b>129,779</b>	<b>96,945</b>	<b>69,362</b>	<b>52,469</b>	<b>58,268</b>	<b>47,370</b>	<b>43,356</b>	<b>43,903</b>	<b>52,154</b>	<b>46,378</b>	<b>43,459</b>	<b>141,991</b>

Percent of Total Foreclosure Prevention Actions

Repayment Plans	1%	2%	2%	1%	1%	1%	3%	2%	3%	5%	5%	7%	8%	9%	9%	10%	10%	10%
Forbearance Plans	52%	44%	34%	26%	22%	21%	20%	15%	16%	20%	21%	19%	18%	15%	13%	11%	12%	12%
Charge-offs-in-lieu	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	1%
Payment Deferral	45%	51%	58%	64%	66%	67%	45%	43%	44%	43%	46%	42%	40%	46%	47%	41%	39%	43%
Loan Modifications	2%	3%	5%	7%	10%	11%	32%	39%	37%	32%	27%	30%	33%	29%	30%	37%	38%	35%
<b>Home Retention Actions</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
Short Sales	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Deeds-in-lieu	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
<b>Nonforeclosure - Home Forfeiture Actions</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>

<sup>1</sup> The number of foreclosure prevention actions reported in this table may not tie to the Enterprises' financial statements due to timing differences in reporting systems.

<sup>2</sup> 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

	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	YTD 2024
Loan Modifications (# of loans)	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	16,970	16,552	49,211

Delinquency Status at Modification (% of loan mods)

Current <sup>1</sup>	1%	1%	1%	1%	1%	2%	1%	1%	1%	1%	1%	1%	1%	1%	2%	2%	2%	2%
30 - 59 days delinquent	4%	3%	3%	2%	4%	2%	3%	2%	2%	2%	3%	4%	5%	6%	7%	7%	6%	7%
60 - 89 days delinquent	5%	8%	4%	2%	1%	1%	1%	1%	1%	2%	3%	4%	6%	6%	8%	10%	9%	9%
90-179 days delinquent	46%	55%	37%	22%	13%	9%	6%	9%	12%	17%	23%	30%	30%	34%	35%	34%	33%	34%
180 - 364 days delinquent	30%	23%	45%	56%	33%	24%	12%	15%	19%	23%	27%	28%	30%	30%	29%	29%	31%	30%
365+ days delinquent	14%	11%	11%	18%	48%	62%	77%	73%	65%	56%	43%	33%	28%	23%	20%	17%	17%	18%
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% <sup>2</sup>	81%	85%	86%	89%	93%	94%	96%	97%	97%	96%	95%	94%	94%	92%	91%	90%	88%	90%
80% < MTMLTV <= 100%	16%	13%	12%	10%	6%	5%	4%	2%	3%	4%	5%	6%	6%	7%	9%	10%	11%	10%
MTMLTV > 100%	3%	2%	1%	1%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	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%	10%	9%	8%	7%	7%	6%	6%	7%	7%	6%	6%	5%	5%	4%	3%	3%	4%
2005-2008	25%	21%	17%	18%	15%	13%	12%	11%	11%	10%	10%	9%	9%	7%	7%	5%	5%	6%
2009 & later	62%	68%	75%	74%	78%	80%	82%	83%	83%	83%	83%	84%	86%	88%	89%	91%	92%	91%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Modification History (% of loan mods)

First time modification	72%	79%	83%	82%	84%	85%	86%	85%	85%	85%	85%	85%	85%	86%	86%	87%	86%	86%
Second time modification	19%	15%	12%	12%	11%	10%	10%	11%	10%	10%	11%	10%	11%	10%	10%	9%	10%	10%
Three plus time modification	9%	7%	6%	6%	5%	5%	4%	4%	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	94%	92%	92%	92%	93%	92%	89%	90%	92%	93%	94%	95%	95%	96%	96%	96%	96%	96%
Second home	2%	2%	2%	2%	2%	2%	3%	2%	2%	2%	2%	2%	1%	1%	1%	2%	1%	1%
Investment	4%	6%	6%	6%	5%	6%	7%	7%	6%	5%	4%	3%	3%	3%	3%	2%	2%	2%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

<sup>1</sup> Includes loans with missing delinquency status.

<sup>2</sup> Includes loans with missing MTMLTV data.



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

	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	YTD 2024
Loan Modifications (# of loans)	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	16,970	16,552	49,211

Principal and Interest Change (%)

Increase	3%	2%	2%	1%	1%	2%	1%	1%	1%	3%	4%	3%	3%	3%	3%	3%	3%	3%
No Change	5%	18%	11%	3%	2%	1%	0%	0%	1%	1%	1%	1%	1%	1%	1%	0%	0%	0%
Decrease <=20%	44%	46%	43%	41%	46%	51%	24%	26%	45%	59%	61%	63%	63%	64%	68%	66%	62%	65%
Decrease 20% <=30%	24%	16%	20%	22%	23%	22%	35%	37%	26%	17%	17%	16%	16%	15%	14%	16%	17%	16%
Decrease > 30%	24%	18%	24%	32%	28%	24%	40%	35%	26%	20%	18%	17%	17%	17%	15%	16%	18%	16%

Types of Modification (%)

Extend Term Only	64%	70%	65%	63%	66%	67%	22%	18%	33%	64%	73%	77%	77%	80%	79%	76%	73%	76%
Reduce Rate Only	0%	2%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	15%	13%	20%	24%	22%	21%	72%	75%	56%	24%	11%	4%	2%	2%	1%	1%	1%	1%
Reduce Rate, Extend Term and Forbear Principal <sup>1</sup>	20%	14%	11%	12%	11%	11%	6%	7%	11%	12%	16%	19%	21%	18%	20%	24%	27%	23%
Other	0%	2%	3%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

60+ Days Re-Delinquency (%)

3 Months after Modification	14%	8%	5%	5%	5%	5%	3%	5%	7%	8%	9%	11%	11%	11%	10%	12%		
6 Months after Modification	19%	10%	7%	7%	7%	7%	5%	7%	9%	11%	13%	16%	16%	16%	18%			
9 Months after Modification	19%	10%	7%	9%	7%	8%	6%	8%	10%	12%	16%	17%	17%	20%				
12 Months after Modification	19%	10%	8%	7%	7%	8%	6%	8%	11%	13%	15%	17%	19%					

<sup>1</sup> May include principal forgiveness.



3(ii) Fannie Mae - Loan Modifications

	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	YTD 2024
Loan Modifications (# of loans)	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	10,434	10,261	30,711

Delinquency Status at Modification (% of loan mods)

Current <sup>1</sup>	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	1%	0%	0%	0%	1%	0%	0%	0%
30 - 59 days delinquent	2%	2%	1%	1%	1%	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
60 - 89 days delinquent	5%	8%	4%	1%	1%	1%	0%	1%	1%	1%	2%	2%	2%	2%	3%	3%	3%	3%
90-179 days delinquent	50%	55%	40%	21%	12%	9%	6%	9%	12%	17%	25%	32%	31%	35%	38%	38%	36%	37%
180 - 364 days delinquent	30%	23%	43%	57%	34%	24%	13%	15%	19%	23%	27%	30%	33%	34%	34%	35%	38%	36%
365+ days delinquent	14%	12%	11%	19%	51%	65%	80%	76%	67%	58%	45%	36%	31%	26%	24%	22%	22%	23%
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% <sup>2</sup>	82%	85%	86%	89%	93%	94%	96%	97%	97%	96%	95%	94%	94%	92%	91%	91%	89%	90%
80% < MTMLTV <= 100%	15%	14%	13%	10%	6%	5%	4%	2%	2%	3%	5%	5%	6%	7%	9%	9%	10%	9%
MTMLTV > 100%	3%	2%	2%	1%	1%	1%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	1%	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	12%	10%	9%	9%	7%	7%	7%	6%	7%	7%	7%	7%	6%	5%	5%	4%	4%	4%
2005-2008	25%	21%	17%	19%	15%	14%	13%	11%	11%	11%	11%	10%	10%	8%	8%	6%	6%	7%
2009 & later	63%	69%	74%	72%	78%	79%	80%	83%	82%	82%	82%	83%	84%	87%	87%	90%	91%	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	70%	77%	80%	77%	82%	81%	81%	83%	83%	82%	82%	82%	81%	83%	82%	83%	83%	82%
Second time modification	20%	16%	14%	15%	12%	13%	13%	12%	12%	12%	13%	12%	13%	12%	13%	12%	13%	12%
Three plus time modification	10%	7%	7%	8%	6%	6%	6%	5%	5%	5%	5%	5%	6%	5%	5%	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%	93%	92%	92%	93%	92%	89%	90%	91%	93%	94%	95%	95%	96%	96%	96%	96%	96%
Second home	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	1%	2%	2%	1%	2%
Investment	3%	5%	6%	6%	5%	6%	8%	7%	7%	5%	4%	3%	3%	3%	3%	3%	2%	3%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

<sup>1</sup> Includes loans with missing delinquency status.

<sup>2</sup> Includes loans with missing MTMLTV data.



