



# Federal Housing Finance Agency

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## Foreclosure Prevention Report First Quarter 2012

### FHFA Federal Property Manager's Report

This report contains data on foreclosure prevention activity of Fannie Mae and Freddie Mac (the Enterprises) through March 2012.

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Key states were selected based on the top rankings for three factors as of March 31, 2012:	
<ul style="list-style-type: none"> <li>● Serious delinquency rates of the Enterprises' single-family books;</li> <li>● The number of serious delinquent loans in the Enterprises' single-family portfolios; and</li> <li>● The percentage decline in house prices over the past five years, per FHFA's Seasonally Adjusted, Purchase-Only House Price Index.</li> </ul>	
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## First Quarter 2012 Highlights

### The Enterprises' Completed Foreclosure Prevention Actions:

- The Enterprises have completed nearly 2.3 million foreclosure prevention actions since the start of conservatorship in September 2008. Over 1.9 million of these actions have helped borrowers keep their homes including more than 1.1 million permanent loan modifications.
- Approximately half of borrowers who received loan modifications in the first quarter had their monthly payments reduced by over 30 percent.
- Nearly one-third of loan modifications in the first quarter included principal forbearance.
- The performance of modified loans remains strong. Fewer than 15 percent of loans modified in the second quarter of 2011 had missed two or more payments, nine months after modification.

### The Enterprises' Mortgage Performance:

- Mortgage performance continues to improve as early stage (30-89 days) and serious delinquency rates declined during the first quarter of 2012.

### The Enterprises' Foreclosures:

- Third-party and foreclosure sales decreased slightly while foreclosure starts increased for the first time since third quarter of 2010.
- REO inventory declined as property dispositions increased and acquisitions decreased during the first quarter.

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

Foreclosure Prevention & Refinance Activities		
	4Q11	1Q12
HAMP Active Trials	36,391	31,075
HAMP Permanent - Cumulative	399,808	413,855
<b>Completed Foreclosure Prevention Actions</b>		
Loan Modifications *	71,111	60,348
Repayment Plans	41,972	44,636
Forbearance Plans	7,103	6,248
Charge-offs-in-lieu	512	507
<b>Home Retention Actions</b>	<b>120,698</b>	<b>111,739</b>
Short Sales	31,785	30,601
Deeds-in-lieu	3,110	3,759
<b>Home Forfeiture Actions</b>	<b>34,895</b>	<b>34,360</b>
<b>TOTAL</b>	<b>155,593</b>	<b>146,099</b>
* Includes HAMP permanent modifications		

Mortgage Performance (at period end)		
(# of loans in thousands)	4Q11	1Q12
30-59 Days Delinquent	612	497
60-plus-days Delinquent	1,296	1,202
Serious Delinquent*	1,105	1,052
Foreclosure Starts	218	226
Third-party & Foreclosure Sales	80	79
REO Inventory	179	173
<b>(Percent of total loans serviced)</b>		
30-59 Days Delinquent	2.11%	1.72%
60-plus-days Delinquent	4.46%	4.15%
Serious Delinquent*	3.78%	3.61%
* 90 days or more delinquent, or in the process of foreclosure.		

## Home Affordable Modification Program (HAMP) - Status Update

### Home Affordable Modification Program (HAMP)

- Announced March 4, 2009.
- Allows a borrower's payment to be reduced to an affordable amount through an interest rate reduction (down to 2 percent), a term extension (up to 480 months), or principal forbearance. Incentives are being offered to borrowers, servicers, and investors for program participation and a successful payment history.
- Approximately 960,900 homeowners have been offered a HAMP trial modification since the program started in April 2009. Nearly 508,600 of these homeowners have been granted HAMP permanent modifications.
- About 14,000 HAMP trials became permanent modifications in the first quarter, bringing the total number of active HAMP permanent modifications to approximately 413,900.
- Nearly 31,100 borrowers were in a HAMP trial modification period at the end of the quarter, down from 36,400 at the end of the fourth quarter. The decline was due to conversions to permanent modifications.

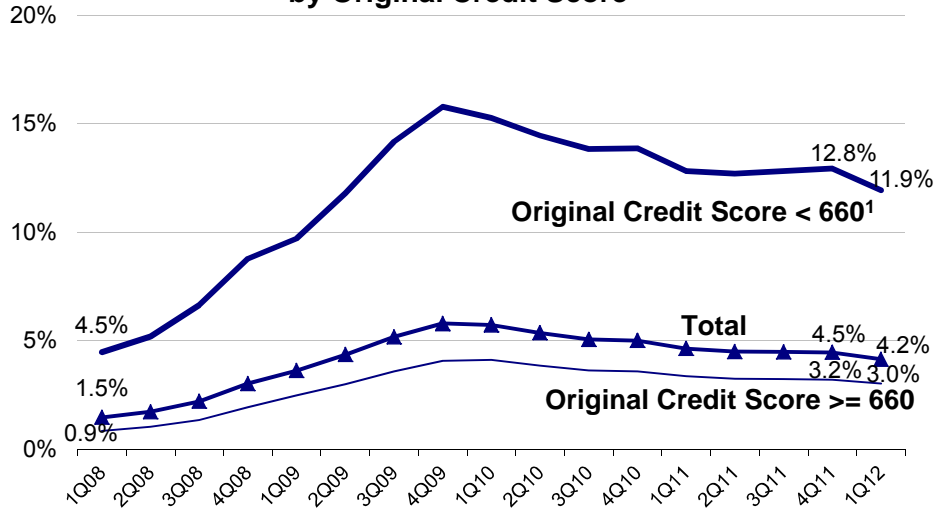
### HAMP Statistics

Cumulative from April 2009 through	4Q11	1Q12
Trial Modifications Ever Started	936,402	960,922
Less:		
Trials Disqualified	(97,039)	(97,255)
Trials Cancelled	(321,794)	(324,033)
Permanent Modifications	(481,178)	(508,559)
<b>Trials Remaining Active</b>	<b>36,391</b>	<b>31,075</b>
Permanent Modifications Started	481,178	508,559
Less:		
Modifications Defaulted	(79,356)	(92,222)
Modifications Paid off	(2,014)	(2,482)
<b>Active Permanent Modifications</b>	<b>399,808</b>	<b>413,855</b>

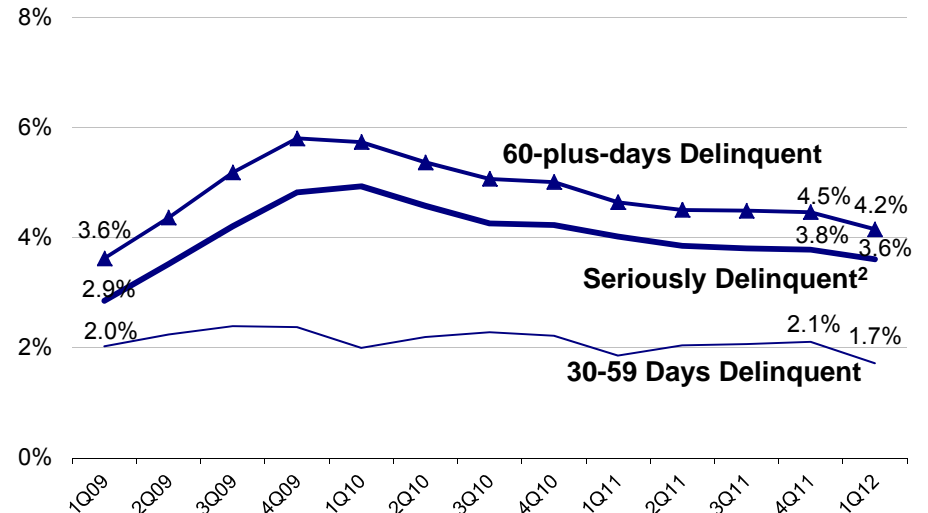
Source: HAMP system of record (IR2)

# Mortgage Performance

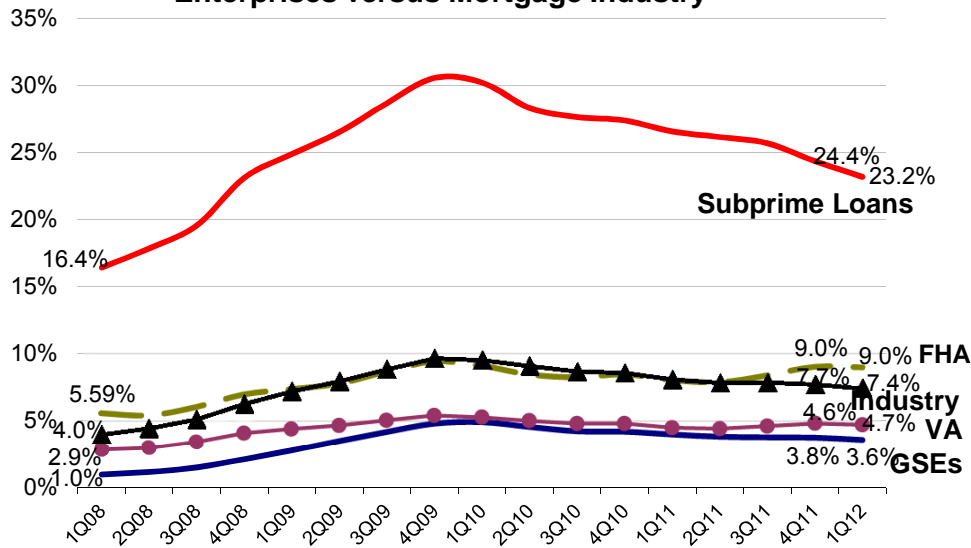
**Enterprises' 60-plus-days Delinquency Rates by Original Credit Score**



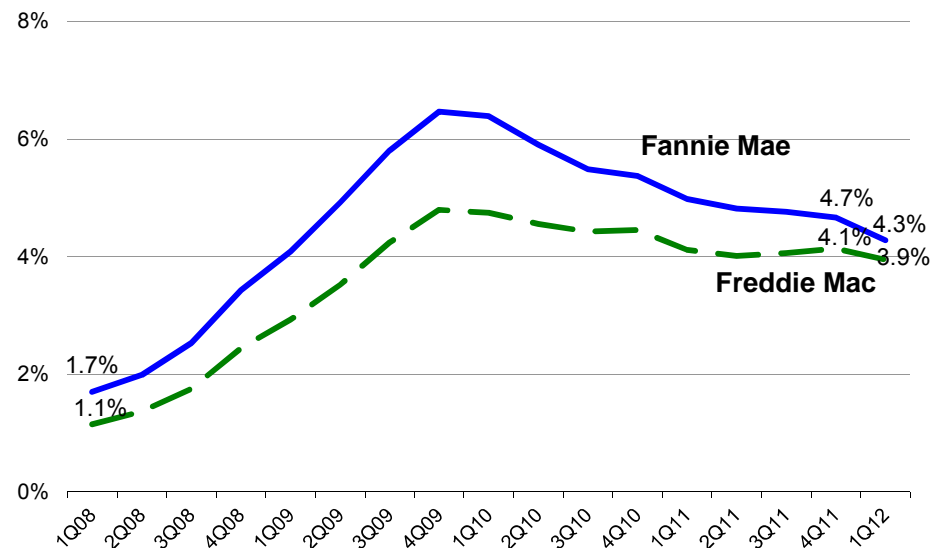
**Enterprises' Mortgage Delinquency Rates**



**Serious Delinquency Rates<sup>2</sup> Enterprises versus Mortgage Industry**



**60-plus-days Delinquency Rates**



Source: Fannie Mae and Freddie Mac; National Delinquency Survey from MBA - First Quarter 2012

<sup>1</sup> Includes loans with missing original credit score.

<sup>2</sup> 90 days or more delinquent, or in the process of foreclosure.

## Foreclosure Prevention Activity: All Actions Completed

Since conservatorship, the Enterprises have completed nearly 2.3 million foreclosure prevention actions. More than 1.1 million of these actions have been permanent loan modifications and another 777,400 have been other forms of assistance that have allowed troubled homeowners to save their homes. Approximately 339,000 of the actions have been short sales and deeds-in-lieu which resulted in borrowers leaving their homes without going through the foreclosure process.

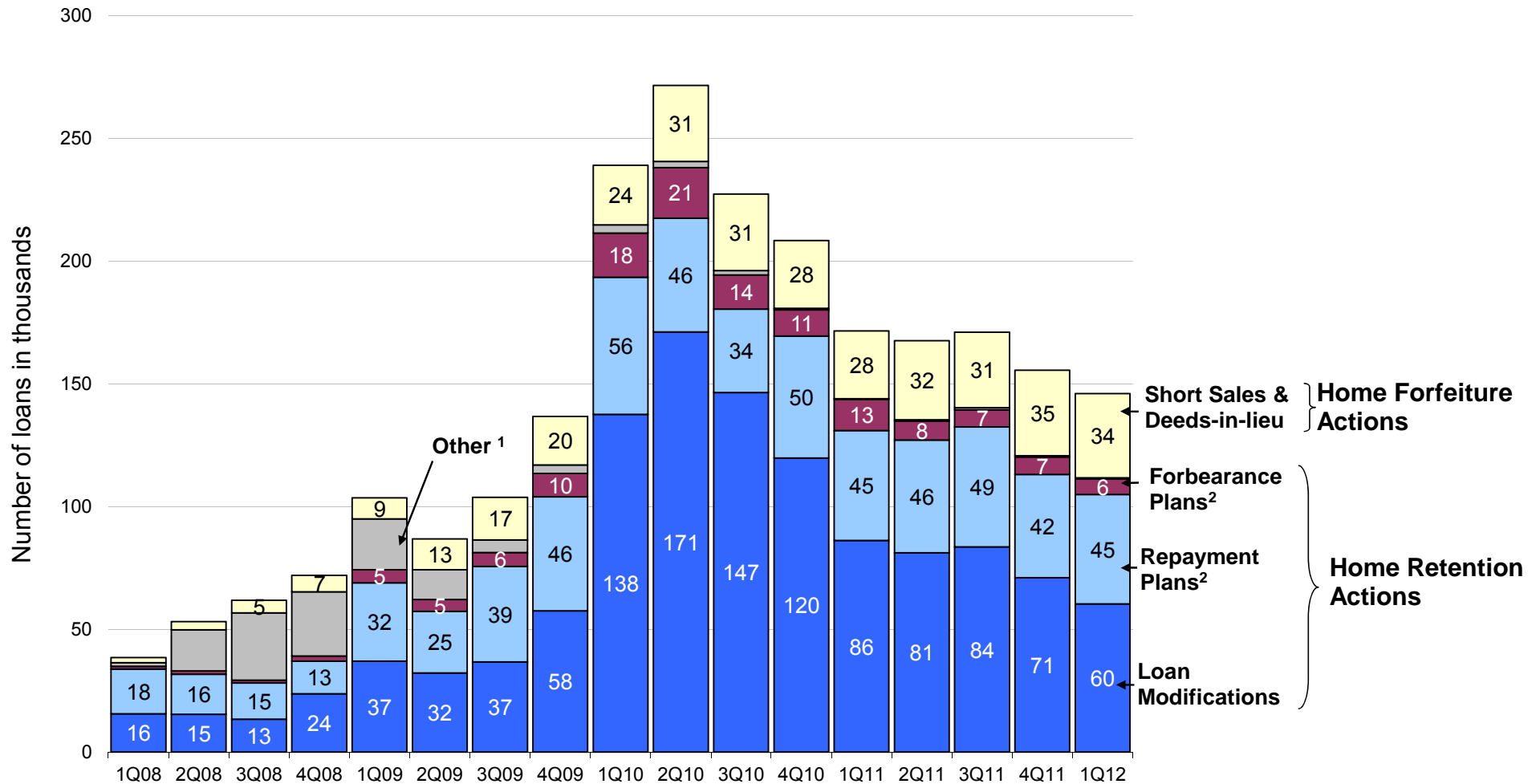
### Completed Foreclosure Prevention Actions

	Full Year 2009	Full Year 2010	Full Year 2011	1Q12	Conservatorship to Date <sup>1</sup>
<b>Home Retention Actions</b>					
Repayment Plans	142,360	185,954	181,558	44,636	567,817
Forbearance Plans	25,227	63,024	34,423	6,248	131,038
Charge-offs-in-lieu	2,247	3,118	2,263	507	8,408
HomeSaver Advance ( <i>Fannie</i> )	39,199	5,191	-	-	70,178
Loan Modifications	<u>163,647</u>	<u>575,022</u>	<u>322,108</u>	<u>60,348</u>	<u>1,144,902</u>
<b>Total</b>	<b>372,680</b>	<b>832,309</b>	<b>540,352</b>	<b>111,739</b>	<b>1,922,343</b>
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales	55,447	107,953	115,237	30,601	315,430
Deeds-in-lieu	<u>2,971</u>	<u>6,043</u>	<u>10,231</u>	<u>3,759</u>	<u>23,544</u>
<b>Total</b>	<b><u>58,418</u></b>	<b><u>113,996</u></b>	<b><u>125,468</u></b>	<b><u>34,360</u></b>	<b><u>338,974</u></b>
<b>Total Foreclosure Prevention Actions</b>	<b><u>431,098</u></b>	<b><u>946,305</u></b>	<b><u>665,820</u></b>	<b><u>146,099</u></b>	<b><u>2,261,317</u></b>

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

## Foreclosure Prevention Activity: All Actions Completed

The Enterprises completed approximately 146,100 foreclosure prevention actions in the first quarter. The vast majority of these actions allowed troubled homeowners to save their homes, including 60,300 permanent loan modifications.



