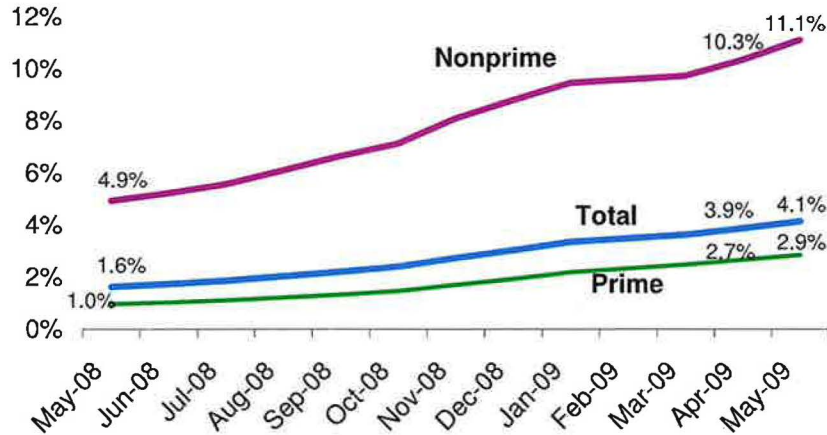




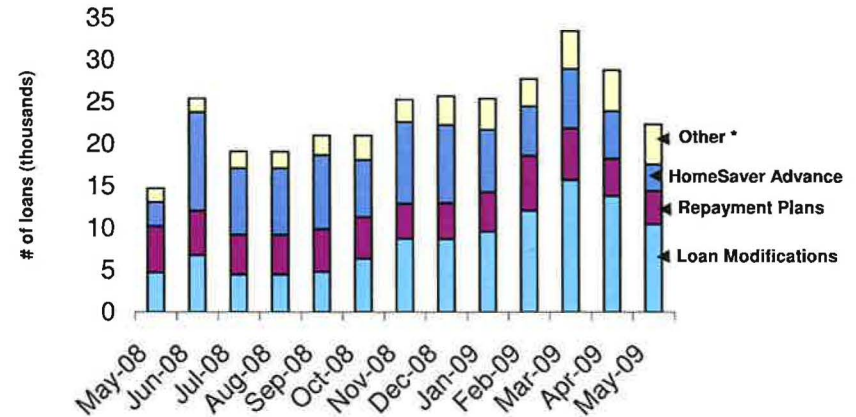
Federal Housing Finance Agency

Foreclosure Prevention Report
May 2009

60-plus-days Delinquency Rates
Delinquency rates continue to rise.

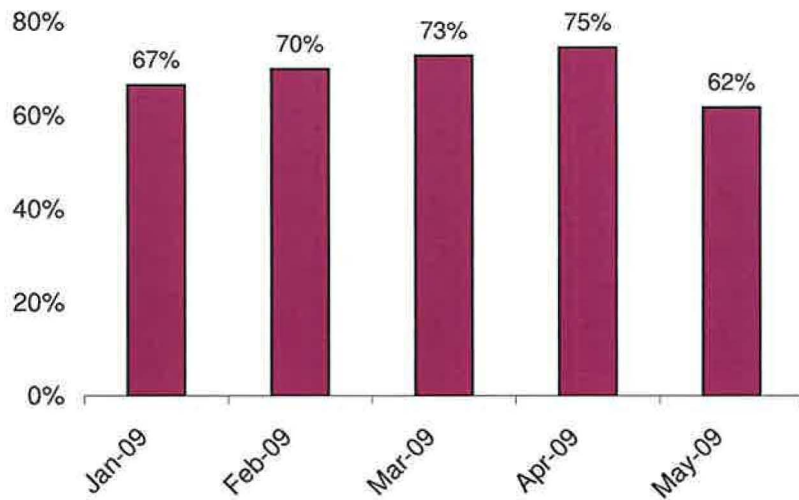


Foreclosure Prevention Actions Completed
Completed loan modifications and repayment plans fell in May as servicers continue to focus on HAMP.