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

	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	YTD 2024
Loan Modifications (# of loans)	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	10,434	10,261	30,711

Principal and Interest Change (%)

Increase	2%	1%	1%	1%	1%	1%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
No Change	2%	14%	11%	1%	1%	1%	0%	0%	0%	1%	1%	1%	1%	1%	1%	0%	0%	0%	0%
Decrease <=20%	47%	49%	46%	43%	47%	53%	26%	27%	46%	59%	61%	64%	63%	64%	66%	63%	59%	63%	63%
Decrease 20% <=30%	24%	16%	19%	23%	23%	22%	34%	36%	27%	19%	19%	17%	18%	17%	17%	18%	19%	18%	18%
Decrease > 30%	25%	19%	23%	33%	29%	24%	39%	36%	27%	20%	18%	17%	17%	17%	15%	17%	21%	17%	17%

Types of Modification (%)

Extend Term Only	64%	70%	68%	61%	65%	65%	22%	16%	30%	59%	69%	74%	72%	75%	74%	70%	66%	70%	70%
Reduce Rate Only	0%	3%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Reduce Rate and Extend Term	16%	13%	18%	25%	22%	21%	70%	75%	57%	25%	12%	4%	2%	2%	1%	1%	1%	1%	1%
Reduce Rate, Extend Term and Forbear Principal <sup>1</sup>	20%	13%	12%	14%	12%	14%	8%	8%	13%	16%	19%	22%	26%	23%	25%	30%	33%	29%	29%
Other	0%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

60+ Days Re-Delinquency (%)

3 Months after Modification	12%	8%	5%	4%	4%	4%	3%	4%	7%	8%	9%	11%	11%	10%	9%	11%			
6 Months after Modification	18%	9%	6%	7%	7%	6%	5%	7%	9%	10%	13%	17%	16%	15%	18%				
9 Months after Modification	19%	10%	7%	9%	7%	7%	6%	8%	10%	12%	16%	18%	17%	20%					
12 Months after Modification	19%	10%	7%	7%	7%	8%	6%	8%	11%	13%	16%	17%	18%						

<sup>1</sup> May include principal forgiveness.



### 3(iii) Freddie Mac - Loan Modifications

	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	YTD 2024
Loan Modifications (# of loans)	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	6,536	6,291	18,500

#### Delinquency Status at Modification (% of loan mods)

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

	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	YTD 2024
Loan Modifications (# of loans)	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	6,536	6,291	18,500

Principal and Interest Change (%)

Increase	6%	3%	3%	2%	2%	3%	1%	2%	3%	5%	7%	6%	7%	7%	5%	5%	6%	5%
No Change	11%	24%	10%	8%	4%	2%	1%	0%	1%	1%	2%	1%	1%	1%	0%	0%	0%	0%
Decrease <=20%	38%	41%	36%	38%	43%	48%	20%	25%	45%	60%	60%	62%	63%	65%	70%	70%	66%	69%
Decrease 20% <=30%	23%	16%	24%	22%	24%	23%	37%	39%	26%	15%	14%	13%	12%	11%	10%	11%	13%	11%
Decrease > 30%	23%	16%	27%	29%	27%	24%	41%	34%	25%	19%	17%	18%	17%	17%	15%	14%	14%	14%

Types of Modification (%)

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

60+ Days Re-Delinquency (%)

3 Months after Modification	16%	9%	6%	6%	6%	6%	4%	6%	8%	9%	10%	11%	12%	12%	11%	13%		
6 Months after Modification	19%	11%	7%	8%	8%	7%	5%	8%	9%	11%	13%	16%	15%	17%	18%			
9 Months after Modification	20%	10%	9%	9%	8%	8%	6%	7%	10%	13%	16%	16%	17%	20%				
12 Months after Modification	19%	10%	10%	8%	8%	8%	6%	7%	10%	14%	15%	16%	19%					

<sup>1</sup> May include principal forgiveness.



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

	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	YTD 2024
Short Sales	740	688	541	487	338	219	170	193	119	126	103	148	117	104	113	128	241	964
Deeds-in-lieu	184	135	172	168	106	89	70	57	52	37	45	45	36	30	29	42	71	284
Nonforeclosure - Home Forfeiture Actions <sup>1</sup>	924	823	713	655	444	308	240	250	171	163	148	193	153	134	142	170	312	1,248
Third-party Sales	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	1,747	3,523	14,092
Foreclosure Sales	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	1,197	2,599	10,396
Third-party & Foreclosure Sales	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	2,944	6,122	24,488
Foreclosure Starts	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	17,339	22,025	116,014

## Top Five Reasons for Delinquency (at period end)

National emergency declaration	87%	86%	85%	84%	81%	75%	70%	65%	61%	55%	50%	44%	33%	20%	9%	4%	2%
Curtailed of Income	3%	3%	3%	4%	4%	6%	8%	8%	9%	10%	12%	14%	17%	22%	27%	27%	28%
Excessive obligations	2%	2%	3%	3%	3%	4%	5%	6%	7%	7%	9%	10%	12%	15%	17%	17%	18%
Unemployment	1%	1%	1%	1%	1%	2%	2%	2%	3%	3%	4%	6%	7%	10%	13%	15%	15%
Illness of principal mortgagor or family member	1%	1%	1%	1%	1%	1%	2%	2%	3%	3%	4%	5%	6%	8%	10%	11%	11%

<sup>1</sup> Short sales and deeds-in-lieu of foreclosure completed.





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

	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	YTD 2024
Acquisitions	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	1,200	1,176	3,776
Dispositions	(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)	(2,105)	(1,848)	(5,847)
Inventory (at period end) <sup>1</sup>	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	9,450	8,766	

### Acquisitions by State

Arizona	13	15	7	7	12	5	2	3	15	9	6	8	7	1	12	8	9	29
California	50	20	22	16	37	51	25	15	38	63	52	30	40	60	62	45	93	200
Florida	66	113	122	70	73	109	69	47	49	51	58	53	65	57	75	59	51	185
Nevada	6	8	6	1	5	5	9	10	23	26	18	19	8	12	9	5	11	25
<b>Subtotal</b>	<b>135</b>	<b>156</b>	<b>157</b>	<b>94</b>	<b>127</b>	<b>170</b>	<b>105</b>	<b>75</b>	<b>125</b>	<b>149</b>	<b>134</b>	<b>110</b>	<b>120</b>	<b>130</b>	<b>158</b>	<b>117</b>	<b>164</b>	<b>439</b>
Selected Midwest States <sup>2</sup>	254	249	293	288	356	511	480	440	557	472	447	456	391	410	335	278	274	887
All other States	834	736	778	818	875	1,070	895	1,008	1,198	1,085	1,111	1,073	1,057	935	907	805	738	2,450
<b>Total Acquisitions</b>	<b>1,223</b>	<b>1,141</b>	<b>1,228</b>	<b>1,200</b>	<b>1,358</b>	<b>1,751</b>	<b>1,480</b>	<b>1,523</b>	<b>1,880</b>	<b>1,706</b>	<b>1,692</b>	<b>1,639</b>	<b>1,568</b>	<b>1,475</b>	<b>1,400</b>	<b>1,200</b>	<b>1,176</b>	<b>3,776</b>

### Inventory by State

Arizona	70	58	38	34	37	39	32	29	40	45	42	38	38	32	34	36	33
California	298	222	188	164	175	206	187	176	192	236	252	238	235	250	269	256	303
Florida	698	581	512	441	417	466	429	389	387	392	379	358	358	349	369	347	330
Nevada	69	60	53	37	37	36	44	46	67	90	96	92	75	72	56	43	48
<b>Subtotal</b>	<b>1,135</b>	<b>921</b>	<b>791</b>	<b>676</b>	<b>666</b>	<b>747</b>	<b>692</b>	<b>640</b>	<b>686</b>	<b>763</b>	<b>769</b>	<b>726</b>	<b>706</b>	<b>703</b>	<b>728</b>	<b>682</b>	<b>714</b>
Selected Midwest States <sup>2</sup>	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	2,399	2,193
All other States	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	6,369	5,859
<b>Total Inventory<sup>1</sup></b>	<b>11,614</b>	<b>9,739</b>	<b>8,522</b>	<b>7,840</b>	<b>8,001</b>	<b>8,781</b>	<b>9,048</b>	<b>9,341</b>	<b>10,251</b>	<b>10,997</b>	<b>11,190</b>	<b>11,061</b>	<b>11,019</b>	<b>10,927</b>	<b>10,404</b>	<b>9,450</b>	<b>8,766</b>

<sup>1</sup> 2020 data includes MECA REO properties.

<sup>2</sup> Select Midwest states are Illinois, Indiana, Michigan and Ohio.