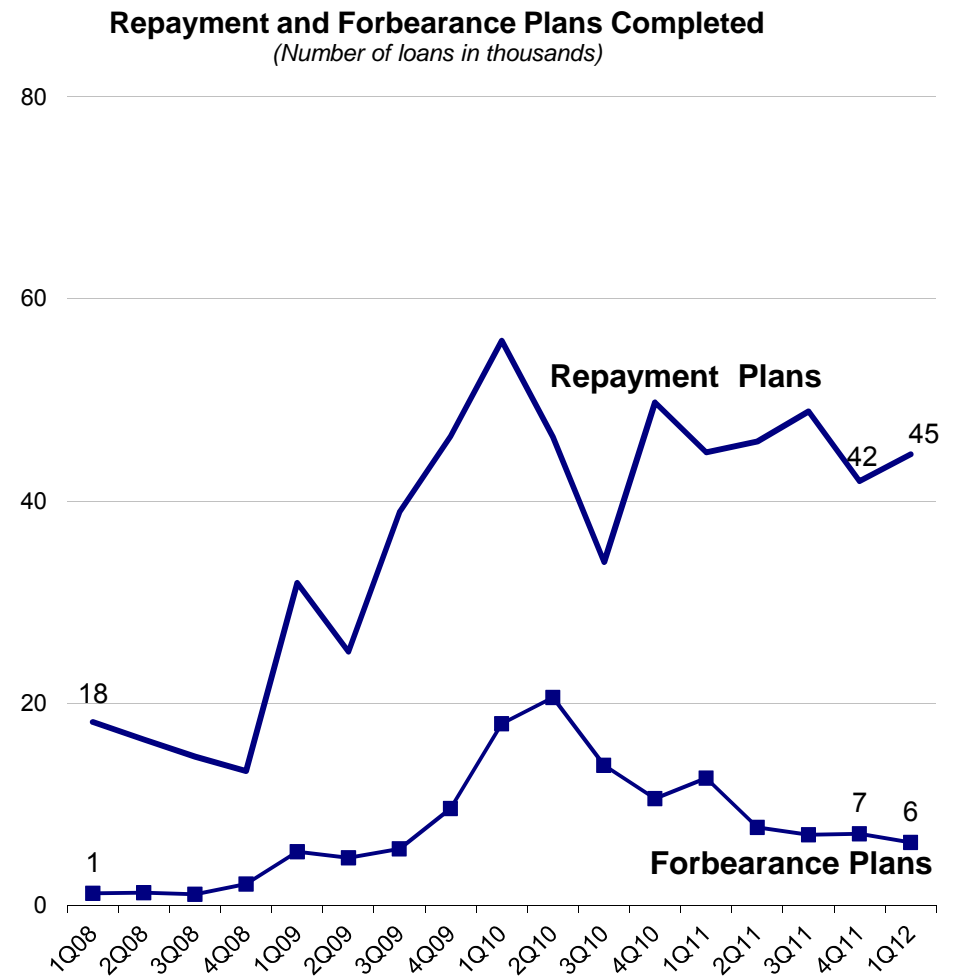
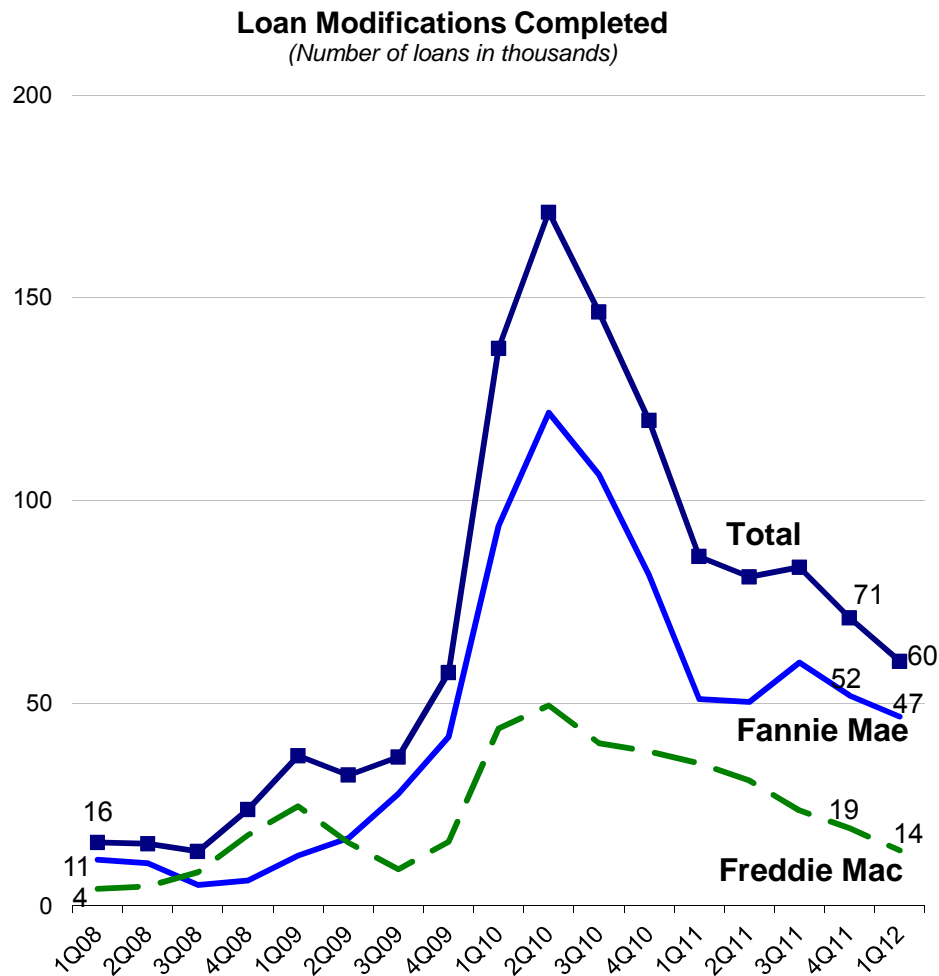
<sup>1</sup> Consists of HomeSaver Advance (Fannie Mae) and Charge-offs-in-lieu.

<sup>2</sup> Include loans that were 30+ days delinquent at initiation of the plan. In addition, the completed forbearance plans data have been revised to exclude HAMP.



## Foreclosure Prevention Activity: Home Retention Actions

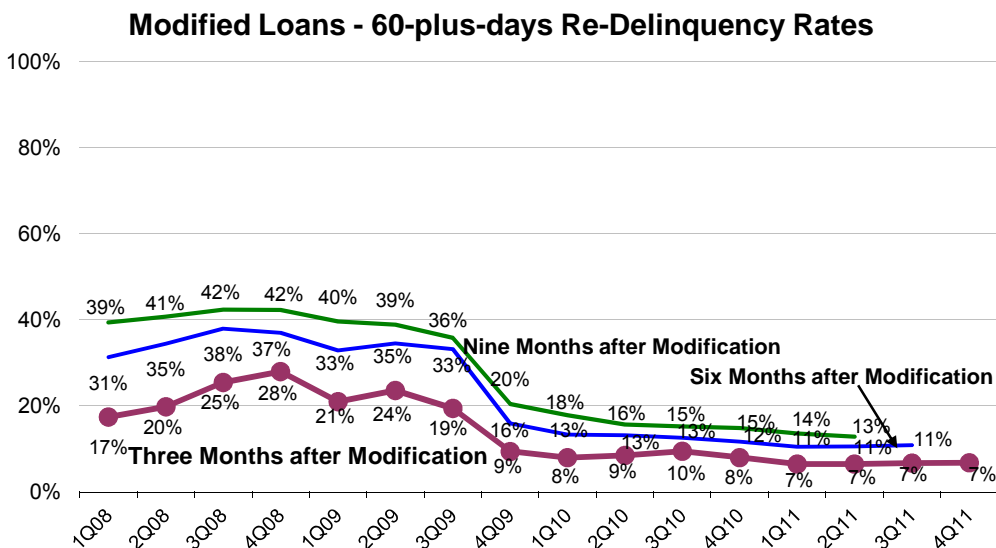
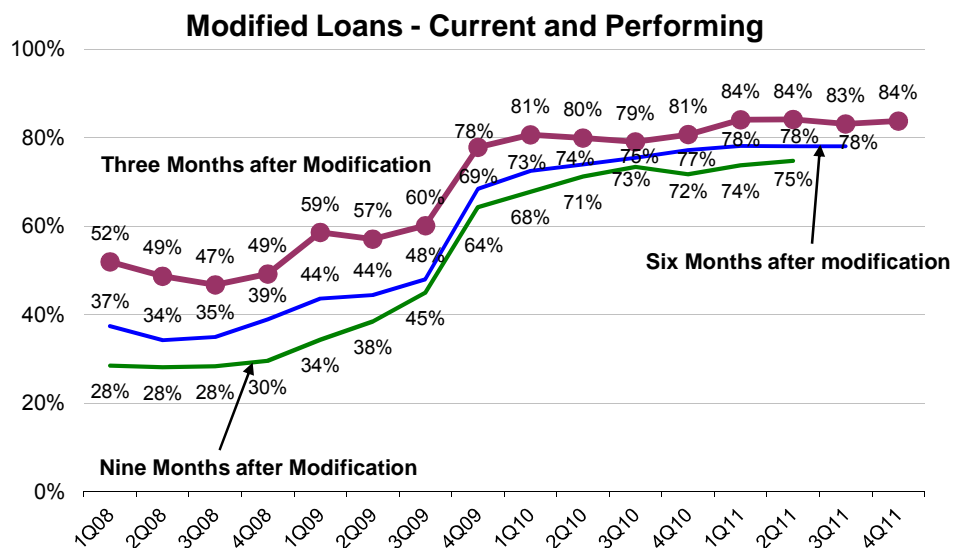
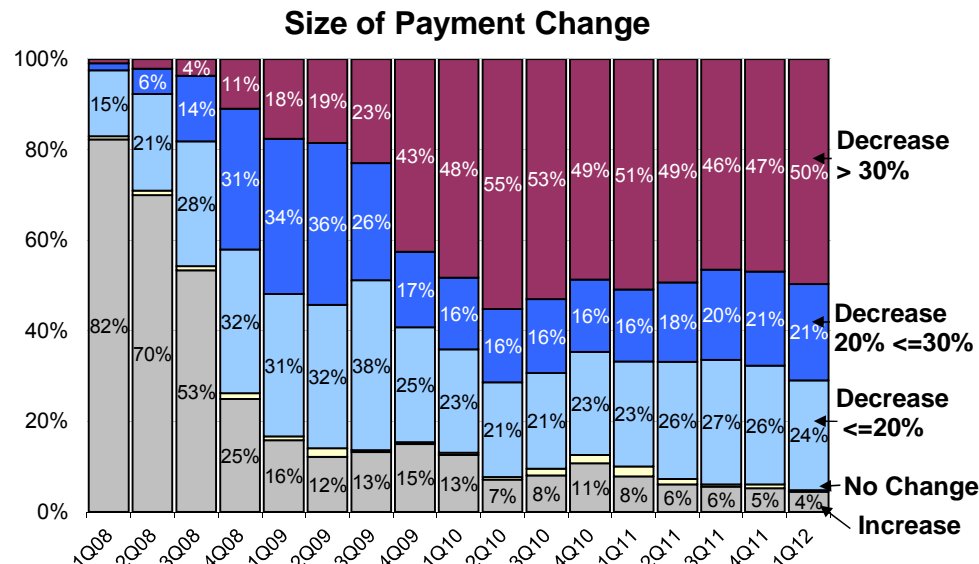
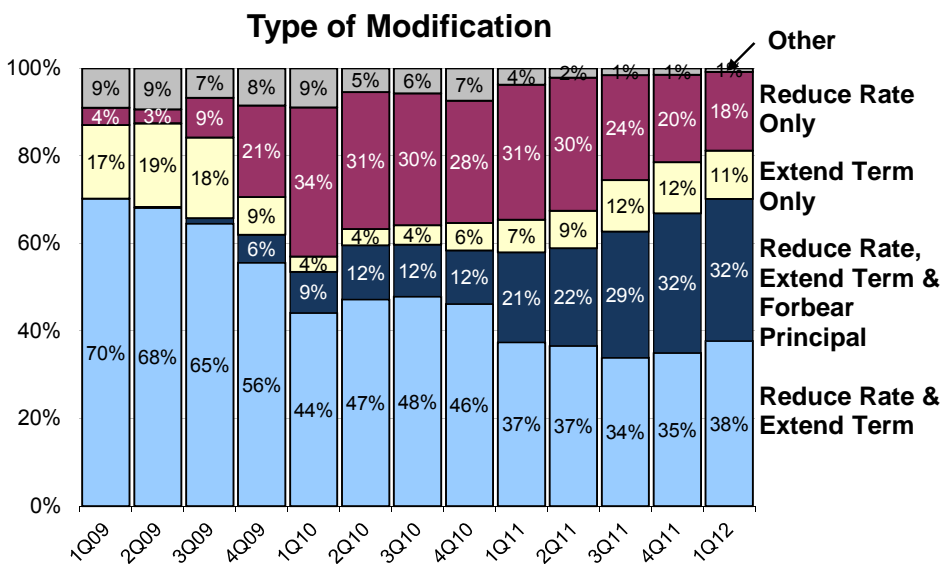
Approximately 60,300 loan modifications were completed in the first quarter, bringing the total number of permanent modifications to more than 1.1 million since the start of conservatorship in September 2008. In addition, the Enterprises completed more than 44,600 repayment plans and 6,200 forbearance plans to help delinquent borrowers cure their mortgage arrears during the quarter.



