



**FEDERAL HOUSING FINANCE AGENCY**  
Office of the Director

April 15, 2014

The Honorable Tim Johnson  
Chairman  
Committee on Banking, Housing,  
and Urban Affairs  
United States Senate  
Washington, DC 20510

Dear Chairman Johnson:

Enclosed please find the Federal Housing Finance Agency's (FHFA) Federal Property Manager's report in accordance with Section 110 of the Emergency Economic Stabilization Act of 2008 (EESA), titled *Assistance to Homeowners*. Section 110 of EESA directs Federal Property Managers (FPM) to develop and implement plans to maximize assistance for homeowners and to encourage servicers of underlying mortgages to take advantage of programs to minimize foreclosures. FHFA is a designated FPM in its role as conservator for Fannie Mae and Freddie Mac. Each FPM is also required to report to Congress the number and types of loan modifications and the number of foreclosures during the reporting period.

Highlighting several results in the report:

- Fannie Mae and Freddie Mac completed nearly 30,200 foreclosure prevention actions in January, bringing the total foreclosure prevention actions to more than 3.1 million since the start of conservatorship in September 2008, half of which were permanent loan modifications.
- Permanent loan modifications decreased 9 percent in January while serious delinquent loans continued to decline.
- Approximately 29 percent of all permanent loan modifications in January included principal forbearance.
- There were approximately 5,600 completed short sales and deeds-in-lieu in January, down 14 percent compared with December.
- Early stage and serious delinquent loans declined during the month.

- Third-party and foreclosure sales increased 24 percent while foreclosure starts decreased 6 percent in January as compared to the previous month.

Please contact Peter Brereton, Associate Director of Congressional Affairs at (202) 649-3022 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Melvin L. Watt". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Melvin L. Watt

Attachments



**FEDERAL HOUSING FINANCE AGENCY**  
Office of the Director

April 15, 2014

The Honorable Michael D. Crapo  
Ranking Minority Member  
Committee on Banking, Housing,  
and Urban Affairs  
United States Senate  
Washington, DC 20510

Dear Ranking Minority Member Crapo:

Enclosed please find the Federal Housing Finance Agency's (FHFA) Federal Property Manager's report in accordance with Section 110 of the Emergency Economic Stabilization Act of 2008 (EESA), titled *Assistance to Homeowners*. Section 110 of EESA directs Federal Property Managers (FPM) to develop and implement plans to maximize assistance for homeowners and to encourage servicers of underlying mortgages to take advantage of programs to minimize foreclosures. FHFA is a designated FPM in its role as conservator for Fannie Mae and Freddie Mac. Each FPM is also required to report to Congress the number and types of loan modifications and the number of foreclosures during the reporting period.

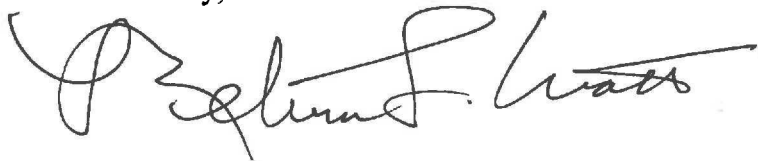
Highlighting several results in the report:

- Fannie Mae and Freddie Mac completed nearly 30,200 foreclosure prevention actions in January, bringing the total foreclosure prevention actions to more than 3.1 million since the start of conservatorship in September 2008, half of which were permanent loan modifications.
- Permanent loan modifications decreased 9 percent in January while serious delinquent loans continued to decline.
- Approximately 29 percent of all permanent loan modifications in January included principal forbearance.
- There were approximately 5,600 completed short sales and deeds-in-lieu in January, down 14 percent compared with December.
- Early stage and serious delinquent loans declined during the month.

- Third-party and foreclosure sales increased 24 percent while foreclosure starts decreased 6 percent in January as compared to the previous month.

Please contact Peter Brereton, Associate Director of Congressional Affairs at (202) 649-3022 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Melvin L. Watt". The signature is written in a cursive style with a long horizontal stroke at the end.