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

	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	YTD 2024
Acquisitions	867	768	874	825	927	1,218	1,042	1,034	1,302	1,074	983	969	949	873	849	705	592	2,146
Dispositions	(3,922)	(2,335)	(1,930)	(1,332)	(734)	(626)	(820)	(834)	(611)	(665)	(1,012)	(1,133)	(946)	(1,026)	(1,279)	(1,454)	(1,268)	(4,001)
Inventory (at period end) <sup>1</sup>	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	7,169	6,481	

### Acquisitions by State

Arizona	11	15	7	5	9	5	2	2	10	3	4	8	5	1	10	3	5	18
California	49	14	20	11	29	38	16	9	31	43	38	19	28	40	54	28	58	140
Florida	51	88	88	51	55	86	54	31	40	42	41	35	41	34	49	38	31	118
Nevada	3	8	4	1	5	5	7	5	17	11	4	5	3	2	7	3	6	16
<b>Subtotal</b>	<b>114</b>	<b>125</b>	<b>119</b>	<b>68</b>	<b>98</b>	<b>134</b>	<b>79</b>	<b>47</b>	<b>98</b>	<b>99</b>	<b>87</b>	<b>67</b>	<b>77</b>	<b>77</b>	<b>120</b>	<b>72</b>	<b>100</b>	<b>292</b>
Selected Midwest States <sup>2</sup>	155	151	177	164	205	317	321	284	370	278	208	227	234	212	183	152	121	456
All other States	598	492	578	593	624	767	642	703	834	697	688	675	638	584	546	481	371	1,398
<b>Total Acquisitions</b>	<b>867</b>	<b>768</b>	<b>874</b>	<b>825</b>	<b>927</b>	<b>1,218</b>	<b>1,042</b>	<b>1,034</b>	<b>1,302</b>	<b>1,074</b>	<b>983</b>	<b>969</b>	<b>949</b>	<b>873</b>	<b>849</b>	<b>705</b>	<b>592</b>	<b>2,146</b>

### Inventory by State

Arizona	61	54	37	31	33	37	31	27	34	33	29	28	28	23	27	24	22	
California	264	191	160	136	144	170	146	134	150	179	191	173	177	188	211	199	226	
Florida	592	492	431	380	366	406	378	341	343	347	332	303	295	275	281	257	244	
Nevada	57	49	43	31	33	34	40	37	52	60	52	48	41	35	33	29	32	
<b>Subtotal</b>	<b>974</b>	<b>786</b>	<b>671</b>	<b>578</b>	<b>576</b>	<b>647</b>	<b>595</b>	<b>539</b>	<b>579</b>	<b>619</b>	<b>604</b>	<b>552</b>	<b>541</b>	<b>521</b>	<b>552</b>	<b>509</b>	<b>524</b>	
Selected Midwest States <sup>2</sup>	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	1,790	1,585	
All other States	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	4,870	4,372	
<b>Total Inventory<sup>1</sup></b>	<b>9,572</b>	<b>7,973</b>	<b>6,918</b>	<b>6,363</b>	<b>6,554</b>	<b>7,166</b>	<b>7,430</b>	<b>7,639</b>	<b>8,353</b>	<b>8,779</b>	<b>8,780</b>	<b>8,615</b>	<b>8,581</b>	<b>8,428</b>	<b>7,969</b>	<b>7,169</b>	<b>6,481</b>	

<sup>1</sup> 2020 data includes MECA REO properties.

<sup>2</sup> Select Midwest states are Illinois, Indiana, Michigan and Ohio.



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

	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24	YTD 2024
Acquisitions	356	373	354	375	431	533	438	489	578	632	709	670	619	602	551	495	584	1,630
Dispositions	(1,126)	(650)	(516)	(502)	(461)	(365)	(435)	(405)	(382)	(312)	(517)	(634)	(627)	(541)	(615)	(651)	(580)	(1,846)
Inventory (at period end)	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	2,281	2,285	

### Acquisitions by State

Arizona	2	-	-	2	3	-	-	1	5	6	2	-	2	-	2	5	4	11
California	1	6	2	5	8	13	9	6	7	20	14	11	12	20	8	17	35	60
Florida	15	25	34	19	18	23	15	16	9	9	17	18	24	23	26	21	20	67
Nevada	3	-	2	-	-	-	2	5	6	15	14	14	5	10	2	2	5	9
Subtotal	21	31	38	26	29	36	26	28	27	50	47	43	43	53	38	45	64	147
Selected Midwest States <sup>1</sup>	99	98	116	124	151	194	159	156	187	194	239	229	157	198	152	126	153	431
All other States	236	244	200	225	251	303	253	305	364	388	423	398	419	351	361	324	367	1,052
Total Acquisitions	356	373	354	375	431	533	438	489	578	632	709	670	619	602	551	495	584	1,630

### Inventory by State

Arizona	9	4	1	3	4	2	1	2	6	12	13	10	10	9	7	12	11	
California	34	31	28	28	31	36	41	42	42	57	61	65	58	62	58	57	77	
Florida	106	89	81	61	51	60	51	48	44	45	47	55	63	74	88	90	86	
Nevada	12	11	10	6	4	2	4	9	15	30	44	44	34	37	23	14	16	
Subtotal	161	135	120	98	90	100	97	101	107	144	165	174	165	182	176	173	190	
Selected Midwest States <sup>1</sup>	472	442	426	403	424	512	516	546	617	708	785	782	715	711	674	609	608	
All other States	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	1,499	1,487	
Total Inventory	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	2,281	2,285	

<sup>1</sup> Select Midwest states are Illinois, Indiana, Michigan and Ohio.



Enterprises Single-Family Book Profile - As of September 30, 2024

The top 5 states for the relevant columns are highlighted.

State	Total Loan Count	Delinquent Loans (DLQ)									Loans in Forbearance Plan						REO Inventory <sup>3</sup>
		Total	30-59 Days DLQ <sup>1</sup>	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	52,944	764	430	120	87	65	62	214	0.4%	8.1%	18	9	8	1	-	36	43
AL	354,188	7,880	4,625	1,221	1,068	581	385	2,036	0.6%	4.9%	207	77	20	11	3	318	263
AR	201,643	3,806	2,226	557	527	320	176	1,023	0.5%	4.6%	118	64	14	6	2	204	136
AZ	898,518	14,815	8,754	2,158	2,234	1,185	484	3,905	0.4%	3.3%	626	313	97	38	14	1,088	33
CA	3,919,230	56,147	32,674	7,878	7,736	5,161	2,698	15,605	0.4%	4.8%	2,216	1,098	414	135	53	3,916	303
CO	792,669	10,347	6,130	1,483	1,518	858	358	2,736	0.3%	3.5%	496	214	59	23	4	796	66
CT	349,255	7,085	4,064	1,031	930	529	531	1,994	0.6%	7.5%	209	103	40	13	4	369	123
DC	73,096	1,613	767	184	245	175	242	663	0.9%	15.0%	63	28	6	4	1	102	22
DE	127,056	2,136	1,191	284	282	196	183	663	0.5%	8.6%	63	32	11	1	1	108	18
FL	2,080,571	43,355	23,225	6,447	6,386	3,960	3,337	13,696	0.7%	7.7%	2,397	824	269	96	31	3,617	330
GA	979,834	20,795	12,077	3,217	2,957	1,630	914	5,509	0.6%	4.4%	911	408	142	39	17	1,517	132
HI	110,413	1,859	899	217	220	179	344	746	0.7%	18.5%	76	31	10	16	41	174	33
IA	289,796	4,974	2,815	743	746	396	274	1,417	0.5%	5.5%	253	97	20	8	1	379	140
ID	222,765	3,223	1,998	414	446	254	111	811	0.4%	3.4%	120	44	20	3	2	189	22
IL	1,322,376	27,038	14,123	3,984	3,816	2,640	2,475	8,942	0.7%	9.2%	933	389	143	94	32	1,591	873
IN	645,909	13,397	7,798	1,973	1,809	1,084	733	3,632	0.6%	5.5%	385	179	48	30	7	649	203
KY	222,439	4,046	2,456	574	529	299	188	1,018	0.5%	4.6%	132	65	20	7	2	226	91
KS	318,669	5,751	3,261	813	794	451	432	1,677	0.5%	7.5%	197	63	17	6	2	285	98
LA	306,225	10,128	5,559	1,444	1,463	952	710	3,129	1.0%	7.0%	419	130	43	15	6	613	312
MA	707,806	12,368	7,370	1,694	1,567	918	819	3,311	0.5%	6.6%	296	165	53	19	9	542	112
MD	699,614	13,340	7,640	1,839	1,677	1,140	1,044	3,863	0.6%	7.8%	481	201	75	34	9	800	253
ME	113,128	1,884	1,041	216	201	163	263	627	0.6%	14.0%	51	29	6	2	1	89	46
MI	1,040,335	19,382	11,503	3,019	2,806	1,417	637	4,872	0.5%	3.3%	503	228	71	42	10	854	534
MN	740,521	11,238	6,531	1,646	1,530	986	545	3,063	0.4%	4.8%	473	224	74	54	9	834	330
MO	586,344	9,739	5,942	1,498	1,280	683	336	2,301	0.4%	3.5%	298	129	41	18	2	488	258
MS	140,698	4,277	2,493	641	596	336	211	1,144	0.8%	4.9%	95	54	24	6	-	179	169
MT	111,131	1,427	859	215	185	103	65	353	0.3%	4.6%	60	31	10	3	-	104	20
NC	1,004,070	16,886	10,113	2,507	2,292	1,240	734	4,271	0.4%	4.3%	569	231	80	21	3	904	159
ND	59,544	715	363	93	120	74	65	260	0.4%	9.1%	26	12	3	2	1	44	25
NE	184,520	2,941	1,652	444	485	239	121	845	0.5%	4.1%	137	54	16	10	1	218	26
NH	156,301	2,336	1,438	336	322	141	99	563	0.4%	4.2%	82	37	10	9	1	139	12
NJ	925,309	18,369	10,249	2,671	2,377	1,461	1,611	5,451	0.6%	8.8%	628	293	88	31	11	1,051	178
NM	166,742	3,086	1,763	444	389	233	257	879	0.5%	8.3%	102	39	12	5	3	161	77
NV	360,046	5,974	3,224	867	893	560	430	1,886	0.5%	7.2%	255	139	40	21	6	461	48
NY	1,243,254	28,729	14,852	3,556	3,327	2,369	4,625	10,330	0.8%	16.1%	610	322	122	50	15	1,119	514
OH	1,037,455	20,724	11,655	2,960	2,749	1,813	1,547	6,123	0.6%	7.5%	598	274	91	43	11	1,017	583
OK	262,525	5,410	3,009	776	701	497	427	1,629	0.6%	7.9%	196	81	25	15	5	322	110
OR	512,901	6,608	3,640	916	913	721	418	2,054	0.4%	6.3%	310	138	52	21	4	525	84
PA	1,076,628	22,118	12,339	3,210	2,870	1,788	1,911	6,573	0.6%	8.6%	606	302	96	33	8	1,045	407
RI	103,749	1,850	1,094	245	239	136	136	511	0.5%	7.4%	39	23	6	3	-	71	9
SC	494,549	9,257	5,506	1,347	1,194	710	500	2,407	0.5%	5.4%	320	107	37	11	4	479	81
SD	74,691	1,032	607	143	151	75	56	282	0.4%	5.4%	28	12	3	3	-	46	15
TN	575,553	9,392	5,574	1,447	1,333	679	359	2,374	0.4%	3.8%	352	124	33	20	4	533	56
TX	2,323,752	52,936	28,365	8,841	8,636	4,422	2,672	15,740	0.7%	5.0%	6,129	1,884	386	141	50	8,590	419
UT	441,369	6,335	3,686	961	969	500	219	1,690	0.4%	3.5%	294	139	38	14	4	489	6
VA	908,990	12,940	7,823	1,780	1,671	1,124	542	3,342	0.4%	4.2%	376	206	49	26	4	661	129
VT	60,145	903	486	124	111	84	98	294	0.5%	10.9%	29	10	4	1	1	45	36
WA	924,521	11,847	6,954	1,487	1,605	1,130	671	3,410	0.4%	5.7%	635	271	90	43	18	1,057	54
WI	634,746	7,979	4,481	1,271	1,135	636	456	2,230	0.4%	5.7%	226	110	29	6	7	378	122
WV	88,486	2,400	1,484	349	326	155	86	567	0.6%	3.6%	66	23	7	3	-	99	160
WY	52,211	821	499	127	104	62	29	195	0.4%	3.5%	29	10	2	-	-	41	26
Other <sup>2</sup>	105,297	4,395	2,299	687	689	223	497	1,409	1.3%	11.3%	62	24	14	6	1	107	467
<b>Total</b>	<b>31,184,527</b>	<b>568,797</b>	<b>321,606</b>	<b>83,099</b>	<b>79,236</b>	<b>47,733</b>	<b>37,123</b>	<b>164,265</b>	<b>0.5%</b>	<b>6.5%</b>	<b>24,800</b>	<b>10,094</b>	<b>3,088</b>	<b>1,262</b>	<b>425</b>	<b>39,669</b>	<b>8,766</b>