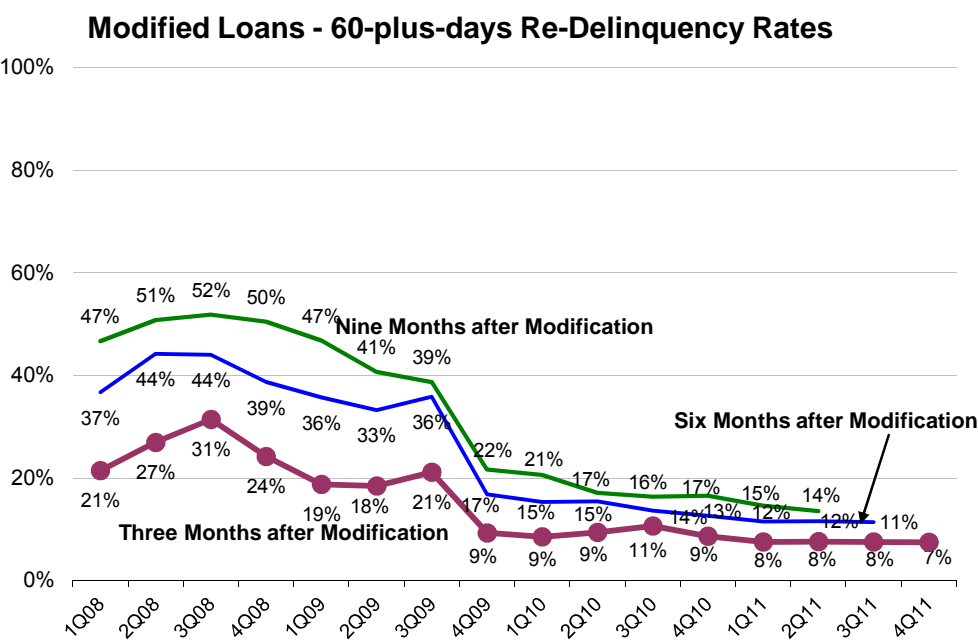
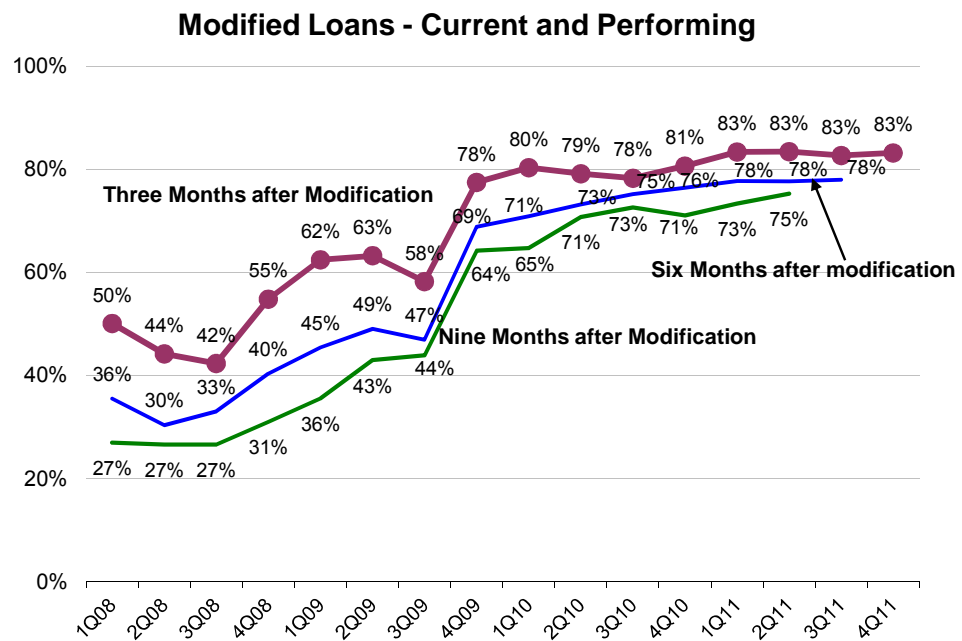
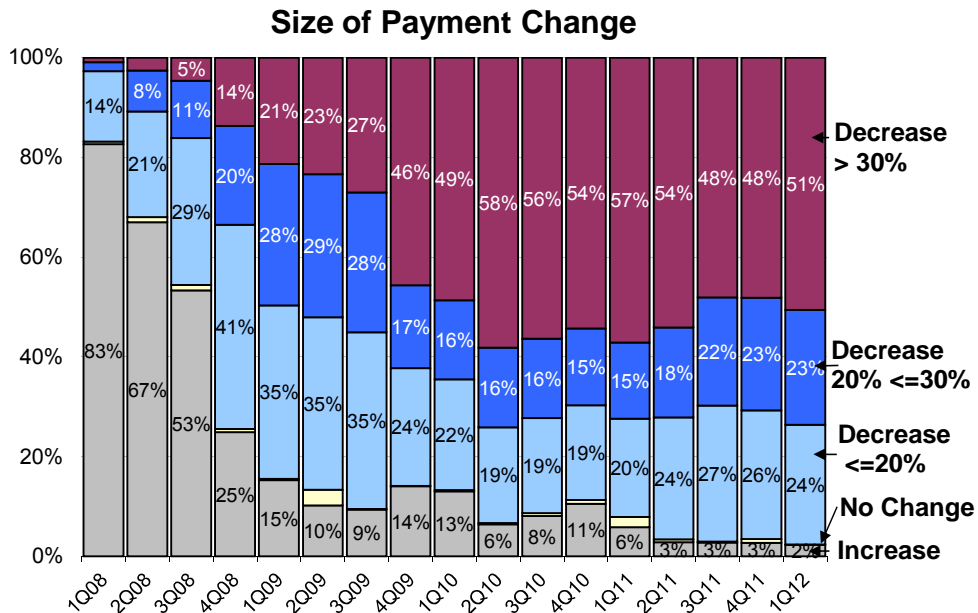
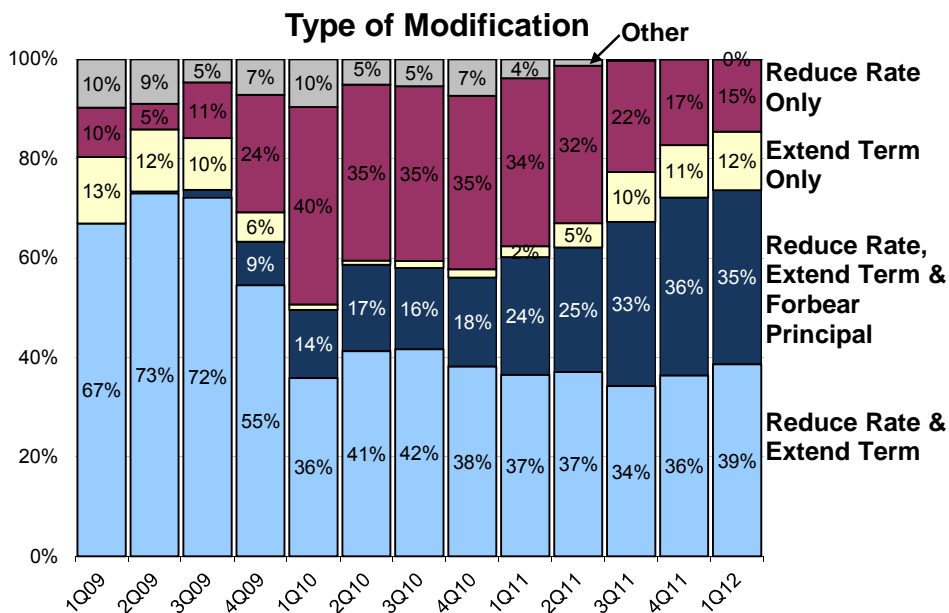
# Enterprises' Loan Modifications

Nearly one-third of borrowers who received loan modifications in the first quarter had portions of their mortgage balance forbore.

The performance of modified loans remains strong. Fewer than 15 percent of loans modified in the second quarter of 2011 had missed two or more payments, nine months after modification.



# Fannie Mae's Loan Modifications\*



\* Modified loans data may not tie to Fannie Mae's financial statements due to timing differences in reporting systems.

## Fannie Mae's HAMP and Non-HAMP Performance

Loans modified through HAMP perform better after modification compared with Non-HAMP modifications.

### Modified Loans - Performance Three Months after Modification

	HAMP								Non-HAMP								
	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	
Current and Performing	86%	80%	78%	81%	86%	86%	86%	87%	Current and Performing	74%	78%	79%	80%	80%	78%	80%	81%
30-59 Days Delinquent	7%	11%	12%	10%	8%	8%	8%	7%	30-59 Days Delinquent	16%	12%	11%	11%	11%	11%	11%	11%
60+ Days Delinquent	7%	9%	11%	10%	6%	6%	6%	6%	60+ Days Delinquent	9%	10%	10%	8%	9%	11%	9%	8%

### Modified Loans - Performance Six Months after Modification

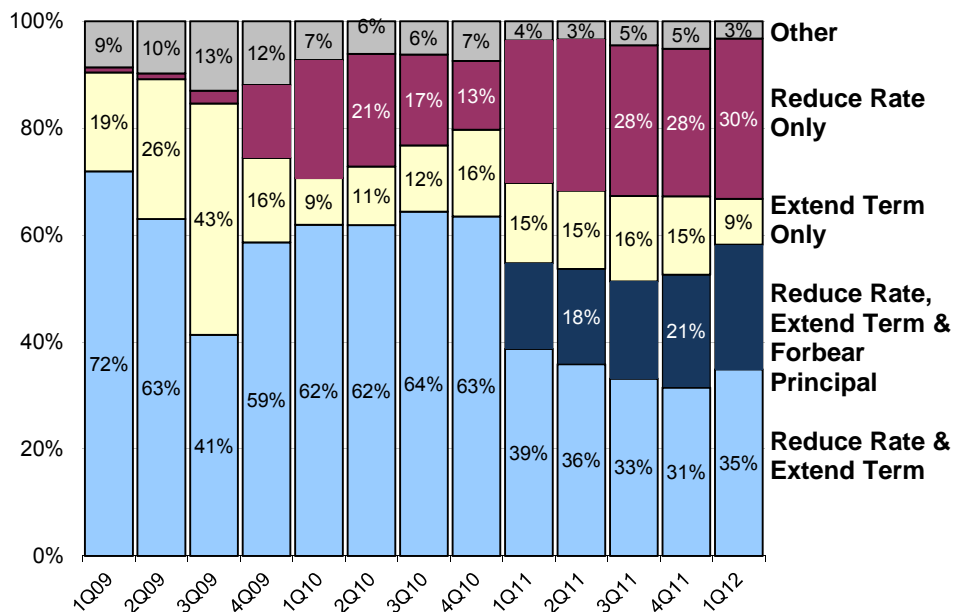
	HAMP							Non-HAMP							
	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	
Current and Performing	81%	76%	77%	79%	81%	81%	82%	Current and Performing	62%	70%	74%	75%	73%	71%	75%
30-59 Days Delinquent	9%	12%	10%	10%	10%	9%	9%	30-59 Days Delinquent	17%	13%	12%	12%	13%	13%	12%
60+ Days Delinquent	9%	13%	13%	11%	9%	10%	9%	60+ Days Delinquent	21%	16%	14%	13%	14%	15%	13%

### Modified Loans - Performance Nine Months after Modification

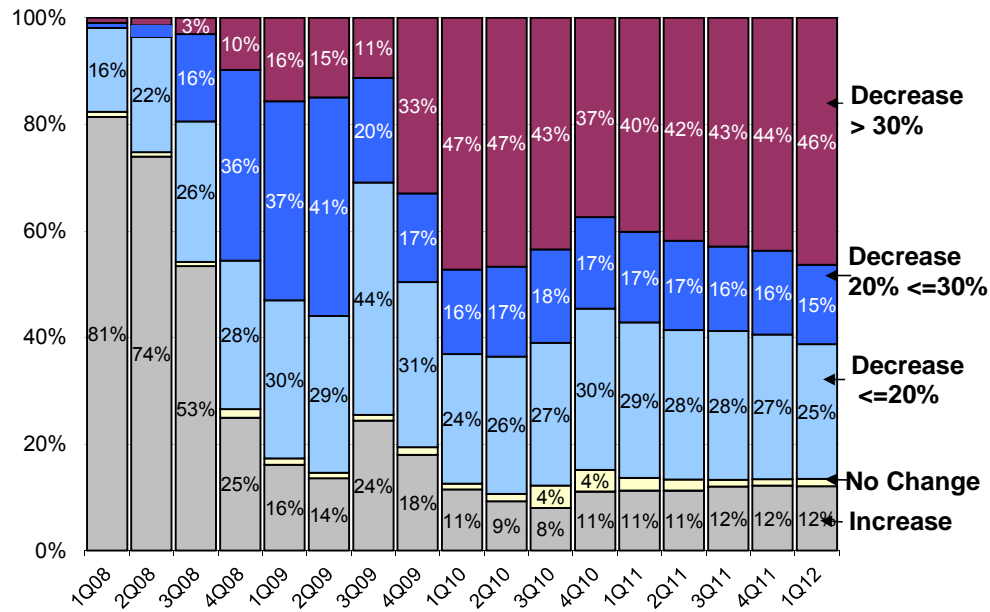
	HAMP						Non-HAMP						
	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	
Current and Performing	76%	74%	76%	76%	77%	78%	Current and Performing	55%	67%	71%	69%	68%	69%
60+ Days Delinquent	13%	19%	13%	13%	13%	12%	60+ Days Delinquent	28%	24%	17%	17%	18%	17%

# Freddie Mac's Loan Modifications\*

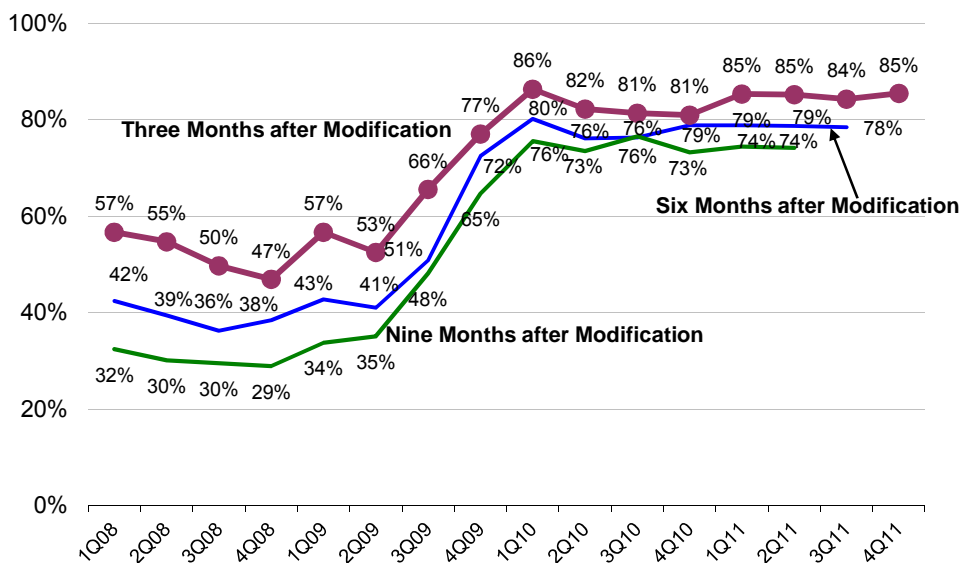
### Type of Modification



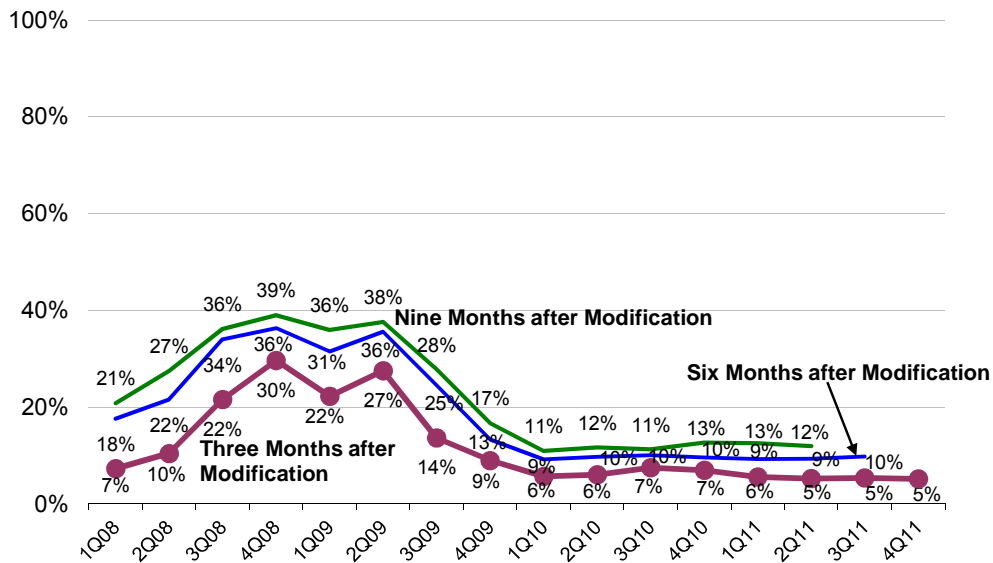
### Size of Payment Change



### Modified Loans - Current and Performing



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



\* Modified loans data may not tie to Freddie Mac's financial statements due to timing differences in reporting systems.

## Freddie Mac's HAMP and Non-HAMP Performance

Loans modified through HAMP perform better after modification compared with Non-HAMP modifications.

### Modified Loans - Performance Three Months after Modification

	HAMP									Non-HAMP									
	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	
Current and Performing	83%	88%	84%	82%	82%	87%	88%	87%	89%	Current and Performing	72%	78%	78%	79%	80%	83%	81%	79%	79%
30-59 Days Delinquent	9%	7%	10%	12%	11%	8%	8%	9%	8%	30-59 Days Delinquent	18%	13%	14%	12%	12%	10%	11%	12%	12%
60+ Days Delinquent	8%	5%	6%	6%	7%	5%	4%	4%	3%	60+ Days Delinquent	10%	9%	8%	7%	7%	7%	8%	9%	9%

### Modified Loans - Performance Six Months after Modification

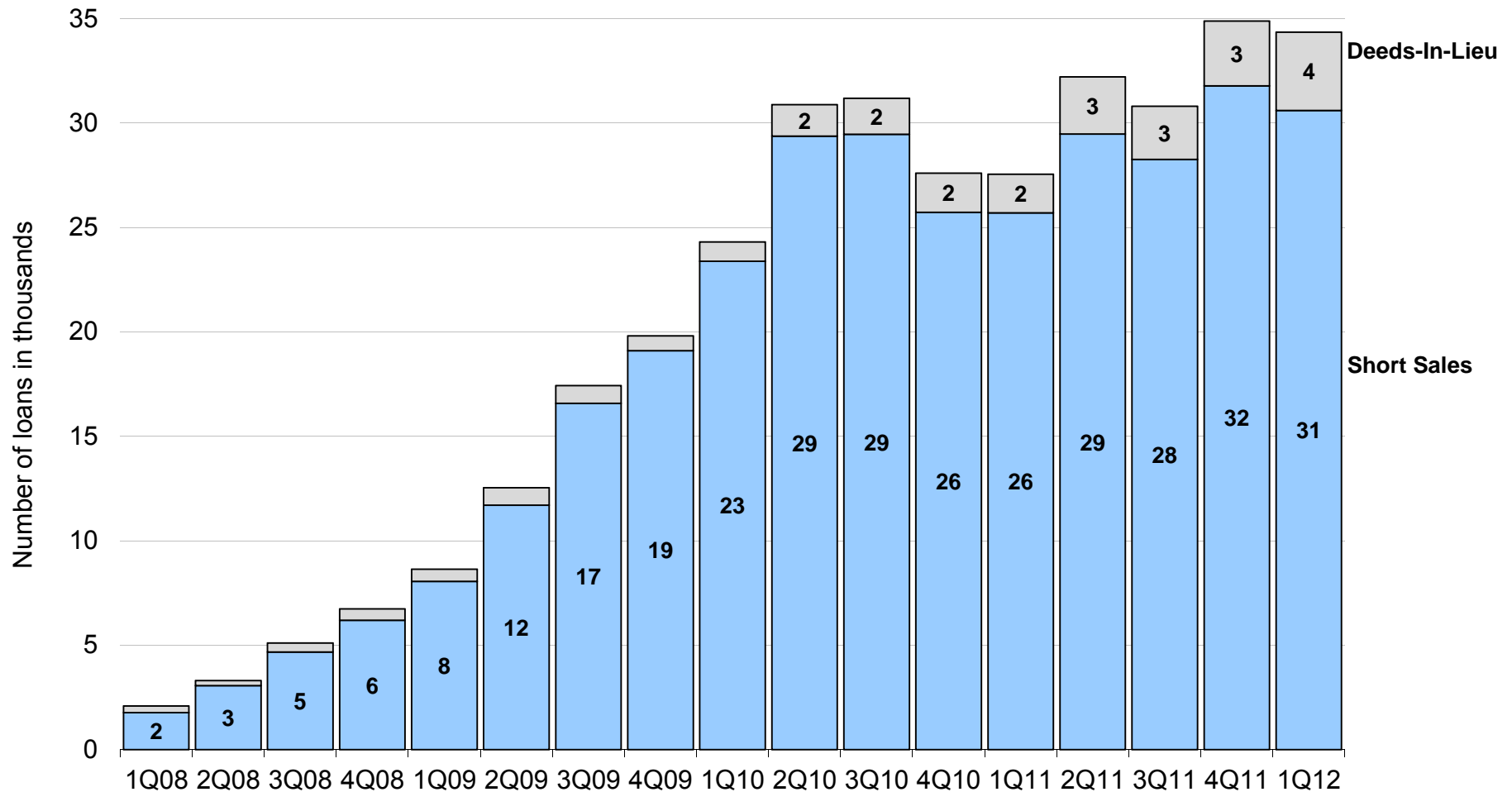
	HAMP								Non-HAMP								
	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	
Current and Performing	84%	84%	79%	79%	82%	83%	84%	83%	Current and Performing	62%	67%	66%	70%	76%	72%	71%	70%
30-59 Days Delinquent	9%	9%	13%	12%	10%	10%	10%	10%	30-59 Days Delinquent	21%	18%	19%	16%	13%	15%	15%	15%
60+ Days Delinquent	7%	7%	8%	9%	8%	7%	6%	7%	60+ Days Delinquent	17%	15%	15%	14%	11%	13%	14%	16%