Melvin L. Watt

Attachments



**FEDERAL HOUSING FINANCE AGENCY**  
Office of the Director

April 15, 2014

The Honorable Jeb Hensarling  
Chairman  
Committee on Financial Services  
United States House of Representatives  
Washington, DC 20515

Dear Chairman Hensarling:

Enclosed please find the Federal Housing Finance Agency's (FHFA) Federal Property Manager's report in accordance with Section 110 of the Emergency Economic Stabilization Act of 2008 (EESA), titled *Assistance to Homeowners*. Section 110 of EESA directs Federal Property Managers (FPM) to develop and implement plans to maximize assistance for homeowners and to encourage servicers of underlying mortgages to take advantage of programs to minimize foreclosures. FHFA is a designated FPM in its role as conservator for Fannie Mae and Freddie Mac. Each FPM is also required to report to Congress the number and types of loan modifications and the number of foreclosures during the reporting period.

Highlighting several results in the report:

- Fannie Mae and Freddie Mac completed nearly 30,200 foreclosure prevention actions in January, bringing the total foreclosure prevention actions to more than 3.1 million since the start of conservatorship in September 2008, half of which were permanent loan modifications.
- Permanent loan modifications decreased 9 percent in January while serious delinquent loans continued to decline.
- Approximately 29 percent of all permanent loan modifications in January included principal forbearance.
- There were approximately 5,600 completed short sales and deeds-in-lieu in January, down 14 percent compared with December.
- Early stage and serious delinquent loans declined during the month.

- Third-party and foreclosure sales increased 24 percent while foreclosure starts decreased 6 percent in January as compared to the previous month.

Please contact Peter Brereton, Associate Director of Congressional Affairs at (202) 649-3022 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Melvin L. Watt". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Melvin L. Watt

Attachments



**FEDERAL HOUSING FINANCE AGENCY**  
Office of the Director

April 15, 2014

The Honorable Maxine Waters  
Ranking Member  
Committee on Financial Services  
United States House of Representatives  
Washington, DC 20515

Dear Ranking Member Waters:

Enclosed please find the Federal Housing Finance Agency's (FHFA) Federal Property Manager's report in accordance with Section 110 of the Emergency Economic Stabilization Act of 2008 (EESA), titled *Assistance to Homeowners*. Section 110 of EESA directs Federal Property Managers (FPM) to develop and implement plans to maximize assistance for homeowners and to encourage servicers of underlying mortgages to take advantage of programs to minimize foreclosures. FHFA is a designated FPM in its role as conservator for Fannie Mae and Freddie Mac. Each FPM is also required to report to Congress the number and types of loan modifications and the number of foreclosures during the reporting period.

Highlighting several results in the report:

- Fannie Mae and Freddie Mac completed nearly 30,200 foreclosure prevention actions in January, bringing the total foreclosure prevention actions to more than 3.1 million since the start of conservatorship in September 2008, half of which were permanent loan modifications.
- Permanent loan modifications decreased 9 percent in January while serious delinquent loans continued to decline.
- Approximately 29 percent of all permanent loan modifications in January included principal forbearance.
- There were approximately 5,600 completed short sales and deeds-in-lieu in January, down 14 percent compared with December.
- Early stage and serious delinquent loans declined during the month.

- Third-party and foreclosure sales increased 24 percent while foreclosure starts decreased 6 percent in January as compared to the previous month.

Please contact Peter Brereton, Associate Director of Congressional Affairs at (202) 649-3022 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Melvin L. Watt". The signature is fluid and cursive, with a long horizontal stroke at the end.

Melvin L. Watt

Attachments





# Federal Housing Finance Agency

---

## Foreclosure Prevention Report January 2014

### FHFA Federal Property Manager's Report

This report contains data on foreclosure prevention activity of Fannie Mae and Freddie Mac (the Enterprises) through January 2014.

**January 2014 Highlights****The Enterprises' Foreclosure Prevention Actions:**

• Nearly 30,200 foreclosure prevention actions were completed in January, bringing the total to more than 3.1 million since the start of conservatorship in September 2008. Half of these actions have been permanent loan modifications.

• Permanent loan modifications decreased 9 percent in January while serious delinquent loans continued to decline.