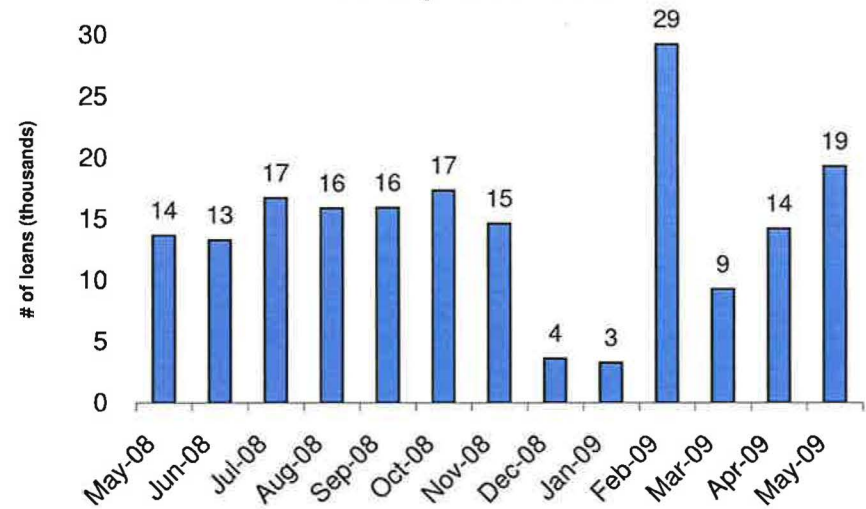


* Consists of forbearance plans, charge-offs in lieu, short sales and deeds-in-lieu

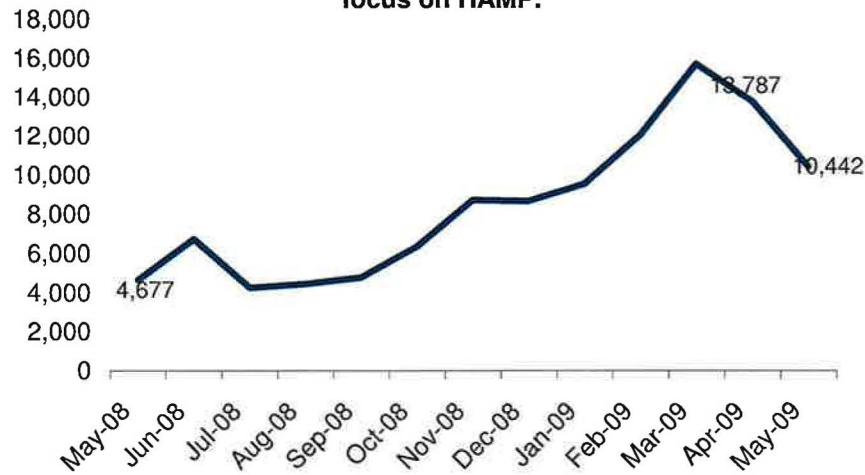
Reduce Rate and Extend Term
The proportion of loan modifications with both rate reductions and term extensions fell in May.



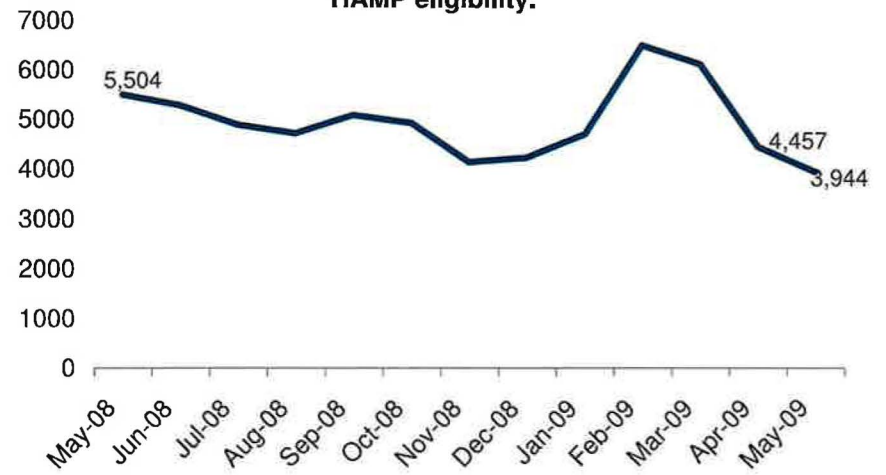
Foreclosure & Third-party Sales Completed
Foreclosure sales increased in May from sales of non-owner occupied properties and properties determined to be ineligible for HAMP.