### Modified Loans - Performance Nine Months after Modification

	HAMP							Non-HAMP							
	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	
Current and Performing	79%	80%	76%	79%	78%	80%	80%	Current and Performing	53%	59%	61%	68%	69%	66%	65%
60+ Days Delinquent	10%	9%	10%	10%	10%	9%	8%	60+ Days Delinquent	23%	20%	18%	15%	15%	18%	18%

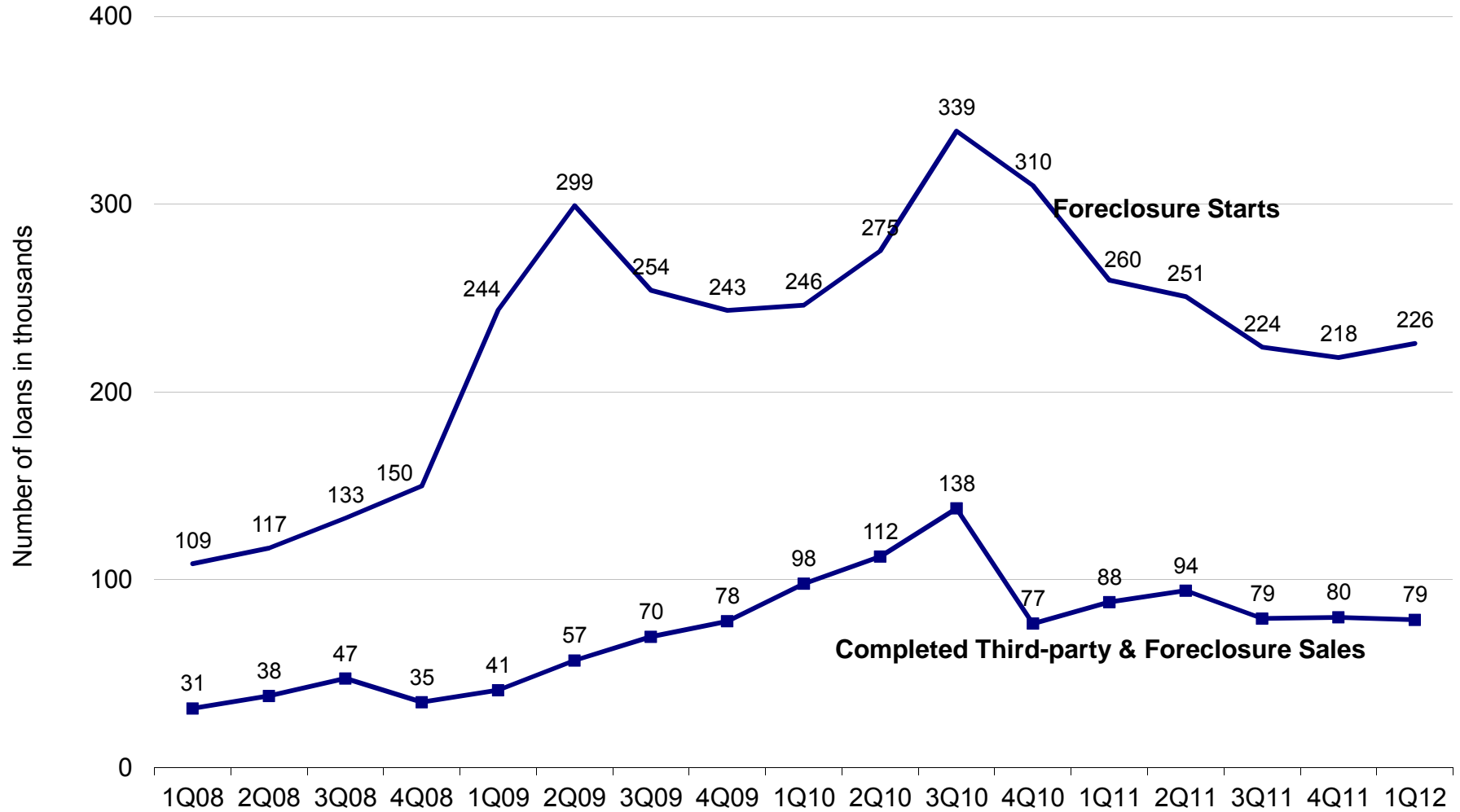
## Foreclosure Prevention Activity: Home Forfeiture Actions

Approximately 34,400 short sales and deeds-in-lieu were completed in the first quarter, bringing the total to nearly 339,000 since the start of conservatorship. The Enterprises continue to offer short sales and deeds-in-lieu as options for borrowers who can no longer afford their mortgages to avoid going through the foreclosure process. 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.



# Foreclosures

The Enterprises' third-party and foreclosure sales declined slightly while foreclosure starts increased for the first time since third quarter of 2010.



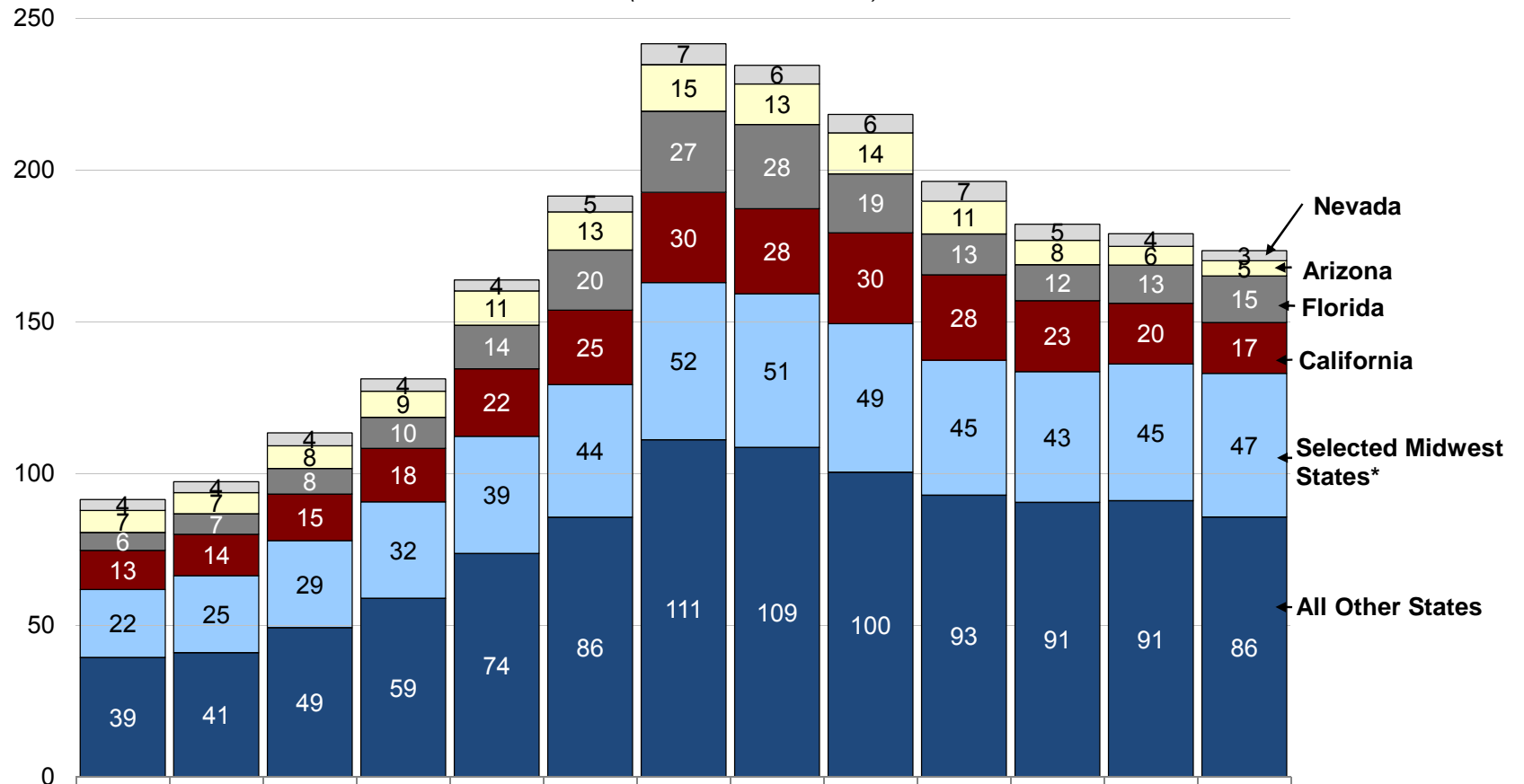


## Real Estate Owned (REO) Activity & Inventory

The Enterprises' REO inventory continued to decline in the first quarter due to increases in property dispositions and decreases in property acquisitions.

### REO Inventory by State

(Number in thousands)



REO Activity	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12
Acquisitions	39,362	54,092	65,332	71,938	91,341	103,500	124,402	69,733	78,256	78,485	69,572	72,014	71,505
Dispositions	(40,724)	(48,294)	(49,238)	(54,144)	(58,723)	(75,832)	(74,206)	(76,849)	(94,441)	(100,550)	(83,678)	(75,163)	(77,104)
Inventory (at period end)	91,516	97,314	113,408	131,202	163,820	191,488	241,684	234,568	218,383	196,318	182,212	179,063	173,464

\* Select Midwest states are Illinois, Indiana, Michigan and Ohio



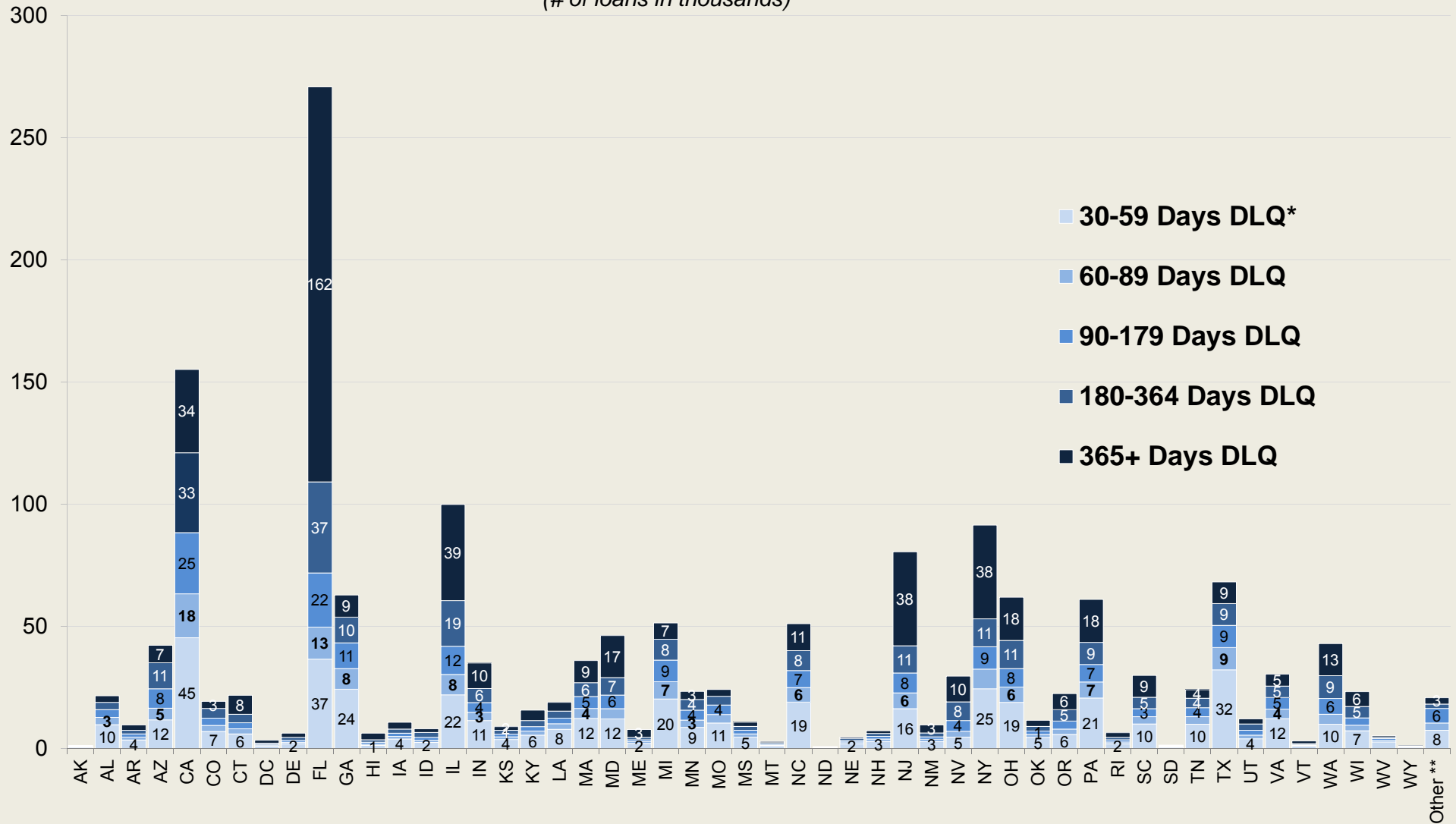
## **State Level Data**

## Delinquent Loans by State

A substantial number of the Enterprises' delinquent borrowers are deeply (365+ days) delinquent. At the end of the first quarter, more than half of the serious delinquent (90+ days delinquent) borrowers have missed more than one year of mortgage payments. In Florida, the number of loans that have been delinquent for one year or more exceeds the total number of delinquent loans in every other state except California.

Delinquent Loans by State - As of March 31, 2012

(# of loans in thousands)



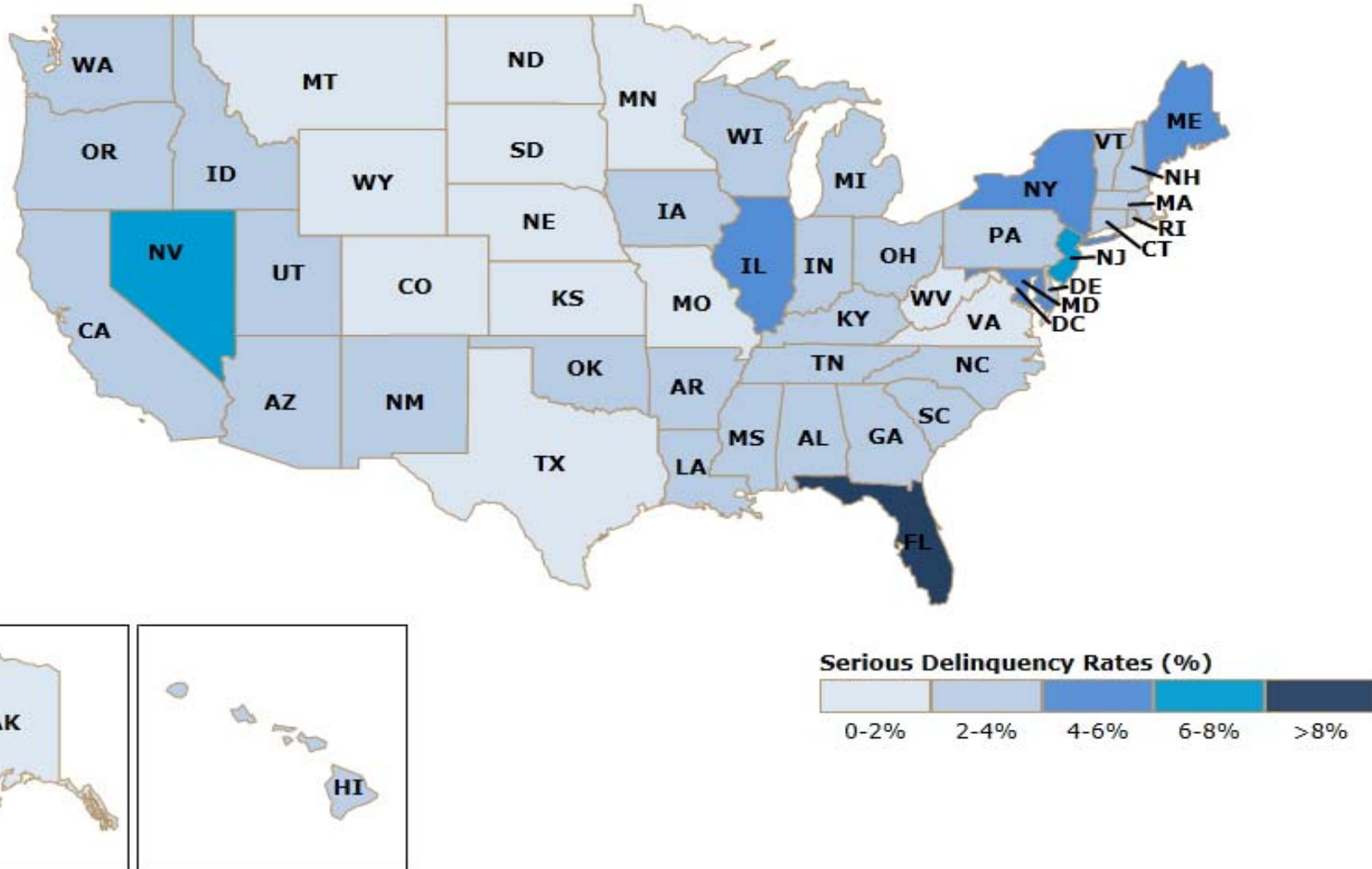
\* Includes other loans that cannot be categorized due to missing attributes.