<sup>1</sup> Includes other loans that cannot be categorized due to missing attributes.

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

<sup>3</sup> 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 September 30, 2024

State	Total Loan Count	Delinquent Loans (DLQ) <sup>1</sup>									Loans in Forbearance Plan						REO Inventory <sup>3</sup>
		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	27,296	396	225	62	48	32	29	109	0.4%	7.3%	6	5	6	1	-	18	28
AL	201,467	4,335	2,570	685	580	305	195	1,081	0.5%	4.5%	135	37	10	6	2	190	200
AR	111,285	2,058	1,220	295	294	159	90	543	0.5%	4.4%	78	36	5	3	2	124	106
AZ	501,230	8,177	4,755	1,169	1,269	677	307	2,255	0.4%	3.8%	391	179	62	21	10	663	22
CA	2,301,955	32,714	19,154	4,527	4,492	3,016	1,525	9,037	0.4%	4.7%	1,471	655	248	88	33	2,495	226
CO	459,312	5,868	3,501	835	871	470	191	1,533	0.3%	3.3%	327	125	36	18	1	507	47
CT	183,512	3,728	2,164	522	502	265	275	1,046	0.6%	7.4%	136	52	20	7	1	216	103
DC	40,923	888	426	96	122	100	144	367	0.9%	16.2%	41	13	5	2	1	62	16
DE	69,653	1,149	650	153	147	108	91	346	0.5%	7.9%	42	20	6	-	-	68	12
FL	1,138,787	24,274	12,920	3,636	3,601	2,295	1,822	7,725	0.7%	7.5%	1,602	481	165	57	18	2,323	244
GA	541,830	11,145	6,441	1,710	1,587	904	503	2,996	0.6%	4.5%	593	225	72	29	7	926	86
HI	70,556	1,169	584	131	131	118	205	456	0.6%	17.5%	55	18	6	14	27	120	23
IA	175,224	2,903	1,647	449	433	226	148	808	0.5%	5.1%	186	50	12	5	1	254	111
ID	133,630	1,861	1,149	249	259	135	69	463	0.3%	3.7%	94	19	7	3	2	125	13
IL	687,046	13,898	7,305	2,045	1,958	1,366	1,224	4,550	0.7%	8.8%	598	210	84	54	20	966	624
IN	320,697	6,562	3,834	975	850	561	342	1,755	0.5%	5.2%	230	91	29	18	3	371	144
KS	112,072	1,943	1,177	264	262	154	86	502	0.4%	4.4%	91	32	12	3	2	140	54
KY	144,782	2,714	1,529	371	375	222	217	814	0.6%	8.0%	127	26	9	3	1	166	63
LA	170,329	5,787	3,166	862	826	539	394	1,762	1.0%	6.8%	286	63	26	12	4	391	229
MA	379,793	6,550	3,876	888	854	486	446	1,790	0.5%	6.8%	192	88	27	11	6	324	87
MD	378,572	6,855	3,961	964	881	572	477	1,932	0.5%	7.0%	312	101	39	23	4	479	172
ME	54,786	941	504	92	87	79	179	345	0.6%	19.0%	32	15	4	2	-	53	41
MI	557,847	9,882	5,929	1,517	1,431	677	328	2,440	0.4%	3.3%	292	120	39	22	5	478	360
MN	422,251	6,004	3,413	871	861	549	310	1,721	0.4%	5.2%	314	125	51	39	5	534	247
MO	311,177	4,838	2,958	774	646	313	147	1,107	0.4%	3.0%	168	66	22	7	1	264	182
MS	89,397	2,665	1,556	407	381	204	117	702	0.8%	4.4%	61	33	11	5	-	110	122
MT	65,696	792	466	125	105	59	37	201	0.3%	4.7%	44	15	6	2	-	67	8
NC	563,987	9,139	5,537	1,320	1,265	630	387	2,282	0.4%	4.2%	368	133	43	11	2	557	107
ND	31,763	382	190	52	69	38	33	140	0.4%	8.6%	14	6	2	2	1	25	16
NE	117,888	1,808	1,009	269	298	155	77	530	0.4%	4.3%	101	29	13	6	1	150	20
NH	80,742	1,173	719	162	168	72	52	292	0.4%	4.4%	50	20	7	5	-	82	11
NJ	510,275	9,754	5,531	1,429	1,257	764	773	2,795	0.5%	7.9%	388	174	50	19	6	637	138
NM	101,498	1,846	1,074	257	240	132	143	515	0.5%	7.7%	66	22	7	3	1	99	54
NV	211,742	3,592	1,951	527	517	347	250	1,116	0.5%	7.0%	186	94	28	12	4	324	32
NY	691,359	15,219	7,897	1,809	1,719	1,281	2,513	5,518	0.8%	16.5%	399	172	76	32	5	684	384
OH	495,353	10,612	5,963	1,488	1,404	980	777	3,168	0.6%	7.3%	401	145	50	29	7	632	457
OK	146,407	2,912	1,608	403	398	261	242	903	0.6%	8.3%	116	48	10	9	2	185	76
OR	285,659	3,655	2,053	486	526	387	203	1,116	0.4%	5.6%	191	77	34	11	-	313	60
PA	588,054	11,749	6,637	1,737	1,479	947	949	3,377	0.6%	8.1%	388	168	57	21	6	640	295
RI	57,351	997	565	135	128	87	82	297	0.5%	8.2%	28	13	4	1	-	46	8
SC	275,037	5,081	3,033	749	661	396	242	1,299	0.5%	4.8%	191	60	23	5	1	280	46
SD	49,075	628	372	92	90	44	30	164	0.3%	4.8%	21	6	2	2	-	31	12
TN	316,042	5,030	3,000	767	699	373	191	1,264	0.4%	3.8%	212	60	18	13	1	304	43
TX	1,320,404	30,275	16,073	5,101	4,985	2,582	1,534	9,106	0.7%	5.1%	4,144	905	233	90	34	5,406	324
UT	245,407	3,393	1,990	525	503	258	117	879	0.4%	3.4%	183	75	20	4	-	282	4
VA	492,550	6,799	4,156	916	885	570	272	1,729	0.4%	4.0%	233	106	26	14	1	380	92
VT	26,911	466	255	60	57	44	50	151	0.6%	10.7%	20	5	-	-	1	26	31
WA	541,806	7,015	4,187	865	908	678	377	1,966	0.4%	5.4%	427	157	52	25	10	671	33
WI	392,237	4,559	2,557	742	676	360	224	1,263	0.3%	4.9%	145	62	16	4	6	233	89
WV	46,768	1,287	816	185	165	77	44	286	0.6%	3.4%	40	10	5	3	-	58	110
WY	33,011	499	302	84	65	34	14	113	0.3%	2.8%	22	5	2	-	-	29	23
Other <sup>2</sup>	77,879	2,733	1,421	472	322	160	358	840	1.1%	13.1%	54	18	12	4	-	88	446
<b>Total</b>	<b>17,350,310</b>	<b>310,699</b>	<b>175,976</b>	<b>45,306</b>	<b>43,337</b>	<b>26,248</b>	<b>19,832</b>	<b>89,495</b>	<b>0.5%</b>	<b>6.4%</b>	<b>16,292</b>	<b>5,470</b>	<b>1,809</b>	<b>780</b>	<b>245</b>	<b>24,596</b>	<b>6,481</b>