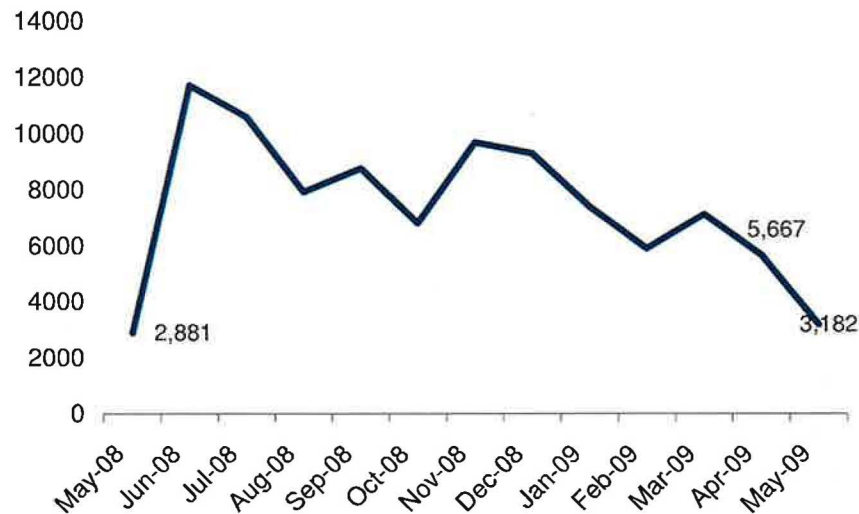
Loan Modifications Completed
Completed loan modifications fell for second consecutive month in May as servicers continue to focus on HAMP.



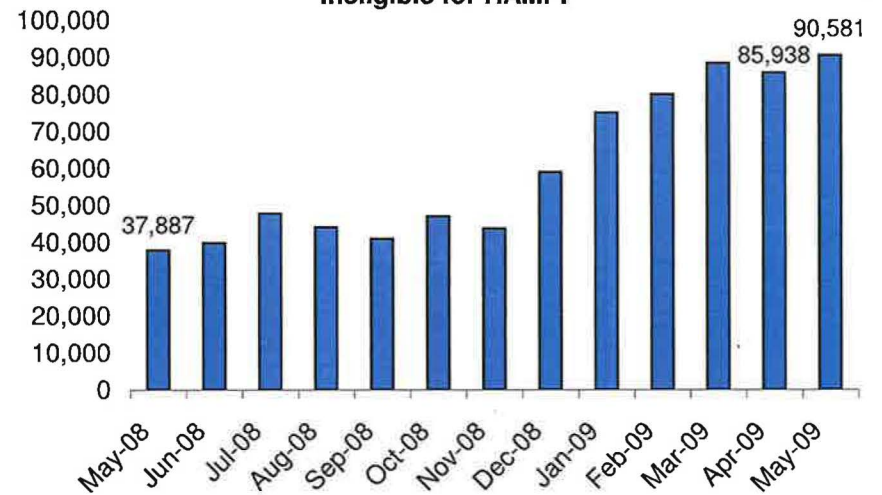
Repayment Plans Completed
Completed repayment plans fell for third consecutive month in May as some borrowers were evaluated for HAMP eligibility.



HomeSaver Advance Completed (Fannie)
Completed HSA funding declined in May as Fannie Mae continues to deemphasize the program.



Foreclosure Starts
Foreclosure starts increased in May from non-owner occupied properties and properties determined to be ineligible for HAMP.



1 - Mortgage Performance (at period end)