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

# Serious Delinquency Rates of Single-Family Mortgages\*

Fannie Mae and Freddie Mac State Borrower Assistance Map

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



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

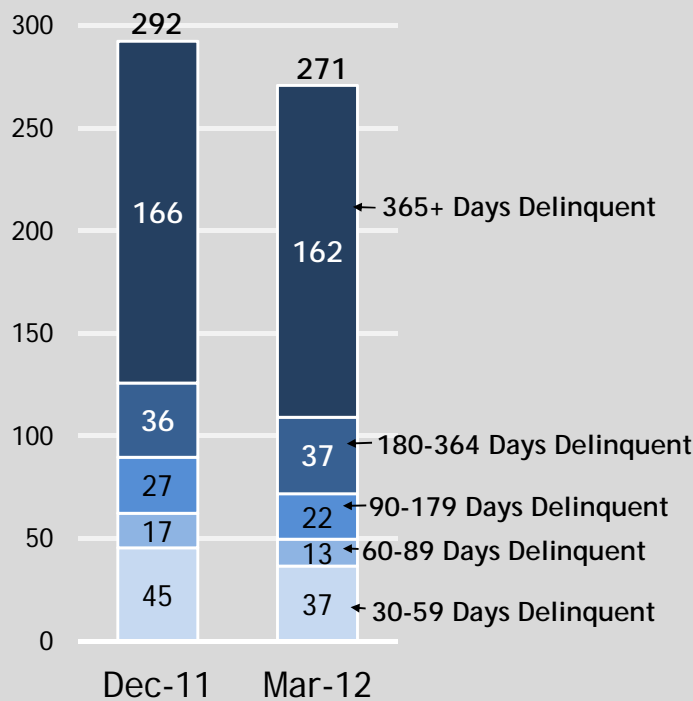
The following pages provide detailed information about states with the biggest five-year decline in house prices and the highest number and rate of seriously delinquent loans as of March 31, 2012.

# Florida

## Single-Family Book Profile - As of March 31, 2012

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	173	98	271
Current Loans	<u>1,071</u>	<u>642</u>	<u>1,713</u>
Total Loans Serviced	1,243	740	1,983

Delinquent Loans



Completed Foreclosure Prevention Actions

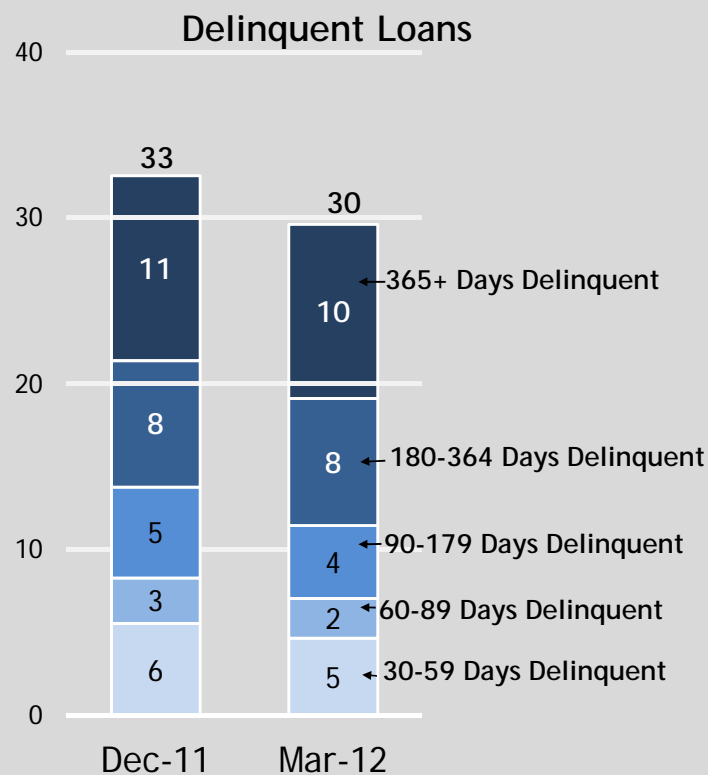
	2010	2011	1Q12	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	12,464	11,456	2,523	35,804	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	6,840	3,667	864	12,919	
Loan Modifications	64,733	43,190	8,206	136,312	
Other	<u>385</u>	<u>79</u>	<u>24</u>	<u>3,759</u>	
<b>Total</b>	<b>84,422</b>	<b>58,392</b>	<b>11,617</b>	<b>188,793</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>25,705</u>	<u>29,738</u>	<u>7,888</u>	<u>76,164</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>110,127</b>	<b>88,130</b>	<b>19,505</b>	<b>264,957</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.

# Nevada

## Single-Family Book Profile - As of March 31, 2012

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	17	13	30
Current Loans	<u>161</u>	<u>97</u>	<u>258</u>
Total Loans Serviced	178	109	287



## Completed Foreclosure Prevention Actions

	2010	2011	1Q12	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	1,566	1,430	244	4,294	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	1,335	685	103	2,283	
Loan Modifications	13,729	7,282	1,110	25,859	
Other	<u>32</u>	<u>5</u>	<u>0</u>	<u>437</u>	
<b>Total</b>	<b>16,662</b>	<b>9,402</b>	<b>1,457</b>	<b>32,874</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>6,324</u>	<u>6,398</u>	<u>1,767</u>	<u>16,441</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>22,986</b>	<b>15,800</b>	<b>3,224</b>	<b>49,315</b>	

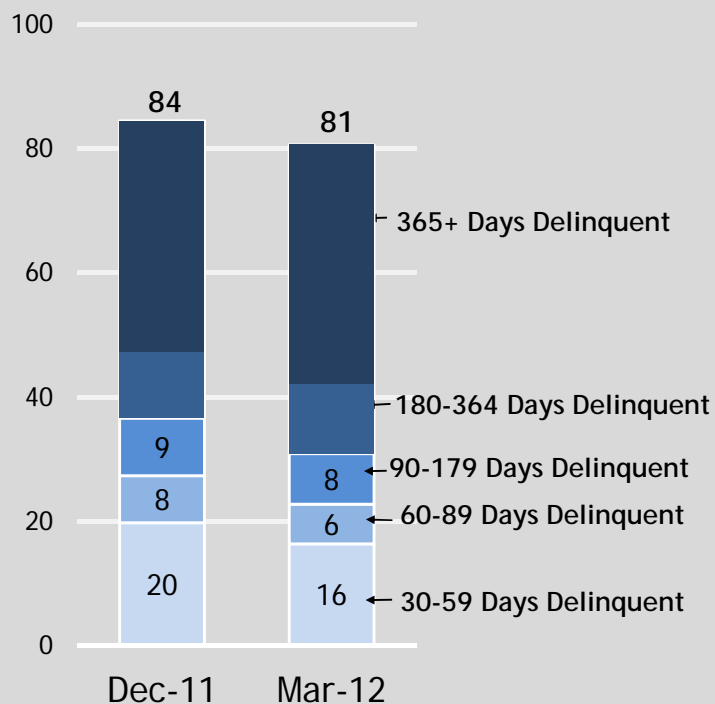
<sup>1</sup> Since the first full quarter in conservatorship (4Q08). Freddie Mac's data excludes repayment and forbearance plans completed in 4Q08 and 2009. Fannie Mae's data excludes HomeSaver Advance, charge-offs-in-lieu, short sales and deeds-in-lieu completed in 4Q08.

# New Jersey

## Single-Family Book Profile - As of March 31, 2012

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	53	28	81
Current Loans	<u>515</u>	<u>306</u>	<u>821</u>
Total Loans Serviced	568	334	901

### Delinquent Loans



### Completed Foreclosure Prevention Actions

	2010	2011	1Q12	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	6,034	5,773	1,402	16,936	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	2,107	1,323	342	4,194	
Loan Modifications	19,657	11,656	2,692	39,715	
Other	<u>127</u>	<u>9</u>	<u>3</u>	<u>1,259</u>	
<b>Total</b>	<b>27,924</b>	<b>18,761</b>	<b>4,439</b>	<b>62,103</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>2,218</u>	<u>2,675</u>	<u>783</u>	<u>6,865</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>30,142</b>	<b>21,436</b>	<b>5,222</b>	<b>68,968</b>	

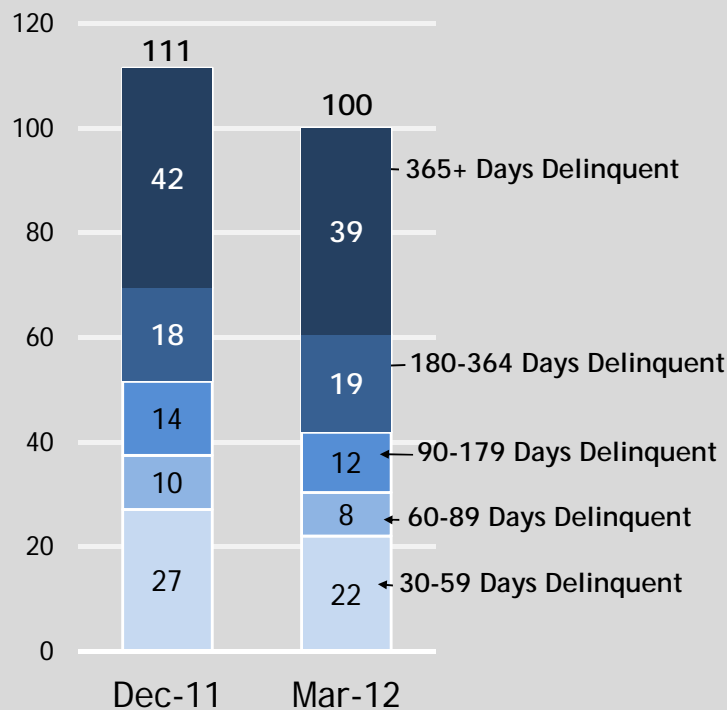
<sup>1</sup> Since the first full quarter in conservatorship (4Q08). Freddie Mac's data excludes repayment and forbearance plans completed in 4Q08 and 2009. Fannie Mae's data excludes HomeSaver Advance, charge-offs-in-lieu, short sales and deeds-in-lieu completed in 4Q08.

# Illinois

## Single-Family Book Profile - As of March 31, 2012

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	61	39	100
Current Loans	<u>740</u>	<u>549</u>	<u>1,289</u>
Total Loans Serviced	801	588	1,389

### Delinquent Loans



### Completed Foreclosure Prevention Actions

	2010	2011	1Q12	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	7,606	7,393	1,854	22,353	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	3,722	2,050	475	6,866	
Loan Modifications	31,742	19,323	3,808	63,189	
Other	<u>290</u>	<u>93</u>	<u>27</u>	<u>2,040</u>	
<b>Total</b>	<b>43,361</b>	<b>28,859</b>	<b>6,164</b>	<b>94,448</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>4,478</u>	<u>5,857</u>	<u>1,909</u>	<u>14,382</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>47,839</b>	<b>34,716</b>	<b>8,073</b>	<b>108,830</b>	

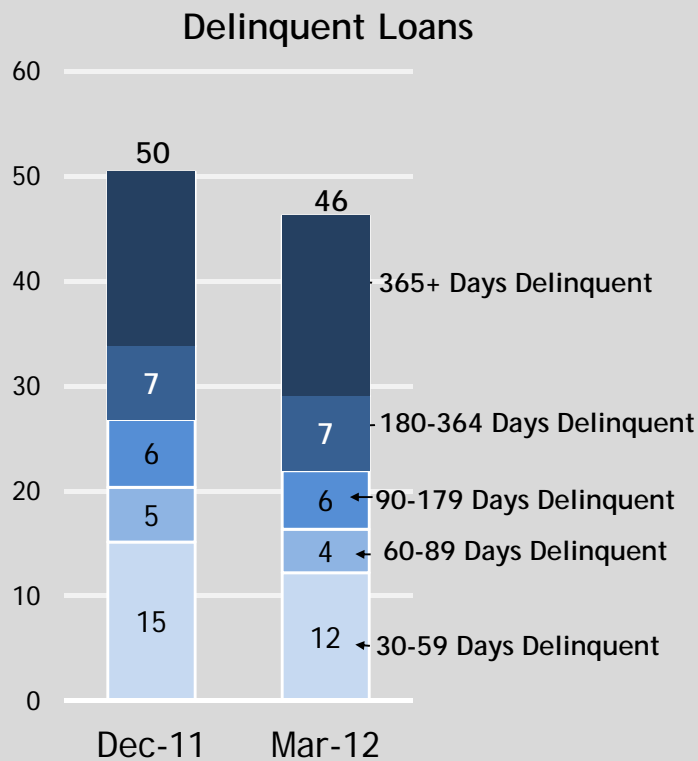
<sup>1</sup> Since the first full quarter in conservatorship (4Q08). Freddie Mac's data excludes repayment and forbearance plans completed in 4Q08 and 2009. Fannie Mae's data excludes HomeSaver Advance, charge-offs-in-lieu, short sales and deeds-in-lieu completed in 4Q08.



# Maryland

## Single-Family Book Profile - As of March 31, 2012

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	28	18	46
Current Loans	<u>377</u>	<u>252</u>	<u>629</u>
Total Loans Serviced	405	270	675



## Completed Foreclosure Prevention Actions

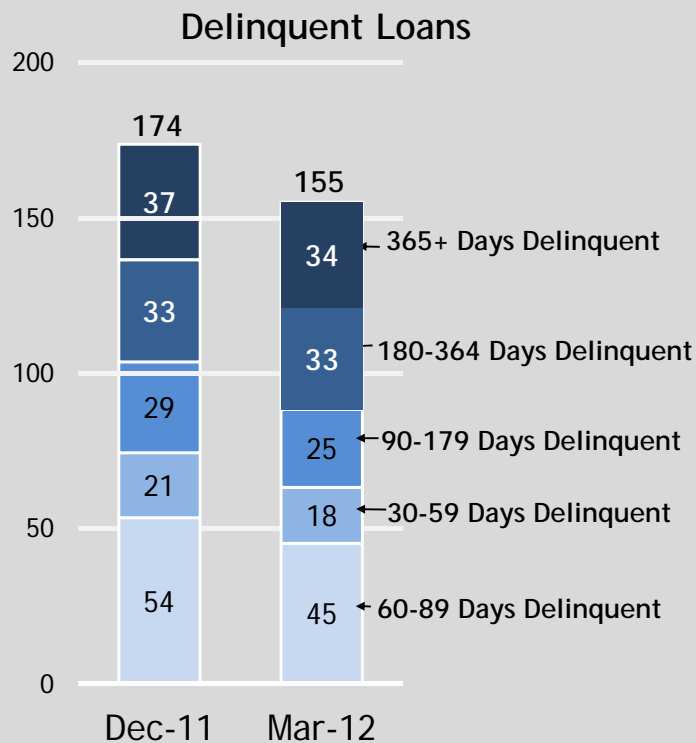
	2010	2011	1Q12	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	4,579	4,567	1,010	13,238	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	1,737	1,180	248	3,503	
Loan Modifications	17,497	10,105	1,981	34,915	
Other	<u>137</u>	<u>2</u>	<u>5</u>	<u>1,157</u>	
<b>Total</b>	<b>23,950</b>	<b>15,854</b>	<b>3,244</b>	<b>52,814</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>1,912</u>	<u>2,381</u>	<u>783</u>	<u>6,147</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>25,862</b>	<b>18,235</b>	<b>4,027</b>	<b>58,961</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.