• Approximately 29 percent of all permanent loan modifications in January included principal forbearance.

• Nearly 5,600 short sales and deeds-in-lieu were completed in January, down 14 percent compared with December.

**The Enterprises' Mortgage Performance:**

• Early stage and serious delinquent loans declined in January.

**The Enterprises' Foreclosures:**

• Third-party and foreclosure sales increased 24 percent from 14,500 to more than 17,900, while foreclosure starts decreased 6 percent from 35,000 to nearly 32,900 in January.

**30,200****Completed  
Foreclosure  
Prevention****Actions in January****7%****Drop in 30-59  
Days Delinquent  
Loans in January****Foreclosure Prevention Activities**

	Dec-13	Jan-14
HAMP Active Trials	13,551	12,922
HAMP Active Permanent - Cumulative	431,503	431,165
<b>Completed Foreclosure Prevention Actions</b>		
Loan Modifications *	20,546	18,659
Repayment Plans	4,741	5,200
Forbearance Plans	792	687
Charge-offs-in-lieu	55	49
<b>Home Retention Actions</b>	<b>26,134</b>	<b>24,595</b>
Short Sales	4,796	3,977
Deeds-in-lieu	1,671	1,594
<b>Home Forfeiture Actions</b>	<b>6,467</b>	<b>5,571</b>
<b>TOTAL</b>	<b>32,601</b>	<b>30,166</b>

\* Includes HAMP permanent modifications

Source: FHFA (Fannie Mae and Freddie Mac)

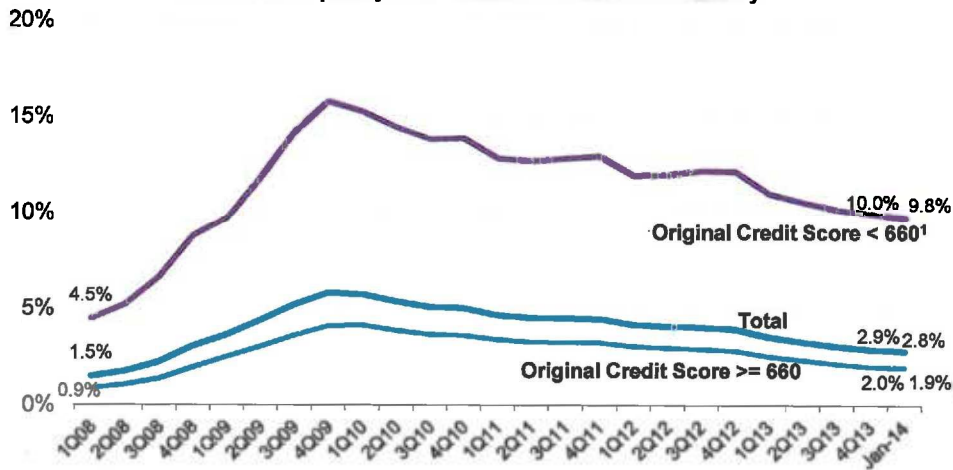
**Mortgage Performance (at period end)**

<b>(# of loans in thousands)</b>	Dec-13	Jan-14
30-59 Days Delinquent	469	435
60-plus-days Delinquent	807	785
Foreclosure Starts	35	33
Third-party & Foreclosure Sales	14	18
<b>(Percent of total loans serviced)</b>		
30-59 Days Delinquent	1.67%	1.55%
60-plus-days Delinquent	2.87%	2.80%
Serious Delinquent*	2.38%	2.33%