(# of loans in thousands)	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09
Total Loans Serviced	30,481	30,459	30,479	30,527	30,626	30,497	30,495	30,536	30,372	30,226	30,353	30,263	30,234
Prime	25,353	25,369	25,419	25,485	25,608	25,571	25,595	25,657	25,521	25,416	25,578	25,527	25,538
Nonprime	5,128	5,090	5,061	5,042	5,018	4,926	4,900	4,879	4,851	4,810	4,775	4,735	4,696
Total Delinquent Loans									1,724	1,765	1,715	1,817	1,952
Prime									913	967	952	1,012	1,092
Nonprime									810	797	763	805	860
30 - 59 Days Delinquent									708	708	615	646	701
Prime									356	372	316	330	362
Nonprime									352	336	299	316	339
60 - 89 Days Delinquent									275	265	254	258	268
Prime									139	139	137	136	140
Nonprime									137	126	117	121	128
60-plus-days Delinquent	497	529	566	621	678	731	835	926	1,015	1,056	1,100	1,171	1,251
Prime	245	264	284	313	345	380	439	497	557	595	636	682	730
Nonprime	252	265	281	308	333	351	396	429	458	461	464	489	521
Percent of Total Loans Serviced													
Total Delinquent Loans									5.68%	5.84%	5.65%	6.00%	6.46%
Prime									3.58%	3.81%	3.72%	3.96%	4.28%
Nonprime									16.70%	16.58%	15.98%	17.00%	18.31%
30 - 59 Days Delinquent									2.33%	2.34%	2.03%	2.13%	2.32%
Prime									1.40%	1.46%	1.24%	1.29%	1.42%
Nonprime									7.26%	6.99%	6.27%	6.67%	7.21%
60 - 89 Days Delinquent									0.91%	0.88%	0.84%	0.85%	0.89%
Prime									0.54%	0.55%	0.54%	0.53%	0.55%
Nonprime									2.82%	2.62%	2.46%	2.57%	2.73%
60-plus-days Delinquent	1.63%	1.74%	1.86%	2.03%	2.22%	2.40%	2.74%	3.03%	3.34%	3.49%	3.62%	3.87%	4.14%
Prime	0.97%	1.04%	1.12%	1.23%	1.35%	1.49%	1.71%	1.94%	2.18%	2.34%	2.48%	2.67%	2.86%
Nonprime	4.91%	5.21%	5.56%	6.10%	6.64%	7.13%	8.09%	8.79%	9.44%	9.58%	9.71%	10.33%	11.10%
Serious Delinquency Rate	1.12%	1.18%	1.27%	1.38%	1.52%	1.67%	1.88%	2.14%	2.45%	2.63%	2.80%	3.03%	3.25%
In Bankruptcy									0.26%	0.27%	0.29%	0.30%	0.31%

2 - Foreclosure Prevention Actions (# of loans)

	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	YTD 2009
Starts														
Repayment Plans	19,945	24,661	26,082	29,506	30,183	29,482	26,288	29,106	37,036	31,258	32,623	42,718	37,415	181,050
Forbearance Plans									11,210	17,545	20,614	32,953	30,120	112,442
Completed														
Repayment Plans	5,504	5,294	4,897	4,720	5,093	4,927	4,147	4,235	4,702	6,506	6,128	4,457	3,944	25,737
Forbearance Plans	459	336	379	326	394	572	658	886	836	827	913	727	701	4,004
Charge-offs in Lieu	49	66	73	57	72	97	75	101	98	61	129	211	155	654
HomeSaver Advance (Fannie)	2,881	11,725	10,599	7,914	8,764	6,800	9,692	9,296	7,403	5,903	7,125	5,667	3,182	29,280
Loan Modifications	4,677	6,741	4,265	4,446	4,777	6,354	8,735	8,688	9,558	12,067	15,703	13,787	10,442	61,557
Home Retention Actions	13,570	24,162	20,213	17,463	19,100	18,750	23,307	23,206	22,597	25,364	29,998	24,849	18,424	121,232
Short Sales	1,056	1,156	1,492	1,465	1,717	2,103	1,828	2,261	2,608	2,228	3,218	3,578	3,684	15,316
Deeds in Lieu	62	67	118	138	171	156	150	234	188	161	229	385	219	1,182
Nonforeclosure - Home Forfeiture Actions	1,118	1,223	1,610	1,603	1,888	2,259	1,978	2,495	2,796	2,389	3,447	3,963	3,903	16,498
Total Foreclosure Prevention Actions	14,688	25,385	21,823	19,066	20,988	21,009	25,285	25,701	25,393	27,753	33,445	28,812	22,327	137,730
Percent of Total Foreclosure Prevention Actions														
Repayment Plans	37%	21%	22%	25%	24%	23%	16%	16%	19%	23%	18%	15%	18%	19%
Forbearance Plans	3%	1%	2%	2%	2%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Charge-offs in Lieu	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	1%	0%
HomeSaver Advance (Fannie)	20%	46%	49%	42%	42%	32%	38%	36%	29%	21%	21%	20%	14%	21%
Loan Modifications	32%	27%	20%	23%	23%	30%	35%	34%	38%	43%	47%	48%	47%	45%
Home Retention Actions	92%	95%	93%	92%	91%	89%	92%	90%	89%	91%	90%	86%	83%	88%
Short Sales	7%	5%	7%	8%	8%	10%	7%	9%	10%	8%	10%	12%	17%	11%
Deeds in Lieu	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Nonforeclosure - Home Forfeiture Actions	8%	5%	7%	8%	9%	11%	8%	10%	11%	9%	10%	14%	17%	12%