# California

## Single-Family Book Profile - As of March 31, 2012

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	93	62	155
Current Loans	<u>2,253</u>	<u>1,168</u>	<u>3,422</u>
Total Loans Serviced	2,347	1,230	3,577



## Completed Foreclosure Prevention Actions

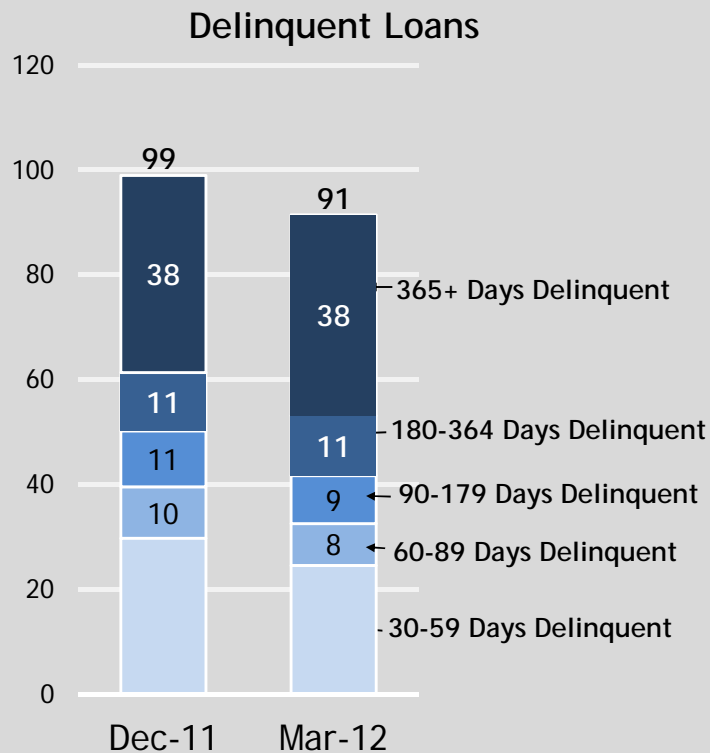
	2010	2011	1Q12	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	15,036	14,175	3,073	40,737	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	9,045	4,909	845	16,006	
Loan Modifications	94,050	52,499	8,303	178,177	
Other	<u>288</u>	<u>18</u>	<u>2</u>	<u>2,824</u>	
<b>Total</b>	<b>118,419</b>	<b>71,601</b>	<b>12,223</b>	<b>237,744</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>22,046</u>	<u>22,527</u>	<u>6,053</u>	<u>60,659</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>140,465</b>	<b>94,128</b>	<b>18,276</b>	<b>298,403</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.

# New York

## Single-Family Book Profile - As of March 31, 2012

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	58	33	91
Current Loans	<u>783</u>	<u>481</u>	<u>1,264</u>
Total Loans Serviced	842	514	1,356



## Completed Foreclosure Prevention Actions

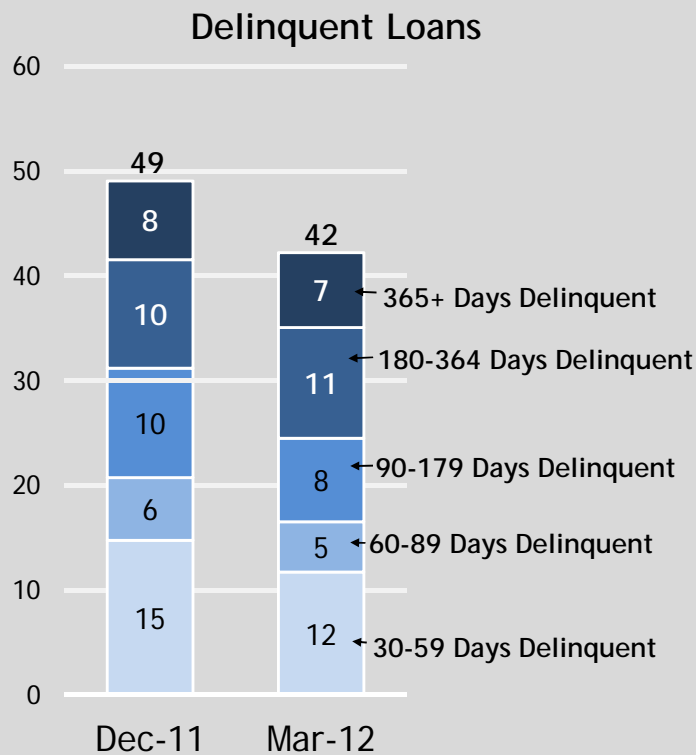
	2010	2011	1Q12	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	7,466	7,321	1,978	21,550	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	2,829	1,641	397	5,410	
Loan Modifications	22,411	14,509	3,650	45,913	
Other	<u>184</u>	<u>25</u>	<u>14</u>	<u>1,554</u>	
<b>Total</b>	<b>32,890</b>	<b>23,496</b>	<b>6,039</b>	<b>74,428</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>1,456</u>	<u>1,668</u>	<u>482</u>	<u>4,270</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>34,346</b>	<b>25,164</b>	<b>6,521</b>	<b>78,698</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.

# Arizona

## Single-Family Book Profile - As of March 31, 2012

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	25	18	42
Current Loans	<u>422</u>	<u>262</u>	<u>684</u>
Total Loans Serviced	447	279	726



## Completed Foreclosure Prevention Actions

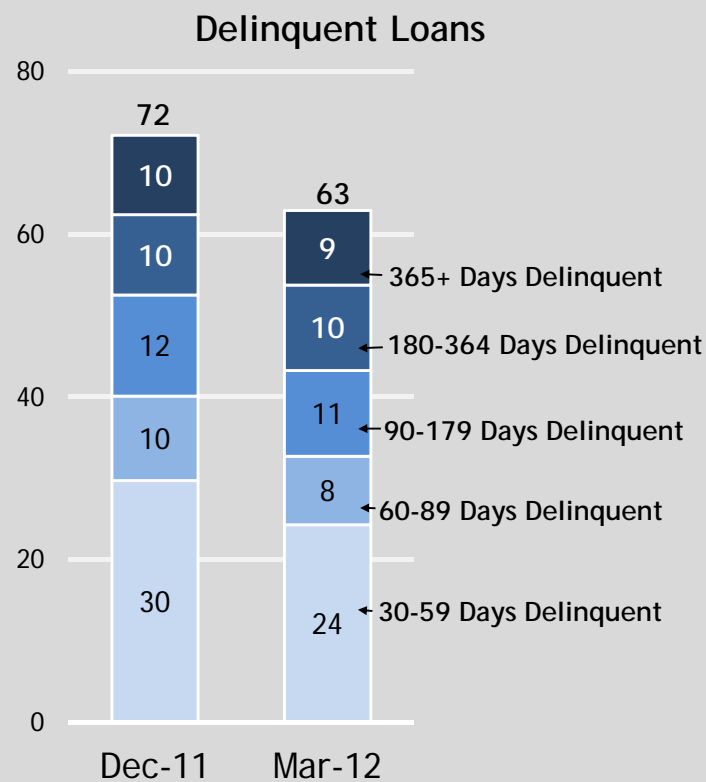
	2010	2011	1Q12	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	4,185	3,740	783	11,496	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	2,840	1,355	193	4,845	
Loan Modifications	28,160	12,307	1,816	51,438	
Other	<u>127</u>	<u>24</u>	<u>3</u>	<u>1,316</u>	
<b>Total</b>	<b>35,312</b>	<b>17,426</b>	<b>2,795</b>	<b>69,095</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>9,913</u>	<u>11,469</u>	<u>3,179</u>	<u>29,350</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>45,225</b>	<b>28,895</b>	<b>5,974</b>	<b>98,445</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.

# Georgia

## Single-Family Book Profile - As of March 31, 2012

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	38	25	63
Current Loans	<u>522</u>	<u>365</u>	<u>886</u>
Total Loans Serviced	559	390	949



## Completed Foreclosure Prevention Actions

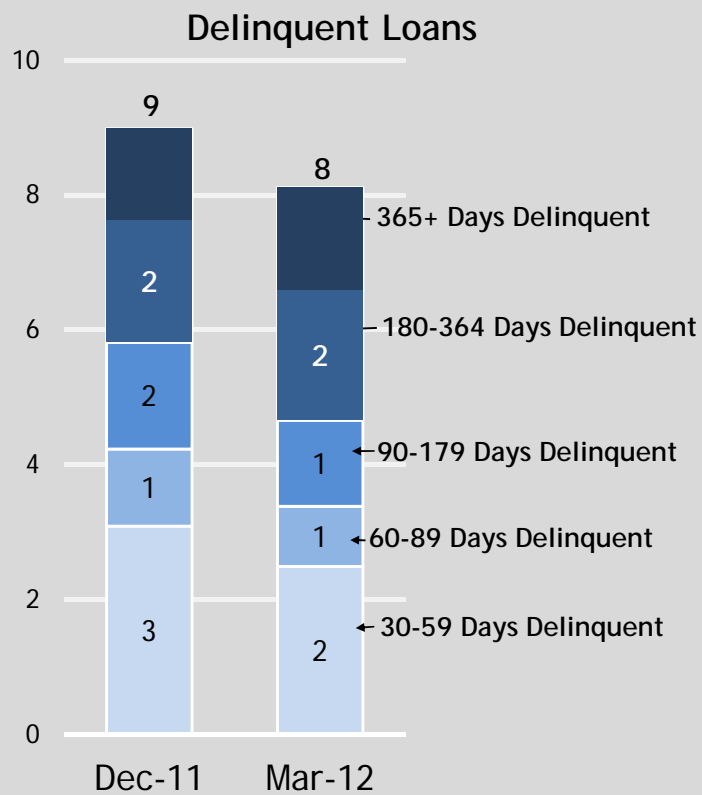
	2010	2011	1Q12	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	7,270	7,694	1,918	22,033	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	3,020	1,884	314	5,924	
Loan Modifications	25,930	14,651	2,522	51,524	
Other	<u>305</u>	<u>98</u>	<u>19</u>	<u>2,333</u>	
<b>Total</b>	<b>36,526</b>	<b>24,327</b>	<b>4,773</b>	<b>81,815</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>2,306</u>	<u>2,645</u>	<u>771</u>	<u>6,892</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>38,832</b>	<b>26,972</b>	<b>5,544</b>	<b>88,707</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.

# Idaho

## Single-Family Book Profile - As of March 31, 2012

(# of loans in thousands)	Fannie Mae	Freddie Mac	Total
Delinquent Loans	5	3	8
Current Loans	<u>95</u>	<u>69</u>	<u>165</u>
Total Loans Serviced	100	73	173



## Completed Foreclosure Prevention Actions

	2010	2011	1Q12	Conservatorship to Date <sup>1</sup>	
<b>Home Retention Actions</b>					
Repayment Plans	1,088	1,066	264	3,108	Generally targeted at loans that are less than 6 months delinquent.
Forbearance Plans	359	250	40	742	
Loan Modifications	2,747	1,715	301	5,656	
Other	<u>26</u>	<u>3</u>	<u>0</u>	<u>258</u>	
<b>Total</b>	<b>4,220</b>	<b>3,034</b>	<b>605</b>	<b>9,764</b>	
<b>Nonforeclosure - Home Forfeiture Actions</b>					
Short Sales & Deeds-in-lieu	<u>1,049</u>	<u>1,276</u>	<u>328</u>	<u>3,303</u>	Generally targeted at loans that are more than 6 months delinquent.
<b>Total Foreclosure Prevention Actions</b>	<b>5,269</b>	<b>4,310</b>	<b>933</b>	<b>13,067</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.

## Appendix: Data Tables

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

(# of loans in thousands)	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12
<b>Total Loans Serviced</b>	30,353	30,411	30,629	30,509	30,454	30,265	29,896	29,717	29,787	29,606	29,325	29,045	28,954
Original Credit Score >= 660	25,578	25,722	26,044	26,022	26,052	25,963	25,711	25,641	25,802	25,707	25,509	25,320	25,309
Original Credit Score < 660	4,775	4,689	4,586	4,487	4,401	4,302	4,185	4,076	3,985	3,899	3,817	3,725	3,644
<b>Total Delinquent Loans</b>	1,715	2,009	2,321	2,494	2,355	2,288	2,196	2,148	1,936	1,938	1,923	1,909	1,699
Original Credit Score >= 660	952	1,126	1,341	1,468	1,419	1,372	1,313	1,284	1,178	1,169	1,163	1,150	1,044
Original Credit Score < 660	763	882	980	1,026	936	916	882	863	758	769	761	758	655
<b>30 - 59 Days Delinquent</b>	615	682	734	725	609	664	682	659	553	605	607	612	497
Original Credit Score >= 660	316	353	404	406	345	370	378	362	307	331	336	336	277
Original Credit Score < 660	299	329	330	318	264	294	303	298	246	274	271	277	220
<b>60 - 89 Days Delinquent</b>	254	269	310	310	259	255	258	247	201	206	213	210	168
Original Credit Score >= 660	137	140	171	176	154	145	144	136	116	115	119	116	97
Original Credit Score < 660	117	129	139	135	105	110	114	111	85	92	94	94	71
<b>60-plus-days Delinquent</b>	1,100	1,327	1,587	1,769	1,746	1,624	1,514	1,488	1,382	1,333	1,316	1,296	1,202
Original Credit Score >= 660	636	774	937	1,061	1,074	1,001	935	923	871	838	827	814	767
Original Credit Score < 660	464	553	650	708	672	622	579	565	511	495	489	482	435
<b>Percent of Total Loans Serviced</b>													
<b>Total Delinquent Loans</b>	5.65%	6.61%	7.58%	8.17%	7.73%	7.56%	7.34%	7.23%	6.50%	6.54%	6.56%	6.57%	5.87%
Original Credit Score >= 660	3.72%	4.38%	5.15%	5.64%	5.45%	5.28%	5.11%	5.01%	4.57%	4.55%	4.56%	4.54%	4.13%
Original Credit Score < 660	15.98%	18.82%	21.37%	22.87%	21.26%	21.30%	21.09%	21.18%	19.01%	19.72%	19.93%	20.36%	17.98%
<b>30 - 59 Days Delinquent</b>	2.03%	2.24%	2.40%	2.38%	2.00%	2.19%	2.28%	2.22%	1.86%	2.04%	2.07%	2.11%	1.72%
Original Credit Score >= 660	1.24%	1.37%	1.55%	1.56%	1.32%	1.43%	1.47%	1.41%	1.19%	1.29%	1.32%	1.33%	1.09%
Original Credit Score < 660	6.27%	7.02%	7.20%	7.09%	6.00%	6.84%	7.25%	7.31%	6.18%	7.02%	7.10%	7.42%	6.04%
<b>60 - 89 Days Delinquent</b>	0.84%	0.88%	1.01%	1.02%	0.85%	0.84%	0.86%	0.83%	0.67%	0.70%	0.73%	0.72%	0.58%
Original Credit Score >= 660	0.54%	0.55%	0.66%	0.68%	0.59%	0.56%	0.56%	0.53%	0.45%	0.45%	0.47%	0.46%	0.38%
Original Credit Score < 660	2.46%	2.75%	3.04%	3.00%	2.39%	2.55%	2.73%	2.72%	2.13%	2.35%	2.46%	2.52%	1.96%
<b>60-plus-days Delinquent</b>	3.62%	4.36%	5.18%	5.80%	5.73%	5.36%	5.06%	5.01%	4.64%	4.50%	4.49%	4.46%	4.15%
Original Credit Score >= 660	2.48%	3.01%	3.60%	4.08%	4.12%	3.86%	3.64%	3.60%	3.38%	3.26%	3.24%	3.22%	3.03%
Original Credit Score < 660	9.71%	11.80%	14.17%	15.78%	15.26%	14.46%	13.83%	13.87%	12.82%	12.70%	12.82%	12.93%	11.93%
<b>Serious Delinquency Rate</b>	2.85%	3.52%	4.20%	4.82%	4.93%	4.58%	4.26%	4.23%	4.02%	3.85%	3.81%	3.78%	3.61%
<b>In Bankruptcy</b>	0.29%	0.33%	0.36%	0.37%	0.39%	0.42%	0.47%	0.50%	0.51%	0.54%	0.54%	0.58%	0.60%

## Appendix: Data Tables

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

(# of loans in thousands)	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12
<b>Total Loans Serviced</b>	18,131	18,221	18,360	18,284	18,234	18,109	17,946	17,933	18,022	17,917	17,778	17,721	17,765
Original Credit Score >= 660	15,144	15,274	15,480	15,469	15,475	15,419	15,331	15,383	15,529	15,480	15,392	15,391	15,484
Original Credit Score < 660	2,987	2,947	2,879	2,816	2,759	2,691	2,615	2,550	2,493	2,437	2,386	2,330	2,281
<b>Total Delinquent Loans</b>	1,139	1,335	1,518	1,636	1,549	1,493	1,419	1,382	1,249	1,248	1,233	1,214	1,078
Original Credit Score >= 660	632	747	870	957	930	892	844	822	756	748	741	727	660
Original Credit Score < 660	507	588	648	679	620	602	575	560	492	500	492	487	418
<b>30 - 59 Days Delinquent</b>	397	438	452	453	384	424	434	419	351	384	386	387	318
Original Credit Score >= 660	203	225	242	250	214	233	237	225	191	207	211	209	175
Original Credit Score < 660	195	213	210	203	170	191	197	194	160	177	175	178	143
<b>60 - 89 Days Delinquent</b>	170	177	197	196	166	164	165	158	127	130	134	133	106
Original Credit Score >= 660	91	92	107	110	98	93	91	86	72	71	74	72	60
Original Credit Score < 660	79	85	90	86	68	71	74	72	54	59	60	60	45
<b>60-plus-days Delinquent</b>	742	897	1,066	1,183	1,166	1,070	985	964	898	864	847	828	760
Original Credit Score >= 660	429	522	628	707	715	659	607	597	565	541	531	518	485
Original Credit Score < 660	313	375	439	476	450	411	377	367	333	323	316	309	276

## Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	6.28%	7.33%	8.27%	8.95%	8.50%	8.25%	7.91%	7.71%	6.93%	6.96%	6.94%	6.85%	6.07%
Original Credit Score >= 660	4.17%	4.89%	5.62%	6.19%	6.01%	5.78%	5.51%	5.34%	4.87%	4.83%	4.82%	4.73%	4.26%
Original Credit Score < 660	16.98%	19.96%	22.51%	24.12%	22.47%	22.36%	21.97%	21.97%	19.76%	20.51%	20.61%	20.89%	18.34%
<b>30 - 59 Days Delinquent</b>	2.19%	2.40%	2.46%	2.48%	2.10%	2.34%	2.42%	2.34%	1.95%	2.14%	2.17%	2.18%	1.79%
Original Credit Score >= 660	1.34%	1.47%	1.57%	1.61%	1.38%	1.51%	1.54%	1.46%	1.23%	1.34%	1.37%	1.36%	1.13%
Original Credit Score < 660	6.51%	7.24%	7.28%	7.22%	6.15%	7.09%	7.54%	7.59%	6.41%	7.27%	7.35%	7.63%	6.25%
<b>60 - 89 Days Delinquent</b>	0.94%	0.97%	1.07%	1.07%	0.91%	0.91%	0.92%	0.88%	0.70%	0.73%	0.75%	0.75%	0.59%
Original Credit Score >= 660	0.60%	0.60%	0.69%	0.71%	0.63%	0.60%	0.60%	0.56%	0.47%	0.46%	0.48%	0.47%	0.39%
Original Credit Score < 660	2.66%	2.90%	3.11%	3.06%	2.47%	2.66%	2.82%	2.82%	2.18%	2.41%	2.51%	2.58%	1.99%
<b>60-plus-days Delinquent</b>	4.09%	4.92%	5.81%	6.47%	6.39%	5.91%	5.49%	5.37%	4.98%	4.82%	4.76%	4.67%	4.28%
Original Credit Score >= 660	2.83%	3.42%	4.05%	4.57%	4.62%	4.27%	3.96%	3.88%	3.64%	3.50%	3.45%	3.37%	3.13%
Original Credit Score < 660	10.47%	12.72%	15.23%	16.90%	16.32%	15.27%	14.43%	14.38%	13.35%	13.24%	13.26%	13.26%	12.09%
<b>Serious Delinquency Rate</b>	3.15%	3.94%	4.72%	5.38%	5.47%	4.99%	4.56%	4.48%	4.27%	4.08%	4.00%	3.91%	3.67%
<b>In Bankruptcy</b>	0.33%	0.38%	0.40%	0.41%	0.42%	0.46%	0.51%	0.54%	0.54%	0.57%	0.56%	0.62%	0.65%



## Appendix: Data Tables

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

(# of loans in thousands)	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12
<b>Total Loans Serviced</b>	12,222	12,191	12,269	12,225	12,220	12,156	11,950	11,784	11,765	11,689	11,547	11,324	11,189
Original Credit Score >= 660	10,434	10,448	10,563	10,553	10,577	10,544	10,381	10,258	10,273	10,227	10,116	9,929	9,826
Original Credit Score < 660	1,788	1,742	1,706	1,672	1,642	1,612	1,569	1,526	1,493	1,462	1,431	1,395	1,364
<b>Total Delinquent Loans</b>	576	674	803	858	805	795	777	765	687	690	690	694	621
Original Credit Score >= 660	320	379	471	511	489	480	469	462	422	421	421	423	384
Original Credit Score < 660	256	294	332	347	316	315	308	303	265	269	269	271	237
<b>30 - 59 Days Delinquent</b>	218	244	282	272	225	241	248	240	202	221	221	226	179
Original Credit Score >= 660	113	128	161	157	131	138	142	136	115	124	125	127	102
Original Credit Score < 660	105	116	120	115	94	103	106	104	87	96	96	99	78
<b>60 - 89 Days Delinquent</b>	84	92	114	114	93	90	93	90	74	76	79	78	62
Original Credit Score >= 660	46	49	64	66	56	52	53	51	43	43	45	44	36
Original Credit Score < 660	38	43	50	48	37	38	40	39	31	33	34	34	26
<b>60-plus-days Delinquent</b>	358	430	521	586	580	554	529	525	485	469	469	469	442
Original Credit Score >= 660	207	251	310	354	358	343	327	326	306	296	296	296	282
Original Credit Score < 660	151	178	211	232	222	211	201	199	178	173	173	173	159

## Percent of Total Loans Serviced

<b>Total Delinquent Loans</b>	4.71%	5.53%	6.54%	7.02%	6.59%	6.54%	6.50%	6.49%	5.84%	5.90%	5.98%	6.13%	5.55%
Original Credit Score >= 660	3.07%	3.63%	4.46%	4.84%	4.63%	4.55%	4.52%	4.51%	4.11%	4.11%	4.16%	4.26%	3.91%
Original Credit Score < 660	14.31%	16.90%	19.44%	20.77%	19.24%	19.52%	19.61%	19.85%	17.75%	18.40%	18.78%	19.46%	17.38%
<b>30 - 59 Days Delinquent</b>	1.78%	2.00%	2.30%	2.22%	1.84%	1.98%	2.08%	2.04%	1.72%	1.89%	1.91%	1.99%	1.60%
Original Credit Score >= 660	1.09%	1.23%	1.53%	1.48%	1.24%	1.30%	1.37%	1.33%	1.12%	1.22%	1.24%	1.28%	1.04%
Original Credit Score < 660	5.86%	6.65%	7.06%	6.87%	5.75%	6.40%	6.78%	6.83%	5.80%	6.59%	6.70%	7.08%	5.70%
<b>60 - 89 Days Delinquent</b>	0.69%	0.76%	0.93%	0.93%	0.76%	0.74%	0.78%	0.76%	0.63%	0.65%	0.68%	0.68%	0.56%
Original Credit Score >= 660	0.44%	0.47%	0.61%	0.62%	0.53%	0.49%	0.51%	0.49%	0.42%	0.42%	0.44%	0.44%	0.37%
Original Credit Score < 660	2.14%	2.48%	2.91%	2.89%	2.27%	2.38%	2.58%	2.56%	2.05%	2.25%	2.38%	2.43%	1.91%
<b>60-plus-days Delinquent</b>	2.93%	3.52%	4.24%	4.80%	4.75%	4.56%	4.43%	4.45%	4.12%	4.01%	4.06%	4.14%	3.95%
Original Credit Score >= 660	1.98%	2.40%	2.93%	3.35%	3.39%	3.25%	3.15%	3.18%	2.98%	2.90%	2.93%	2.98%	2.87%
Original Credit Score < 660	8.46%	10.24%	12.38%	13.90%	13.49%	13.12%	12.83%	13.02%	11.95%	11.81%	12.08%	12.38%	11.68%
<b>Serious Delinquency Rate</b>	2.41%	2.89%	3.43%	3.98%	4.13%	3.96%	3.80%	3.84%	3.63%	3.50%	3.51%	3.58%	3.51%
<b>In Bankruptcy</b>	0.22%	0.26%	0.30%	0.33%	0.33%	0.36%	0.41%	0.44%	0.45%	0.48%	0.49%	0.53%	0.52%

## Appendix: Data Tables

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

	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12
<b>Starts<sup>2</sup></b>													
HAMP Active Trial & Perm. - Cum.		66,200	278,139	485,418	584,086	426,978	348,171	361,510	384,449	408,633	422,591	436,199	444,930
Repayment Plans	100,917	140,641	182,720	170,109	159,073	121,253	159,238	152,371	89,354	122,166	128,151	99,899	96,332
Forbearance Plans	49,369	121,496	291,825	335,090	221,592	110,771	77,344	92,627	127,982	95,613	90,995	67,458	48,011
<b>Completed</b>													
Repayment Plans <sup>3</sup>	31,901	25,114	38,939	46,406	55,884	46,353	33,964	49,753	44,827	45,890	48,869	41,972	44,636
Forbearance Plans <sup>3</sup>	5,304	4,727	5,607	9,589	17,991	20,585	13,863	10,585	12,601	7,713	7,006	7,103	6,248
Charge-offs-in-lieu	288	496	810	653	705	756	992	665	348	602	801	512	507
HomeSaver Advance (Fannie)	20,431	11,662	4,347	2,759	2,588	1,783	794	26	-	-	-	-	-
Loan Modifications	37,069	32,287	36,722	57,569	137,561	171,176	146,507	119,778	86,201	81,214	83,582	71,111	60,348
<b>Home Retention Actions</b>	<b>94,993</b>	<b>74,286</b>	<b>86,425</b>	<b>116,976</b>	<b>214,729</b>	<b>240,653</b>	<b>196,120</b>	<b>180,807</b>	<b>143,977</b>	<b>135,419</b>	<b>140,258</b>	<b>120,698</b>	<b>111,739</b>
Short Sales	8,054	11,705	16,586	19,102	23,379	29,375	29,465	25,734	25,705	29,483	28,264	31,785	30,601
Deeds-in-lieu	578	835	843	715	934	1,506	1,728	1,875	1,849	2,727	2,545	3,110	3,759
<b>Nonforeclosure - Home Forfeiture Actions</b>	<b>8,632</b>	<b>12,540</b>	<b>17,429</b>	<b>19,817</b>	<b>24,313</b>	<b>30,881</b>	<b>31,193</b>	<b>27,609</b>	<b>27,554</b>	<b>32,210</b>	<b>30,809</b>	<b>34,895</b>	<b>34,360</b>
<b>Total Foreclosure Prevention Actions</b>	<b>103,625</b>	<b>86,826</b>	<b>103,854</b>	<b>136,793</b>	<b>239,042</b>	<b>271,534</b>	<b>227,313</b>	<b>208,416</b>	<b>171,531</b>	<b>167,629</b>	<b>171,067</b>	<b>155,593</b>	<b>146,099</b>
<b>Percent of Total Foreclosure Prevention Actions</b>													
Repayment Plans	31%	29%	37%	34%	23%	17%	15%	24%	26%	27%	29%	27%	31%
Forbearance Plans	5%	5%	5%	7%	8%	8%	6%	5%	7%	5%	4%	5%	4%
Charge-offs-in-lieu	0%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
HomeSaver Advance (Fannie)	20%	13%	4%	2%	1%	1%	0%	0%	0%	0%	0%	0%	0%
Loan Modifications	36%	37%	35%	42%	58%	63%	64%	57%	50%	48%	49%	46%	41%
<b>Home Retention Actions</b>	<b>92%</b>	<b>86%</b>	<b>83%</b>	<b>86%</b>	<b>90%</b>	<b>89%</b>	<b>86%</b>	<b>87%</b>	<b>84%</b>	<b>81%</b>	<b>82%</b>	<b>78%</b>	<b>76%</b>
Short Sales	8%	13%	16%	14%	10%	11%	13%	12%	15%	18%	17%	20%	21%
Deeds-in-lieu	1%	1%	1%	1%	0%	1%	1%	1%	1%	2%	1%	2%	3%
<b>Nonforeclosure - Home Forfeiture Actions</b>	<b>8%</b>	<b>14%</b>	<b>17%</b>	<b>14%</b>	<b>10%</b>	<b>11%</b>	<b>14%</b>	<b>13%</b>	<b>16%</b>	<b>19%</b>	<b>18%</b>	<b>22%</b>	<b>24%</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> Forbearance plans initiated include HAMP trials initiated by servicers under the MHA program. In addition, starting in August, forbearance plans initiated include Fannie Mae's HomeSaver forbearance plans. HAMP trial modifications are based on the first trial payment posted date. HAMP permanent modifications are based on the effective date of modification. As of March 31, 2012, Fannie Mae had completed 253,200 HAMP permanent modifications and Freddie Mac had completed more than 160,600 HAMP permanent modifications.<sup>3</sup> Includes loans that were 30+ days delinquent at initiation of the plan. In addition, the completed forbearance plans data have been revised to exclude HAMP.

## Appendix: Data Tables

## 3(i) Enterprises Combined - Loan Modifications

	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12
<b>Loan Modifications (# of loans)</b>	37,069	32,287	36,722	57,569	137,561	171,176	146,507	119,778	86,201	81,214	83,582	71,111	60,348
<b>Principal and Interest Change (%)</b>													
Increase	16%	12%	13%	15%	13%	7%	8%	11%	8%	6%	6%	5%	4%
No Change	1%	2%	0%	0%	0%	1%	1%	2%	2%	1%	1%	1%	0%
Decrease <=20%	31%	32%	38%	25%	23%	21%	21%	23%	23%	26%	27%	26%	24%
Decrease 20% <=30%	34%	36%	26%	17%	16%	16%	16%	16%	16%	18%	20%	21%	21%
Decrease > 30%	18%	19%	23%	43%	48%	55%	53%	49%	51%	49%	46%	47%	50%
<b>Type of Modifications (%)</b>													
Extend Term Only	17%	19%	18%	9%	4%	4%	4%	6%	7%	9%	12%	12%	11%
Reduce Rate Only	4%	3%	9%	21%	34%	31%	30%	28%	31%	30%	24%	20%	18%
Reduce Rate and Extend Term	70%	68%	65%	56%	44%	47%	48%	46%	37%	37%	34%	35%	38%
Reduce Rate, Extend Term and Forbear Principal	0%	0%	1%	6%	9%	12%	12%	12%	21%	22%	29%	32%	32%
Other	9%	9%	7%	8%	9%	5%	6%	7%	4%	2%	1%	1%	1%
<b>60+ Days Re-Delinquency (%)</b>													
3 Months after Modification	21%	24%	19%	9%	8%	9%	10%	8%	7%	7%	7%	7%	
6 Months after Modification	33%	35%	33%	16%	13%	13%	13%	12%	11%	11%	11%		
9 Months after Modification	40%	39%	36%	20%	18%	16%	15%	15%	14%	13%			

## Appendix: Data Tables

## 3(ii) Fannie Mae - Loan Modifications

	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12
<b>Loan Modifications (# of loans)</b>	12,446	16,684	27,686	41,753	93,756	121,693	106,365	81,692	51,043	50,336	60,025	51,936	46,671
<b>Principal and Interest Change (%)</b>													
Increase	15%	10%	9%	14%	13%	6%	8%	11%	6%	3%	3%	3%	2%
No Change	0%	3%	0%	0%	0%	0%	1%	1%	2%	1%	0%	1%	0%
Decrease <=20%	35%	35%	35%	24%	22%	19%	19%	19%	20%	24%	27%	26%	24%
Decrease 20% <=30%	28%	29%	28%	17%	16%	16%	16%	15%	15%	18%	22%	23%	23%
Decrease > 30%	21%	23%	27%	46%	49%	58%	56%	54%	57%	54%	48%	48%	51%
<b>Type of Modifications (%)</b>													
Extend Term Only	13%	12%	10%	6%	1%	1%	1%	2%	2%	5%	10%	11%	12%
Reduce Rate Only	10%	5%	11%	24%	40%	35%	35%	35%	34%	32%	22%	17%	15%
Reduce Rate and Extend Term	67%	73%	72%	55%	36%	41%	42%	38%	37%	37%	34%	36%	39%
Reduce Rate, Extend Term and Forbear Principal	0%	0%	2%	9%	14%	17%	16%	18%	24%	25%	33%	36%	35%
Other	10%	9%	5%	7%	10%	5%	5%	7%	4%	1%	0%	0%	0%
<b>60+ Days Re-Delinquency (%)</b>													
3 Months after Modification	19%	18%	21%	9%	9%	9%	11%	9%	8%	8%	8%	7%	
6 Months after Modification	36%	33%	36%	17%	15%	15%	14%	13%	12%	12%	11%		
9 Months after Modification	47%	41%	39%	22%	21%	17%	16%	17%	15%	14%			

**Appendix: Data Tables****3(iii) Freddie Mac - Loan Modifications**

	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12
<b>Loan Modifications (# of loans)</b>	24,623	15,603	9,036	15,816	43,805	49,483	40,142	38,086	35,158	30,878	23,557	19,175	13,677
<b>Principal and Interest Change (%)</b>													
Increase	16%	14%	24%	18%	11%	9%	8%	11%	11%	11%	12%	12%	12%
No Change	1%	1%	1%	1%	1%	1%	4%	4%	2%	2%	1%	1%	1%
Decrease <=20%	30%	29%	44%	31%	24%	26%	27%	30%	29%	28%	28%	27%	25%
Decrease 20% <=30%	37%	41%	20%	17%	16%	17%	18%	17%	17%	17%	16%	16%	15%
Decrease > 30%	16%	15%	11%	33%	47%	47%	43%	37%	40%	42%	43%	44%	46%
<b>Type of Modifications (%)</b>													
Extend Term Only	19%	26%	43%	16%	9%	11%	12%	16%	15%	15%	16%	15%	9%
Reduce Rate Only	1%	1%	2%	14%	22%	21%	17%	13%	27%	28%	28%	28%	30%
Reduce Rate and Extend Term	72%	63%	41%	59%	62%	62%	64%	63%	39%	36%	33%	31%	35%
Reduce Rate, Extend Term and Forbear Principal	0%	0%	0%	0%	0%	0%	0%	0%	16%	18%	18%	21%	23%
Other	9%	10%	13%	12%	7%	6%	6%	7%	4%	3%	5%	5%	3%
<b>60+ Days Re-Delinquency (%)</b>													
3 Months after Modification	22%	27%	14%	9%	6%	6%	7%	7%	6%	5%	5%	5%	
6 Months after Modification	31%	36%	25%	13%	9%	10%	10%	10%	9%	9%	10%		
9 Months after Modification	36%	38%	28%	17%	11%	12%	11%	13%	13%	12%			

## Appendix: Data Tables

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

	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12
Short Sales	8,054	11,705	16,586	19,102	23,379	29,375	29,465	25,734	25,705	29,483	28,264	31,785	30,601
Deeds-in-lieu	578	835	843	715	934	1,506	1,728	1,875	1,849	2,727	2,545	3,110	3,759
Nonforeclosure - Home Forfeiture Actions*	8,632	12,540	17,429	19,817	24,313	30,881	31,193	27,609	27,554	32,210	30,809	34,895	34,360
Third-party Sales	1,467	2,789	4,263	4,908	5,171	7,856	11,999	7,886	8,982	14,968	10,902	9,395	9,987
Foreclosure Sales	39,733	54,236	65,375	72,989	92,760	104,497	126,058	68,759	79,123	79,250	68,483	70,635	68,713
Third-party & Foreclosure Sales	41,200	57,025	69,638	77,897	97,931	112,353	138,057	76,645	88,105	94,218	79,385	80,030	78,700
Foreclosure Starts	243,824	299,208	254,168	243,485	246,273	275,095	338,957	309,976	259,643	250,858	223,862	218,349	225,889
<b>Top Five Reasons for Delinquency</b>													
Curtailed of Income	35%	40%	40%	41%	47%	48%	48%	46%	44%	43%	41%	40%	40%
Excessive obligations	19%	18%	16%	13%	13%	14%	14%	14%	14%	14%	15%	16%	15%
Unemployment	8%	9%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
Illness of principal mortgagor or family member	6%	6%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Marital Difficulties	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	4%	4%	4%

\* Short sales and deeds-in-lieu of foreclosure completed.