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

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

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



Freddie Mac Single-Family Book Profile - As of September 30, 2024

State	Total Loan Count	Delinquent Loans (DLQ)									Loans in Forbearance Plan					REO Inventory	
		Total	30-59 Days DLQ <sup>1</sup>	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	25,648	368	205	58	39	33	33	105	0.4%	9.0%	12	4	2	-	-	18	15
AL	152,721	3,545	2,055	536	488	276	190	955	0.6%	5.4%	72	40	10	5	1	128	63
AR	90,358	1,748	1,006	262	233	161	86	480	0.5%	4.9%	40	28	9	3	-	80	30
AZ	397,288	6,638	3,999	989	965	508	177	1,650	0.4%	2.7%	235	134	35	17	4	425	111
CA	1,617,275	23,433	13,520	3,351	3,244	2,145	1,173	6,568	0.4%	5.0%	745	443	166	47	20	1,421	77
CO	333,357	4,479	2,629	648	647	388	167	1,203	0.4%	3.7%	169	89	23	5	3	289	19
CT	165,743	3,357	1,900	509	428	264	256	948	0.6%	7.6%	73	51	20	6	3	153	20
DC	32,173	725	341	88	123	75	98	296	0.9%	13.5%	22	15	1	2	-	40	6
DE	57,403	987	541	131	135	88	92	317	0.6%	9.3%	21	12	5	1	1	40	6
FL	941,784	19,081	10,305	2,811	2,785	1,665	1,515	5,971	0.6%	7.9%	795	343	104	39	13	1,294	86
GA	438,004	9,650	5,636	1,507	1,370	726	411	2,513	0.6%	4.3%	318	183	70	10	10	591	46
HI	39,857	690	315	86	89	61	139	290	0.7%	20.1%	21	13	4	2	14	54	10
IA	114,572	2,071	1,168	294	313	170	126	609	0.5%	6.1%	67	47	8	3	-	125	29
ID	89,135	1,362	849	165	187	119	42	348	0.4%	3.1%	26	25	13	-	-	64	9
IL	635,330	13,140	6,818	1,939	1,858	1,274	1,251	4,392	0.7%	9.5%	335	179	59	40	12	625	249
IN	325,212	6,835	3,964	998	959	523	391	1,877	0.6%	5.7%	155	88	19	12	4	278	59
KS	110,367	2,103	1,279	310	267	145	102	516	0.5%	4.9%	41	33	8	4	-	86	37
KY	173,887	3,037	1,732	442	419	229	215	863	0.5%	7.1%	70	37	8	3	1	119	35
LA	135,896	4,341	2,393	582	637	413	316	1,367	1.0%	7.3%	133	67	17	3	2	222	83
MA	328,013	5,818	3,494	806	713	432	373	1,521	0.5%	6.4%	104	77	26	8	3	218	25
MD	321,042	6,485	3,679	875	796	568	567	1,931	0.6%	8.7%	169	100	36	11	5	321	81
ME	58,342	943	537	124	114	84	84	282	0.5%	8.9%	19	14	2	-	1	36	5
MI	482,488	9,500	5,574	1,502	1,375	740	309	2,432	0.5%	3.3%	211	108	32	20	5	376	174
MN	318,270	5,234	3,118	775	669	437	235	1,342	0.4%	4.5%	159	99	23	15	4	300	83
MO	275,167	4,901	2,984	724	634	370	189	1,194	0.4%	3.9%	130	63	19	11	1	224	76
MS	51,301	1,612	937	234	215	132	94	442	0.9%	5.8%	34	21	13	1	-	69	47
MT	45,435	635	393	90	80	44	28	152	0.3%	4.4%	16	16	4	1	-	37	12
NC	440,083	7,747	4,576	1,187	1,027	610	347	1,989	0.5%	4.5%	201	98	37	10	1	347	52
ND	27,781	333	173	41	51	36	32	120	0.4%	9.6%	12	6	1	-	-	19	9
NE	66,632	1,133	643	175	187	84	44	315	0.5%	3.9%	36	25	3	4	-	68	6
NH	75,559	1,163	719	174	154	69	47	271	0.4%	4.0%	32	17	3	4	1	57	1
NJ	415,034	8,615	4,718	1,242	1,120	697	838	2,656	0.6%	9.7%	240	119	38	12	5	414	40
NM	65,244	1,240	689	187	149	101	114	364	0.6%	9.2%	36	17	5	2	2	62	23
NV	148,304	2,382	1,273	340	376	213	180	770	0.5%	7.6%	69	45	12	9	2	137	16
NY	551,895	13,510	6,955	1,747	1,608	1,088	2,112	4,812	0.9%	15.6%	211	150	46	18	10	435	130
OH	542,102	10,112	5,692	1,472	1,345	833	770	2,955	0.5%	7.6%	197	129	41	14	4	385	126
OK	116,118	2,498	1,401	373	303	236	185	726	0.6%	7.4%	80	33	15	6	3	137	34
OR	227,242	2,953	1,587	430	387	334	215	938	0.4%	7.3%	119	61	18	10	4	212	24
PA	488,574	10,369	5,702	1,473	1,391	841	962	3,196	0.7%	9.3%	218	134	39	12	2	405	112
RI	46,398	853	529	110	111	49	54	214	0.5%	6.3%	11	10	2	2	-	25	1
SC	219,512	4,176	2,473	598	533	314	258	1,108	0.5%	6.2%	129	47	14	6	3	199	35
SD	25,616	404	235	51	61	31	26	118	0.5%	6.4%	7	6	1	1	-	15	3
TN	259,511	4,362	2,574	680	634	306	168	1,110	0.4%	3.9%	140	64	15	7	3	229	13
TX	1,003,348	22,661	12,292	3,740	3,651	1,840	1,138	6,634	0.7%	5.0%	1,985	979	153	51	16	3,184	95
UT	195,962	2,942	1,696	436	466	242	102	811	0.4%	3.5%	111	64	18	10	4	207	2
VA	416,440	6,141	3,667	864	786	554	270	1,613	0.4%	4.4%	143	100	23	12	3	281	37
VT	33,234	437	231	64	54	40	48	143	0.4%	11.0%	9	5	4	1	-	19	5
WA	382,715	4,832	2,767	622	697	452	294	1,444	0.4%	6.1%	208	114	38	18	8	386	21
WI	242,509	3,420	1,924	529	459	276	232	967	0.4%	6.8%	81	48	13	2	1	145	33
WV	41,718	1,113	668	164	161	78	42	281	0.7%	3.8%	26	13	2	-	-	41	50
WY	19,200	322	197	43	39	28	15	82	0.4%	4.7%	7	5	-	-	-	12	3
Other <sup>2</sup>	27,418	1,662	878	215	367	63	139	569	2.1%	8.4%	8	6	2	2	1	19	21
<b>Total</b>	<b>13,834,217</b>	<b>258,098</b>	<b>145,630</b>	<b>37,793</b>	<b>35,899</b>	<b>21,485</b>	<b>17,291</b>	<b>74,770</b>	<b>0.5%</b>	<b>6.7%</b>	<b>8,508</b>	<b>4,624</b>	<b>1,279</b>	<b>482</b>	<b>180</b>	<b>15,073</b>	<b>2,285</b>

<sup>1</sup> Includes other loans that cannot be categorized due to missing attributes.