3 - Loan Modifications

	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	YTD 2009
Type of Modifications (# of loans)														
Extend Term Only									1,732	2,120	2,413	2,326	2,220	10,811
Reduce Rate Only									531	493	450	409	263	2,146
Extend Term and Reduce Rate									6,366	8,440	11,430	10,280	6,444	42,960
Other									929	1,014	1,410	772	1,498	5,623
Type of Modifications (%)														
Extend Term Only									18%	18%	15%	17%	21%	18%
Reduce Rate Only									6%	4%	3%	3%	3%	3%
Extend Term and Reduce Rate									67%	70%	73%	75%	62%	70%
Other									10%	8%	9%	6%	14%	9%

* Total number of modified loans reported in this table may not tie to the number of modified loans shown in section 2 of the appendix due to timing differences in reporting systems.

4 - Home Forfeiture Actions by Risk Category (# of loans)

	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	YTD 2009
Short Sales	1,056	1,156	1,492	1,465	1,717	2,103	1,828	2,261	2,608	2,228	3,218	3,578	3,684	15,316
Deeds in Lieu	62	67	118	138	171	156	150	234	188	161	229	385	219	1,182
Nonforeclosure Home Forfeiture Actions *	1,118	1,223	1,610	1,603	1,888	2,259	1,978	2,495	2,796	2,389	3,447	3,963	3,903	16,498
Third-party Sales	677	662	725	729	716	775	515	281	251	1,032	488	859	1,148	3,778
Prime	388	404	424	402	440	473	296	159	157	674	307	575	767	2,480
Nonprime	289	258	301	327	276	302	219	122	94	358	181	284	381	1,298
Foreclosure Sales	12,977	12,622	16,000	15,156	15,219	16,556	14,130	3,335	2,997	28,221	8,791	13,382	18,168	71,559
Prime	7,309	7,399	9,717	9,029	9,141	9,937	8,582	2,090	1,955	17,801	5,598	8,437	11,876	45,667
Nonprime	5,668	5,223	6,283	6,127	6,078	6,619	5,548	1,245	1,042	10,420	3,193	4,945	6,292	25,892
Third-party & Foreclosure Sales	13,654	13,284	16,725	15,885	15,935	17,331	14,645	3,616	3,248	29,253	9,279	14,241	19,316	75,337
Prime	7,697	7,803	10,141	9,431	9,581	10,410	8,878	2,249	2,112	18,475	5,905	9,012	12,643	48,147
Nonprime	5,957	5,481	6,584	6,454	6,354	6,921	5,767	1,367	1,136	10,778	3,374	5,229	6,673	27,190
Foreclosure Starts	37,887	39,925	47,770	44,170	40,969	47,086	43,827	59,068	75,230	80,103	88,491	85,938	90,581	420,343
Prime	21,579	22,374	27,998	25,082	22,495	26,808	25,456	35,040	44,182	51,483	55,946	55,673	58,878	266,162
Nonprime	16,308	17,551	19,772	19,088	18,474	20,278	18,371	24,028	31,048	28,620	32,545	30,265	31,703	154,181

Top Five Reasons for Delinquency

Curtailment of Income	34%	35%	36%	38%	40%
Excessive obligations	20%	19%	19%	18%	18%
Unemployment	8%	8%	8%	9%	9%
Illness of principal mortgagor or family member	6%	6%	6%	6%	6%
Marital Difficulties	4%	3%	3%	3%	3%

* Short sales and deeds in lieu of foreclosure completed

Glossary

Section 1: Mortgage Performance

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

FICO Score - A standard measure of consumer credit risk developed by the Fair Isaac Corporation.

Prime Loan - A mortgage with a FICO score at origination greater than or equal to 660.

Nonprime Loan - A mortgage with either a FICO score at origination of less than 660 or with no FICO score at origination.

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.

90-plus-days Delinquent (Serious Delinquent) - Loans three or more payments delinquent, including loans in relief, or in the process of foreclosure and 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. At the end of the forbearance, the borrower is required to bring the account current or to enter into another loss mitigation action, such as a payment plan or a loan modification.

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

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

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

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

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

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

Section 3: Loan Modifications

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

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

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

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

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

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

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

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

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

Section 4: Third-party Sales and Foreclosures

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

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

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