## Appendix: Data Tables

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

	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12
Acquisitions	39,362	54,092	65,332	71,938	91,341	103,500	124,402	69,733	78,256	78,485	69,572	72,014	71,505
Dispositions	(40,724)	(48,294)	(49,238)	(54,144)	(58,723)	(75,832)	(74,206)	(76,849)	(94,441)	(100,550)	(83,678)	(75,163)	(77,104)
Inventory (at period end)	91,516	97,314	113,408	131,202	163,820	191,488	241,684	234,568	218,383	196,318	182,212	179,063	173,464
<b>Acquisitions by State</b>													
Arizona	4,212	4,807	5,296	6,136	7,795	8,212	9,012	5,936	8,484	6,621	4,375	3,181	2,883
California	5,561	8,253	9,465	10,434	12,767	12,455	14,920	9,459	13,380	11,527	7,752	6,938	5,776
Florida	3,117	4,891	6,219	7,226	10,309	13,517	15,710	7,244	4,136	4,875	5,479	6,532	8,546
Nevada	1,939	2,248	3,086	2,462	2,071	3,897	4,177	2,587	3,286	4,032	2,132	1,843	1,637
Subtotal	14,829	20,199	24,066	26,258	32,942	38,081	43,819	25,226	29,286	27,055	19,738	18,494	18,842
Selected Midwest States <sup>*</sup>	6,642	12,032	12,251	13,062	17,645	18,555	20,912	10,534	13,642	11,854	12,209	15,127	17,425
All other States	17,891	21,861	29,015	32,618	40,754	46,864	59,671	33,973	35,328	39,576	37,625	38,393	35,238
Total Acquisitions	39,362	54,092	65,332	71,938	91,341	103,500	124,402	69,733	78,256	78,485	69,572	72,014	71,505
<b>Inventory by State</b>													
Arizona	7,344	6,992	7,504	8,675	11,305	12,596	15,384	13,332	13,595	10,847	8,063	6,070	5,019
California	12,839	13,568	15,325	17,585	22,302	24,546	29,722	28,049	29,939	28,116	23,407	19,972	16,777
Florida	5,891	6,796	8,445	10,203	14,305	19,788	26,679	27,746	19,380	13,452	11,793	12,618	15,330
Nevada	3,603	3,540	4,230	4,004	3,631	5,218	6,937	6,164	6,064	6,536	5,307	4,206	3,327
Subtotal	29,677	30,896	35,504	40,467	51,543	62,148	78,722	75,291	68,978	58,951	48,570	42,866	40,453
Selected Midwest States <sup>*</sup>	22,434	25,454	28,694	31,875	38,596	43,727	51,829	50,677	48,918	44,506	43,082	45,127	47,309
All other States	39,405	40,964	49,210	58,860	73,681	85,613	111,133	108,600	100,487	92,861	90,560	91,070	85,702
Total Inventory	91,516	97,314	113,408	131,202	163,820	191,488	241,684	234,568	218,383	196,318	182,212	179,063	173,464

<sup>\*</sup> Select Midwest states are Illinois, Indiana, Michigan and Ohio

## Appendix: Data Tables

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

	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12
Acquisitions	25,374	32,095	40,959	47,189	61,929	68,838	85,349	45,962	53,549	53,697	45,194	47,256	47,700
Dispositions	(26,541)	(31,851)	(31,299)	(33,309)	(38,095)	(49,517)	(47,872)	(50,260)	(62,814)	(71,202)	(58,297)	(51,344)	(52,071)
Inventory (at period end)	62,371	62,615	72,275	86,155	109,989	129,310	166,787	162,489	153,224	135,719	122,616	118,528	114,157
<b>Acquisitions by State</b>													
Arizona	2,526	2,879	3,172	4,277	5,374	5,256	6,023	4,038	5,971	4,858	3,052	2,291	2,246
California	3,719	4,444	5,304	6,098	8,700	8,256	10,434	6,661	9,571	8,179	5,197	4,642	3,829
Florida	1,680	2,876	4,053	4,673	6,556	8,712	10,048	4,312	2,919	3,154	3,405	4,270	5,610
Nevada	1,210	1,337	1,885	1,643	1,451	2,686	3,278	2,003	2,678	3,099	1,467	1,162	1,003
Subtotal	9,135	11,536	14,414	16,691	22,081	24,910	29,783	17,014	21,139	19,290	13,121	12,365	12,688
Selected Midwest States <sup>*</sup>	4,643	6,930	7,834	9,057	12,058	12,356	14,314	6,683	8,962	7,316	7,484	10,015	11,657
All other States	11,596	13,629	18,711	21,441	27,790	31,572	41,252	22,265	23,448	27,091	24,589	24,876	23,355
Total Acquisitions	25,374	32,095	40,959	47,189	61,929	68,838	85,349	45,962	53,549	53,697	45,194	47,256	47,700
<b>Inventory by State</b>													
Arizona	4,826	4,354	4,586	5,857	7,779	8,427	10,550	9,400	9,703	7,738	5,703	4,385	3,795
California	8,207	8,078	8,954	10,472	14,476	16,630	20,992	20,164	21,800	20,224	16,759	14,147	11,789
Florida	3,840	4,251	5,537	6,812	9,304	13,179	18,051	18,621	13,871	9,510	8,083	8,677	10,401
Nevada	2,405	2,254	2,659	2,685	2,550	3,668	5,368	4,895	4,858	5,035	3,872	2,833	2,117
Subtotal	19,278	18,937	21,736	25,826	34,109	41,904	54,961	53,080	50,232	42,507	34,417	30,042	28,102
Selected Midwest States <sup>*</sup>	16,127	16,915	18,680	21,512	26,389	29,945	36,060	35,354	34,311	30,266	28,333	29,614	30,963
All other States	26,966	26,763	31,859	38,817	49,491	57,461	75,766	74,055	68,681	62,946	59,866	58,872	55,092
Total Inventory	62,371	62,615	72,275	86,155	109,989	129,310	166,787	162,489	153,224	135,719	122,616	118,528	114,157

<sup>\*</sup>Select Midwest states are Illinois, Indiana, Michigan and Ohio



## Appendix: Data Tables

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

	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12
Acquisitions	13,988	21,997	24,373	24,749	29,412	34,662	39,053	23,771	24,707	24,788	24,378	24,758	23,805
Dispositions	(14,183)	(16,443)	(17,939)	(20,835)	(20,628)	(26,315)	(26,334)	(26,589)	(31,627)	(29,348)	(25,381)	(23,819)	(25,033)
Inventory (at period end)	29,145	34,699	41,133	45,047	53,831	62,178	74,897	72,079	65,159	60,599	59,596	60,535	59,307
<b>Acquisitions by State</b>													
Arizona	1,686	1,928	2,124	1,859	2,421	2,956	2,989	1,898	2,513	1,763	1,323	890	637
California	1,842	3,809	4,161	4,336	4,067	4,199	4,486	2,798	3,809	3,348	2,555	2,296	1,947
Florida	1,437	2,015	2,166	2,553	3,753	4,805	5,662	2,932	1,217	1,721	2,074	2,262	2,936
Nevada	729	911	1,201	819	620	1,211	899	584	608	933	665	681	634
Subtotal	5,694	8,663	9,652	9,567	10,861	13,171	14,036	8,212	8,147	7,765	6,617	6,129	6,154
Selected Midwest States <sup>*</sup>	1,999	5,102	4,417	4,005	5,587	6,199	6,598	3,851	4,680	4,538	4,725	5,112	5,768
All other States	6,295	8,232	10,304	11,177	12,964	15,292	18,419	11,708	11,880	12,485	13,036	13,517	11,883
Total Acquisitions	13,988	21,997	24,373	24,749	29,412	34,662	39,053	23,771	24,707	24,788	24,378	24,758	23,805
<b>Inventory by State</b>													
Arizona	2,518	2,638	2,918	2,818	3,526	4,169	4,834	3,932	3,892	3,109	2,360	1,685	1,224
California	4,632	5,490	6,371	7,113	7,826	7,916	8,730	7,885	8,139	7,892	6,648	5,825	4,988
Florida	2,051	2,545	2,908	3,391	5,001	6,609	8,628	9,125	5,509	3,942	3,710	3,941	4,929
Nevada	1,198	1,286	1,571	1,319	1,081	1,550	1,569	1,269	1,206	1,501	1,435	1,373	1,210
Subtotal	10,399	11,959	13,768	14,641	17,434	20,244	23,761	22,211	18,746	16,444	14,153	12,824	12,351
Selected Midwest States <sup>*</sup>	6,307	8,539	10,014	10,363	12,207	13,782	15,769	15,323	14,607	14,240	14,749	15,513	16,346
All other States	12,439	14,201	17,351	20,043	24,190	28,152	35,367	34,545	31,806	29,915	30,694	32,198	30,610
Total Inventory	29,145	34,699	41,133	45,047	53,831	62,178	74,897	72,079	65,159	60,599	59,596	60,535	59,307

<sup>\*</sup>Select Midwest states are Illinois, Indiana, Michigan and Ohio





## Appendix: State Level Data

## Freddie Mac Single-Family Book Profile - As of March 31, 2012

State	Total Loan Count	Delinquent Loans (DLQ)									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	
AK	26,463	449	211	67	58	64	49	172	0.6%	10.9%	68
AL	127,884	7,329	3,346	1,045	1,043	980	915	2,965	2.3%	12.5%	823
AR	66,566	3,473	1,181	408	429	557	898	1,891	2.8%	25.9%	91
AZ	279,419	17,629	4,383	1,939	3,245	4,688	3,374	11,336	4.1%	19.1%	1,224
CA	1,230,483	62,012	15,826	6,824	9,398	13,319	16,645	39,461	3.2%	28.8%	4,988
CO	239,093	7,301	2,556	919	1,152	1,584	1,090	3,835	1.6%	14.9%	1,153
CT	132,954	7,359	2,042	671	822	1,125	2,699	4,656	3.5%	36.7%	244
DC	21,851	1,236	342	135	129	160	470	761	3.5%	38.0%	17
DE	43,283	2,256	742	232	261	406	616	1,284	3.0%	27.3%	216
FL	740,239	98,175	13,019	5,091	7,777	13,500	58,788	80,136	10.8%	59.9%	4,929
GA	390,145	25,340	9,695	3,388	4,092	4,302	3,863	12,301	3.2%	15.2%	3,798
HI	40,985	2,185	446	179	233	355	972	1,562	3.8%	44.5%	153
IA	114,281	3,802	1,322	400	499	654	927	2,084	1.8%	24.4%	447
ID	72,574	3,256	1,017	380	531	772	556	1,867	2.6%	17.1%	339
IL	588,018	39,154	8,979	3,515	4,598	7,716	14,346	26,719	4.5%	36.6%	5,676
IN	287,754	13,479	4,579	1,421	1,586	2,308	3,585	7,524	2.6%	26.6%	935
KS	102,830	3,473	1,493	414	450	561	555	1,574	1.5%	16.0%	536
KY	162,094	6,456	2,469	737	826	1,028	1,396	3,264	2.0%	21.6%	565
LA	93,105	5,974	2,417	758	703	910	1,186	2,816	3.0%	19.9%	507
MA	261,008	12,803	4,215	1,379	1,729	2,080	3,400	7,236	2.8%	26.6%	989
MD	289,746	18,016	4,705	1,656	2,069	2,713	6,873	11,675	4.3%	38.1%	479
ME	51,106	2,729	752	268	279	352	1,078	1,712	3.3%	39.5%	98
MI	453,430	20,275	7,755	2,865	3,381	3,405	2,869	9,717	2.1%	14.2%	7,000
MN	328,749	10,202	3,791	1,363	1,796	1,899	1,353	5,075	1.5%	13.3%	3,795
MO	247,658	9,442	4,058	1,356	1,438	1,424	1,166	4,045	1.6%	12.3%	1,447
MS	39,578	3,025	1,250	362	402	472	539	1,419	3.6%	17.8%	261
MT	37,127	1,116	412	139	156	203	206	566	1.5%	18.5%	118
NC	389,625	19,834	7,465	2,363	2,679	3,272	4,055	10,080	2.6%	20.4%	1,677
ND	20,272	338	158	31	46	59	44	150	0.7%	13.0%	28
NE	61,967	1,582	712	213	234	255	168	665	1.1%	10.6%	151
NH	63,420	2,699	1,068	395	408	413	417	1,244	2.0%	15.5%	431
NJ	333,522	27,978	5,571	2,212	2,755	3,947	13,493	20,228	6.1%	48.2%	127
NM	68,424	3,741	1,118	400	377	589	1,257	2,234	3.3%	33.6%	409
NV	109,361	12,688	1,784	925	1,661	3,113	5,205	9,987	9.1%	41.0%	1,210
NY	514,169	33,148	8,946	2,932	3,261	4,007	14,002	21,335	4.1%	42.2%	206
OH	462,052	23,467	7,317	2,457	2,854	4,442	6,397	13,748	3.0%	27.3%	2,735
OK	96,160	4,137	1,660	478	457	726	816	2,009	2.1%	19.7%	418
OR	192,252	8,838	2,233	813	1,343	1,869	2,580	5,802	3.0%	29.2%	957
PA	418,639	21,592	7,533	2,356	2,460	3,185	6,058	11,747	2.8%	28.1%	840
RI	37,815	2,322	722	243	306	384	667	1,363	3.6%	28.7%	324
SC	179,067	11,237	3,774	1,125	1,212	1,826	3,300	6,359	3.6%	29.4%	727
SD	21,885	534	207	64	58	93	112	263	1.2%	21.0%	67
TN	178,167	8,709	3,587	1,141	1,299	1,377	1,305	3,995	2.2%	15.0%	1,132
TX	629,670	24,600	11,475	3,548	3,201	3,158	3,218	9,636	1.5%	13.1%	2,131
UT	126,978	5,038	1,654	613	827	1,099	845	2,781	2.2%	16.8%	537
VA	338,475	11,708	4,840	1,535	1,819	1,803	1,711	5,359	1.6%	14.6%	1,037
VT	35,134	1,199	404	132	118	180	385	664	1.9%	30.4%	29
WA	319,516	16,344	3,722	1,520	2,450	3,679	4,973	11,113	3.5%	30.4%	1,358
WI	251,026	9,076	2,836	940	1,220	1,798	2,282	5,328	2.1%	25.1%	1,515
WV	40,158	2,203	1,163	325	246	235	234	724	1.8%	10.6%	212
WY	16,393	352	161	59	51	44	37	134	0.8%	10.5%	92
Other <sup>2</sup>	72,711	10,822	3,373	1,305	4,512	695	937	6,186	8.5%	8.7%	61
<b>Total</b>	<b>11,425,281</b>	<b>652,132</b>	<b>186,486</b>	<b>66,036</b>	<b>84,934</b>	<b>109,784</b>	<b>204,892</b>	<b>400,787</b>	<b>3.5%</b>	<b>31.4%</b>	<b>59,307</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. The 11,214 can be reconciled to AAA Wrapped T-Deal loans for which loan level data are not available.







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

## Glossary

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

### Section 1: Mortgage Performance

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

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

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

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

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

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

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

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

### Section 2: Completed Foreclosure Prevention Actions

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

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

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

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

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

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

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

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

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

### Section 3: Loan Modifications

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

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

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

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

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

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

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

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

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

### Section 4: Third-party Sales and Foreclosures

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

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

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