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



Enterprises Foreclosure Prevention Actions by State - September 30, 2024

State	2023						YTD-2024						Conservatorship to Date <sup>1</sup>								
	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other <sup>2</sup>	Short Sales & Deeds-in-lieu	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other <sup>2</sup>	Short Sales & Deeds-in-lieu	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other <sup>2</sup>	Short Sales & Deeds-in-lieu	Total		
AK	18	59	98	97	1	4	12	15	56	55	1	2	1,517	2,083	2,118	2,082	50	260	8,110		
AL	178	364	784	904	9	1	2,240	177	140	600	692	7	7	11,639	30,469	11,709	1,215	3,131	79,411		
AR	121	248	353	483	3	1	1,209	113	126	280	359	1	-	8,281	5,562	12,230	6,008	488	2,047	34,616	
AZ	397	1,314	1,304	2,359	14	6	5,394	389	448	1,557	2,050	2	9	20,950	29,770	83,279	28,596	1,417	46,787	210,799	
CA	1,172	4,363	5,642	10,773	44	26	22,020	1,336	1,949	5,088	7,202	29	32	75,930	178,954	329,205	158,693	3,360	107,816	853,958	
CO	200	781	1,246	1,692	8	8	3,935	238	405	950	1,218	3	12	15,621	24,637	35,243	25,146	730	7,785	109,162	
CT	172	332	755	927	5	14	2,205	150	140	616	700	2	9	12,906	15,268	40,474	17,486	620	7,178	93,932	
DC	32	82	182	228	2	8	534	28	54	147	142	40	2	2,271	3,043	6,560	3,513	172	753	16,312	
DE	50	130	216	281	-	6	683	61	63	176	188	2	4	4,174	3,794	11,517	3,874	219	2,295	25,872	
FL	971	5,252	4,608	9,642	45	28	20,546	892	1,349	4,532	5,691	35	28	66,328	141,063	323,050	112,217	5,106	146,598	794,361	
GA	451	1,173	2,033	3,133	12	4	6,806	454	660	1,837	2,280	6	5	40,842	44,929	112,995	44,830	2,630	17,435	263,662	
HI	26	270	218	260	5	-	779	31	144	172	266	4	2	3,489	6,834	9,745	5,653	110	2,454	28,285	
IA	208	222	488	496	4	3	1,421	178	129	366	426	2	8	10,230	5,403	16,090	5,705	690	2,352	40,470	
ID	129	177	255	492	2	-	1,055	122	100	294	384	1	7	5,786	5,577	12,220	5,151	276	5,790	34,800	
IL	812	1,755	2,961	3,564	31	110	9,233	678	700	2,348	2,765	14	45	43,958	50,397	153,350	52,370	2,616	43,806	346,497	
IN	426	652	1,197	1,562	6	6	3,849	418	308	945	1,266	11	9	29,768	15,532	45,010	16,478	2,241	7,003	116,032	
KS	118	215	410	513	5	1	1,262	116	94	303	435	2	1	9,316	5,629	12,777	6,579	492	2,181	36,974	
KY	163	291	624	723	4	3	1,808	152	162	476	494	7	5	13,338	7,889	19,348	8,320	628	2,883	52,406	
LA	253	425	1,042	1,226	2	16	2,964	207	196	883	1,108	8	21	19,206	20,053	31,118	18,841	1,215	2,468	92,901	
MA	203	516	1,136	1,788	14	8	3,665	233	265	975	1,195	6	2	21,138	22,869	65,810	25,569	1,254	10,812	147,453	
MD	327	695	1,542	1,991	10	40	4,605	290	336	1,331	1,376	6	17	26,005	29,232	86,899	30,417	1,419	18,472	192,445	
ME	48	122	169	272	3	14	628	48	92	132	167	1	7	5,109	3,379	10,623	3,578	300	2,545	25,535	
MI	627	1,012	1,867	2,545	9	8	6,068	558	508	1,535	2,059	14	9	42,292	36,306	90,017	31,302	6,386	30,455	236,758	
MN	332	759	1,152	1,600	4	12	3,859	291	345	1,033	1,262	4	17	18,712	17,838	47,775	21,986	1,029	11,659	119,000	
MO	316	616	923	1,321	10	13	3,199	227	313	697	999	6	8	23,124	15,443	37,879	16,280	1,474	7,085	101,285	
MS	141	196	400	513	7	4	1,261	134	79	292	409	2	2	9,774	5,494	15,330	6,440	607	1,623	39,268	
MT	30	72	156	221	-	-	479	37	40	113	148	1	1	2,747	2,681	4,966	2,856	109	917	14,276	
NC	397	944	1,409	1,817	15	1	4,583	378	373	1,188	1,444	16	-	36,230	36,117	74,034	31,906	1,810	8,996	189,093	
ND	22	53	91	104	-	1	271	24	21	54	68	-	7	822	1,285	1,435	1,703	64	179	5,488	
NE	96	193	278	329	1	2	899	69	87	218	311	5	2	4,595	3,587	7,774	4,844	355	1,020	22,175	
NH	63	111	268	365	-	-	807	54	65	197	202	1	1	5,880	4,495	13,417	4,573	273	2,463	31,102	
NJ	330	803	2,149	2,710	30	52	6,074	320	447	1,501	1,813	14	26	31,890	50,957	121,127	54,991	1,710	24,872	285,546	
NM	112	187	296	382	7	1	985	95	86	236	212	4	1	6,578	5,950	13,936	5,920	304	3,240	35,928	
NV	174	453	660	1,073	7	2	2,369	182	310	591	740	6	2	7,890	20,131	45,630	18,717	649	34,040	127,058	
NY	480	1,130	3,072	3,721	55	70	8,528	456	495	2,406	2,336	39	61	41,744	69,629	143,864	76,290	2,377	15,942	349,847	
OH	560	996	1,898	2,113	41	26	5,634	512	545	1,609	1,929	29	11	40,712	27,504	86,722	29,967	4,044	16,074	205,024	
OK	157	330	579	778	8	5	1,857	151	152	404	487	5	2	10,798	7,948	15,010	8,507	628	1,898	44,789	
OR	155	463	737	1,178	2	2	2,537	149	242	680	736	3	2	10,000	16,536	31,706	16,655	493	10,678	86,068	
PA	484	914	2,312	2,633	28	31	6,402	510	504	1,853	1,871	19	16	44,840	38,216	93,489	40,066	2,303	11,540	230,454	
RI	49	136	182	259	2	2	630	44	50	173	204	1	-	4,075	3,685	12,550	3,485	249	2,894	26,938	
SC	201	485	862	1,127	10	6	2,691	215	206	792	935	6	2	18,652	17,108	41,497	16,355	1,141	7,666	102,419	
SD	24	38	95	124	-	1	282	24	22	81	107	3	1	1,418	1,385	2,313	1,447	98	275	6,936	
TN	274	509	859	1,371	8	3	3,024	269	315	802	1,014	4	4	21,024	16,956	34,205	17,590	1,128	4,160	95,063	
TX	1,308	3,309	4,953	7,983	24	16	17,593	1,499	2,346	4,708	6,426	20	35	79,354	107,203	123,287	110,016	3,965	8,405	432,230	
UT	156	518	615	1,325	5	2	2,621	163	308	675	912	-	7	10,269	11,295	24,367	12,442	404	8,003	66,780	
VA	329	939	1,334	1,713	7	5	4,327	309	285	1,087	1,222	12	2	25,785	29,504	63,055	30,649	1,198	14,292	164,482	
VT	46	65	101	138	-	3	353	38	18	66	88	-	2	2,583	1,976	4,304	1,901	135	502	11,403	
WA	274	734	1,148	1,884	4	13	4,057	324	439	1,128	1,293	4	20	19,819	27,180	57,042	26,969	900	19,003	150,912	
WI	219	362	828	878	11	8	2,306	196	207	659	681	13	6	16,586	11,653	36,217	13,921	925	6,919	86,221	
WV	80	88	183	225	3	7	586	65	55	152	171	4	-	5,216	2,659	7,476	2,735	245	945	19,276	
WY	24	47	95	101	-	1	268	29	34	73	69	-	-	1,515	1,334	2,355	1,572	61	388	7,225	
Other <sup>3</sup>	42	122	276	421	101	10	972	26	39	144	161	659	5	4,955	21,603	25,731	11,917	3,177	857	68,240	
<b>Total</b>	<b>13,977</b>	<b>36,022</b>	<b>57,041</b>	<b>84,358</b>	<b>628</b>	<b>614</b>	<b>192,640</b>	<b>13,671</b>	<b>16,811</b>	<b>49,211</b>	<b>60,768</b>	<b>1,075</b>	<b>486</b>	<b>142,022</b>	<b>1,007,288</b>	<b>1,247,197</b>	<b>2,728,645</b>	<b>1,216,817</b>	<b>65,489</b>	<b>699,841</b>	<b>6,965,277</b>

<sup>1</sup> 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.

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

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



Fannie Mae Foreclosure Prevention Actions by State - September 30, 2024

State	2023							YTD-2024							Conservatorship to Date <sup>1</sup>						
	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other <sup>2</sup>	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other <sup>2</sup>	Short Sales & Deeds-in-lieu	Total	Repayment Plans	Forbearance Plans	Loan Modifications	Payment Deferral	Other <sup>2</sup>	Short Sales & Deeds-in-lieu	Total
AK	7	38	54	57	1	4	161	4	5	34	31	-	2	76	1,254	1,187	1,324	1,238	45	184	5,232
AL	106	184	504	549	7	1	1,351	82	80	361	442	4	7	976	16,915	7,135	21,216	7,458	1,070	2,324	56,118
AR	66	116	197	287	3	-	669	65	67	178	211	-	-	521	6,526	3,237	8,247	3,620	443	1,395	23,468
AZ	229	708	791	1,323	9	5	3,065	214	254	962	1,188	2	6	2,626	15,602	17,349	53,649	17,762	1,335	27,727	133,424
CA	636	2,138	3,476	6,487	35	21	12,793	759	1,039	3,260	4,410	22	28	9,518	57,712	107,820	210,913	96,996	3,137	63,032	539,610
CO	107	379	792	999	5	8	2,290	133	208	563	719	2	9	1,634	12,283	15,070	22,848	15,246	690	4,925	71,062
CT	101	178	466	472	2	7	1,226	75	67	374	397	2	3	918	9,971	9,002	27,721	10,576	566	4,849	62,685
DC	13	39	110	128	1	5	296	14	36	99	89	26	2	266	1,775	1,703	4,432	2,164	143	474	10,691
DE	27	69	133	164	-	3	396	30	38	109	103	1	3	284	3,107	2,370	7,720	2,424	192	1,592	17,405
FL	608	3,038	2,961	5,715	29	20	12,371	533	662	2,907	3,483	20	23	7,628	51,296	81,748	216,588	70,504	4,358	94,093	518,587
GA	241	581	1,263	1,797	7	3	3,892	258	335	1,104	1,348	5	5	3,055	29,325	25,154	73,003	27,329	2,243	10,783	167,837
HI	11	168	149	179	3	-	510	14	78	119	156	2	2	371	2,837	4,137	6,584	3,616	92	1,525	18,791
IA	135	127	315	276	3	3	859	102	69	236	272	-	6	685	7,916	3,228	10,814	3,567	598	1,646	27,769
ID	73	91	139	297	2	-	602	68	55	180	228	1	6	538	4,283	3,079	7,847	3,208	260	3,723	22,400
IL	502	946	1,770	1,984	19	72	5,293	416	391	1,482	1,603	7	34	3,933	32,041	26,017	96,836	29,668	2,049	27,786	214,397
IN	193	321	659	820	2	6	2,001	191	144	546	704	6	6	1,597	21,731	8,319	28,658	9,142	1,448	4,670	73,968
KS	59	108	223	288	2	1	681	63	47	171	243	1	1	526	6,746	2,983	8,066	3,767	427	1,501	23,490
KY	76	133	359	382	3	2	955	67	75	263	268	2	5	680	9,760	4,135	11,649	4,339	473	1,897	32,253
LA	156	241	699	741	1	13	1,851	117	103	552	725	4	16	1,517	15,223	12,901	21,911	11,584	1,109	1,723	64,451
MA	102	241	688	1,017	13	7	2,068	122	128	591	663	4	1	1,509	16,117	12,845	43,369	15,327	1,167	6,987	95,812
MD	174	333	937	1,159	5	28	2,636	174	190	824	812	3	12	2,015	19,250	16,229	56,709	18,519	1,272	11,745	123,724
ME	21	52	112	177	1	12	375	26	60	86	75	1	6	254	3,883	1,835	7,082	2,013	267	1,767	16,847
MI	358	442	1,054	1,321	5	4	3,184	327	235	893	1,174	10	8	2,647	32,446	20,234	57,179	17,658	2,931	19,633	150,081
MN	192	377	690	891	2	7	2,159	161	183	630	751	2	13	1,740	13,376	9,753	28,356	12,969	970	6,873	72,297
MO	134	269	507	682	7	11	1,610	118	146	405	556	2	7	1,234	17,304	8,266	24,196	9,348	1,213	4,564	64,891
MS	104	119	271	317	6	4	821	96	45	206	277	2	1	627	8,211	3,561	11,521	4,342	540	1,275	29,450
MT	16	35	96	136	-	-	283	21	21	74	90	1	-	207	2,113	1,615	3,305	1,784	105	630	9,552
NC	204	528	860	1,050	12	-	2,654	223	187	720	887	7	-	2,024	26,988	20,543	47,801	19,219	1,616	5,881	122,048
ND	10	25	52	62	-	1	150	11	10	32	42	-	4	99	588	632	903	901	51	128	3,195
NE	63	115	186	203	-	2	569	39	52	141	196	2	2	432	3,611	2,234	5,563	3,329	324	717	15,778
NH	29	39	156	201	-	-	425	22	38	107	124	-	1	292	4,366	2,492	8,560	2,674	255	1,574	19,921
NJ	158	433	1,379	1,538	21	35	3,564	174	227	959	1,063	11	21	2,455	24,425	30,647	82,427	33,579	1,468	16,616	189,162
NM	88	100	205	250	4	1	648	66	56	159	150	3	1	435	5,083	3,715	9,309	3,832	271	2,157	24,367
NV	107	252	477	708	6	2	1,552	114	180	396	477	4	2	1,173	6,097	12,547	29,267	12,397	577	20,649	81,534
NY	224	610	1,948	2,100	34	36	4,952	250	253	1,523	1,335	29	43	3,433	31,825	41,100	97,238	45,479	1,908	10,285	227,835
OH	312	528	1,074	1,145	22	20	3,101	267	297	942	1,108	11	10	2,635	30,428	15,073	55,857	17,092	2,344	11,040	131,834
OK	87	171	353	497	5	4	1,117	76	74	238	303	3	2	696	8,436	4,541	10,075	5,138	551	1,346	30,087
OR	82	206	449	645	1	1	1,384	75	124	417	437	2	2	1,057	7,546	9,675	20,327	9,577	443	6,524	54,092
PA	271	470	1,416	1,483	16	23	3,679	264	228	1,156	1,123	14	13	2,798	33,818	23,082	62,795	24,616	1,935	7,762	154,008
RI	30	92	107	172	2	2	405	23	32	113	125	1	-	294	2,951	2,051	8,198	2,145	218	1,878	17,441
SC	93	234	527	648	5	6	1,513	119	100	521	560	4	2	1,306	13,682	9,630	27,588	9,957	1,029	5,191	67,077
SD	11	17	60	78	-	-	166	15	14	48	72	1	-	150	1,052	855	1,571	956	88	217	4,739
TN	153	253	530	794	5	2	1,737	139	161	506	560	2	3	1,371	16,365	9,881	22,891	10,683	945	2,899	63,664
TX	737	1,748	3,227	4,736	16	13	10,477	881	1,338	3,055	4,052	15	30	9,371	61,882	65,351	83,711	67,670	3,704	5,775	288,093
UT	79	211	351	727	4	1	1,373	102	131	390	514	-	5	1,142	7,767	6,144	15,047	7,354	376	4,730	41,418
VA	179	465	809	945	6	3	2,407	181	150	645	703	8	2	1,689	19,016	16,937	40,831	18,455	1,116	9,156	105,511
VT	11	27	64	105	-	3	210	26	9	36	57	-	2	130	1,854	986	2,782	1,025	113	328	7,090
WA	149	374	719	1,125	1	11	2,379	193	243	709	793	2	13	1,953	14,925	16,166	37,240	16,561	802	11,983	97,676
WI	136	197	519	532	8	5	1,397	128	118	446	421	5	6	1,124	12,817	6,812	23,238	8,838	821	4,526	57,052
WV	52	51	106	124	2	3	338	39	29	101	91	3	-	263	3,916	1,413	4,494	1,538	210	598	12,168
WY	12	22	57	57	1	12	149	19	19	44	47	-	-	129	1,232	802	1,638	1,016	59	284	5,031
Other <sup>3</sup>	30	70	171	249	98	8	626	17	19	98	118	656	2	910	3,743	13,340	17,916	9,049	3,143	695	47,886
<b>Total</b>	<b>7,754</b>	<b>18,709</b>	<b>35,217</b>	<b>48,819</b>	<b>441</b>	<b>430</b>	<b>111,370</b>	<b>7,713</b>	<b>8,850</b>	<b>30,711</b>	<b>36,376</b>	<b>915</b>	<b>378</b>	<b>84,943</b>	<b>763,416</b>	<b>727,561</b>	<b>1,789,010</b>	<b>739,248</b>	<b>53,510</b>	<b>442,254</b>	<b>4,514,999</b>

<sup>1</sup> 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.

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

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

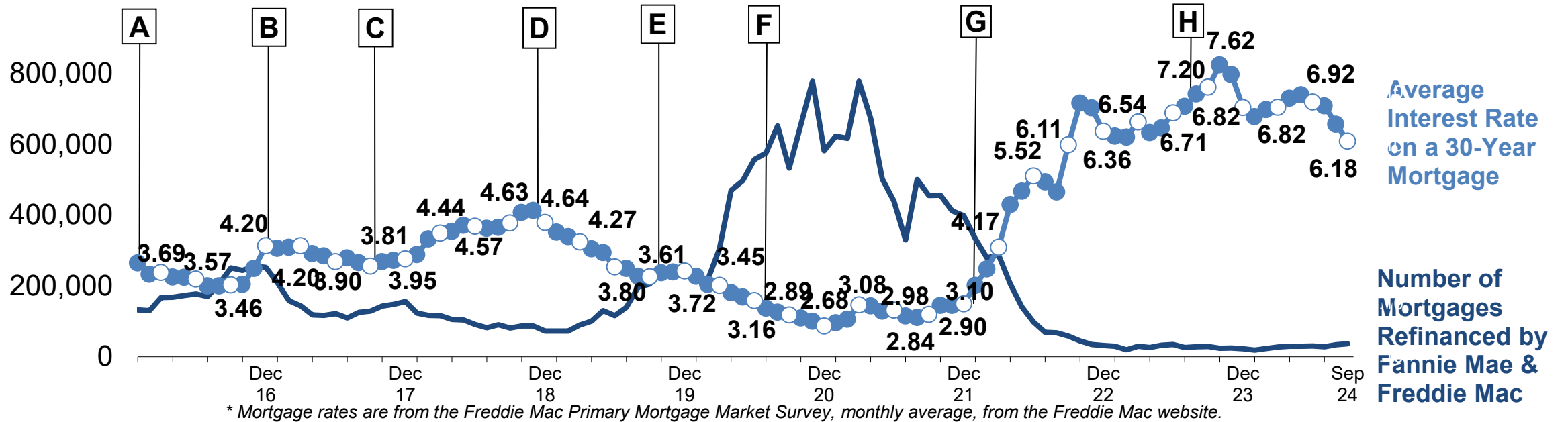






Total refinance volume increased in the third quarter of 2024 as mortgage rates decreased but remained above the levels observed through 2021. Mortgage rates fell between June and September: the average interest rate on a 30-year fixed rate mortgage decreased from 6.92 to 6.18 percent.

### Mortgage Rates vs Refinance Volume



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

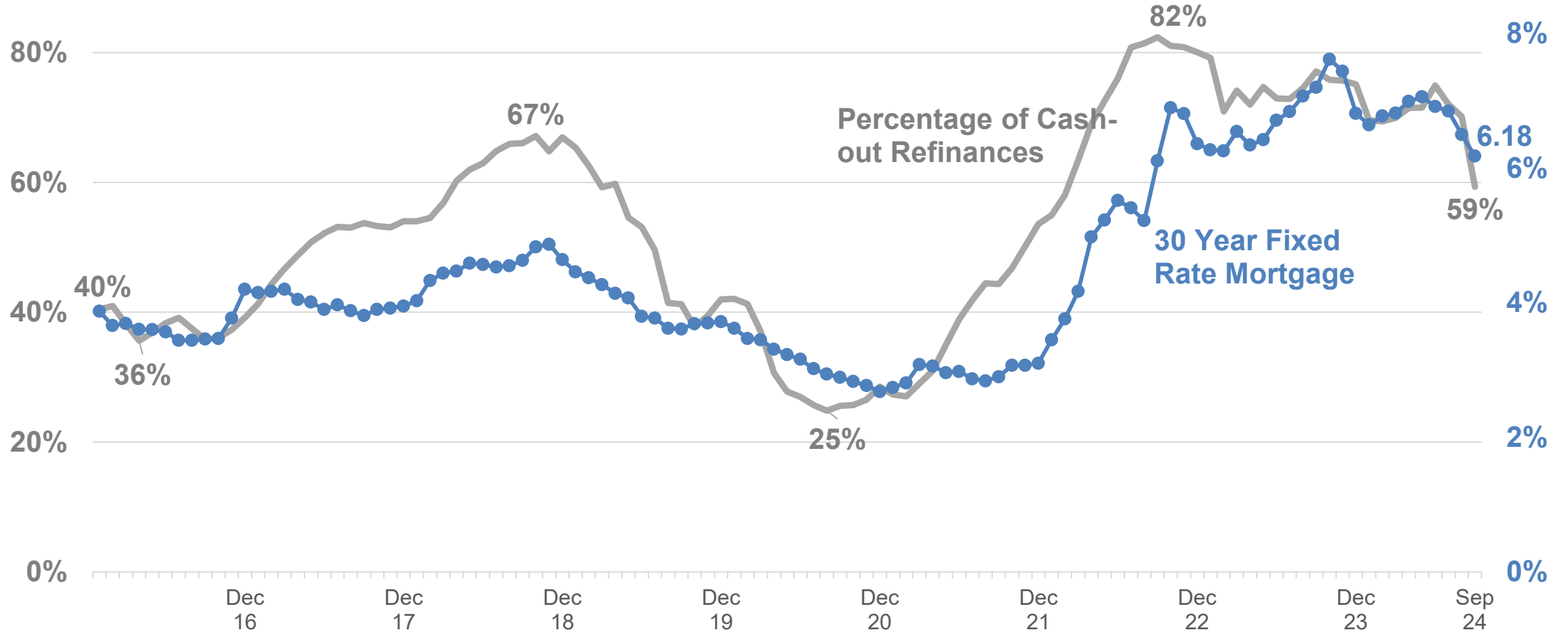
- rate was raised to 1% on March 16, 1.25% on June 15, and 1.5% on December 14.
- D - Mortgage rates peaked in 2018, as the target Federal Funds rate was incrementally raised quarterly to 1.75%, 2%, 2.25% and 2.5%, with the Federal Reserve projecting a continued steady growth of the US economy in 2018.
- E - Mortgage rates trended downward in 2019 amid the growing effects of a China-US trade war on international trade slowing economic expansion.

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



The percentage of cash-out refinances decreased to 59 percent in September after rising as high as 82 percent over the last three years. Lower mortgage rates have grown 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**

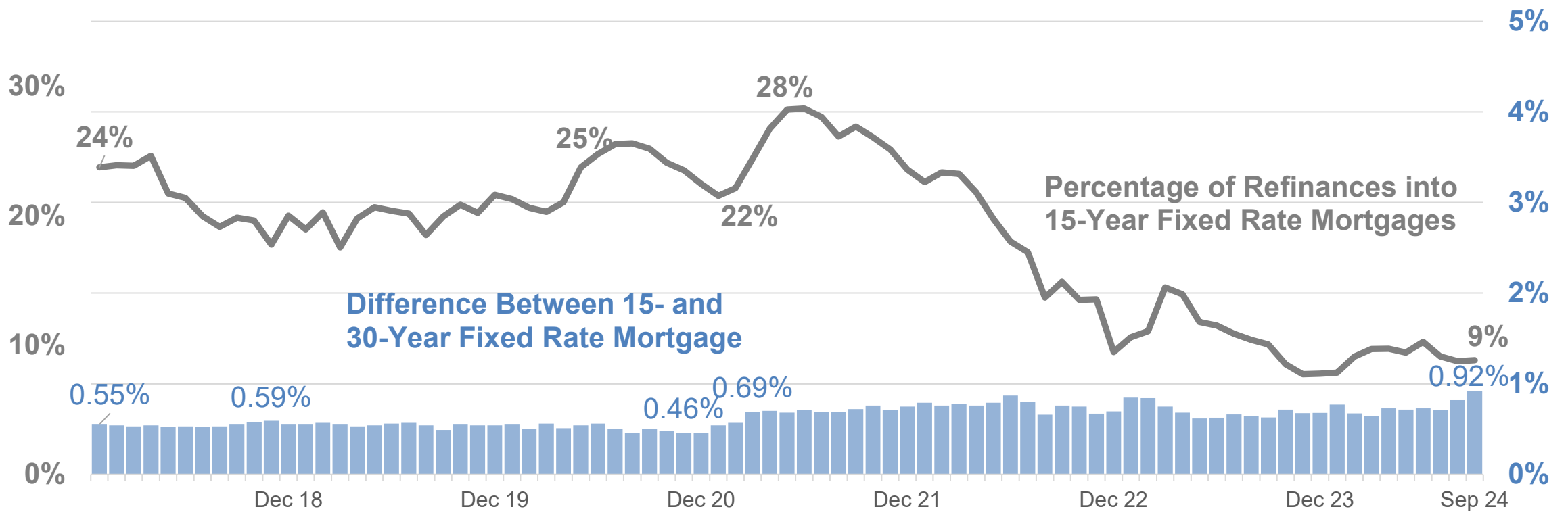


Source: FHFA (Fannie Mae and Freddie Mac). Mortgage rates are from the Freddie Mac Primary Mortgage Market Survey, monthly average, from the Freddie Mac website.



The percentage of borrowers refinancing into shorter term 15-year mortgages decreased to 9 percent between June and September. 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, since 2022, the higher monthly cost of a 15-year mortgage compared to the greater affordability of a 30-year mortgage has limited borrower interest in the 15-year mortgage due to increased mortgage rates.

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



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



## Appendix: Data Tables

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

	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	2Q24	3Q24
<b>Total Refinances</b>													
Fannie Mae	673,799	668,524	487,382	239,881	98,853	59,826	45,046	53,832	44,686	35,118	36,197	45,597	49,631
Freddie Mac	612,011	597,518	412,136	204,969	95,336	51,425	33,399	40,120	38,836	36,260	33,680	43,974	49,154
Total	1,285,810	1,266,042	899,518	444,850	194,189	111,251	78,445	93,952	83,522	71,378	69,877	89,571	98,785
<b>Fannie Mae</b>													
FRM 30 (incl FRM 25 & 40)	406,088	415,374	317,224	171,163	78,274	48,693	36,725	44,002	37,426	29,915	30,213	37,273	40,238
FRM 20	59,159	66,714	44,067	13,701	4,172	2,819	2,410	2,929	2,301	2,077	2,565	3,274	4,702
FRM 15	202,270	182,903	122,905	53,140	14,990	7,409	5,495	6,603	4,757	2,957	3,162	4,612	4,328
All Other	6,282	3,533	3,186	1,877	1,417	905	416	298	202	169	257	438	363
<b>Freddie Mac</b>													
FRM 30 (incl FRM 25 & 40)	406,195	401,886	283,995	149,937	74,346	41,808	27,527	32,609	32,790	31,774	29,039	37,456	41,973
FRM 20	46,267	48,355	34,367	13,119	3,637	2,022	1,195	1,951	1,593	1,369	1,043	1,624	1,942
FRM 15	141,890	132,975	84,128	37,189	14,656	6,315	4,032	4,922	3,942	2,763	3,126	4,152	4,441
All Other	17,659	14,302	9,646	4,724	2,697	1,280	645	638	511	354	472	742	798

#### 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.