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

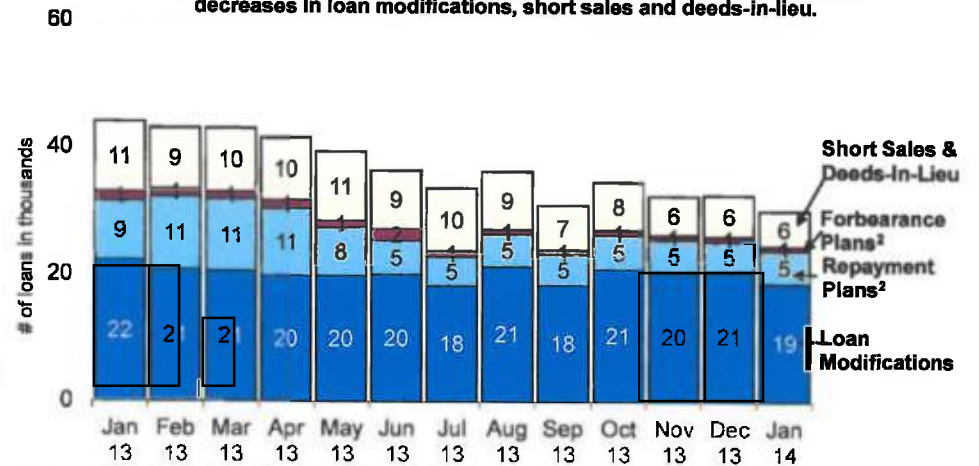
Source: FHFA (Fannie Mae and Freddie Mac)

**60-plus-days Delinquency Rates**  
Serious delinquency rates continued to decline in January.



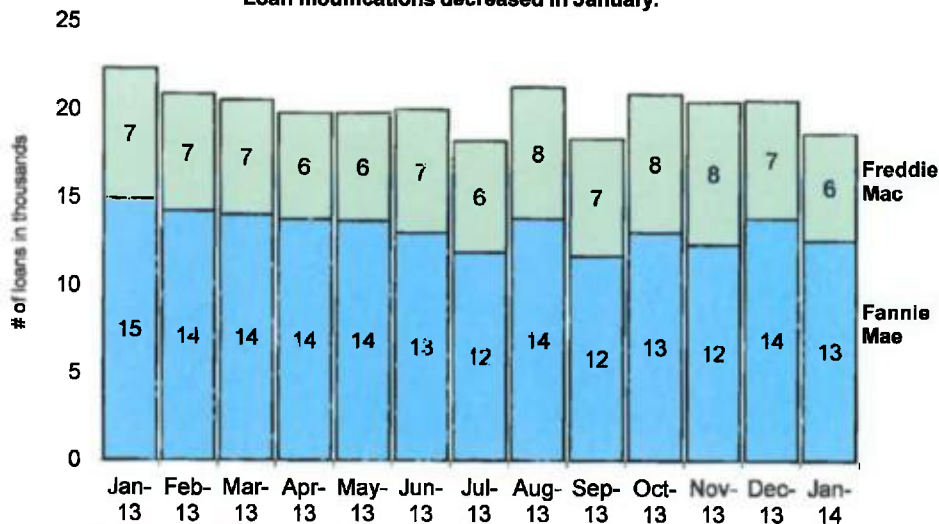
Source: FHFA (Fannie Mae and Freddie Mac)

**Foreclosure Prevention Actions Completed**  
Foreclosure prevention actions decreased in January primarily driven by decreases in loan modifications, short sales and deeds-in-lieu.



Source: FHFA (Fannie Mae and Freddie Mac)

**Completed loan modifications**  
Loan modifications decreased in January.



Source: FHFA (Fannie Mae and Freddie Mac)

**HAMP Statistics<sup>3</sup>**

	Dec-13	Jan-14
<b>Cumulative from April 2009 through</b>		
Trials Ever Started	1,053,599	1,056,125
Less:		
Trials Disqualified	(79,014)	(78,961)
Trials Cancelled	(349,079)	(349,241)
Permanent Modifications	(611,955)	(615,001)
<b>Trials Remaining Active</b>	<b>13,551</b>	<b>12,922</b>
Permanent Modifications Started	611,955	615,001
Less:		
Modifications Defaulted	(162,575)	(165,380)
Modifications Paid off	(17,877)	(18,456)
<b>Active Permanent Modifications</b>	<b>431,503</b>	<b>431,165</b>

Source: FHFA (Fannie Mae and Freddie Mac)

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

<sup>2</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.

<sup>3</sup> 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 January 31, 2014, Fannie Mae had approximately 256,100 HAMP active permanent modifications and Freddie Mac had nearly 175,100 HAMP active permanent modifications.

### Completed Foreclosure Prevention Actions

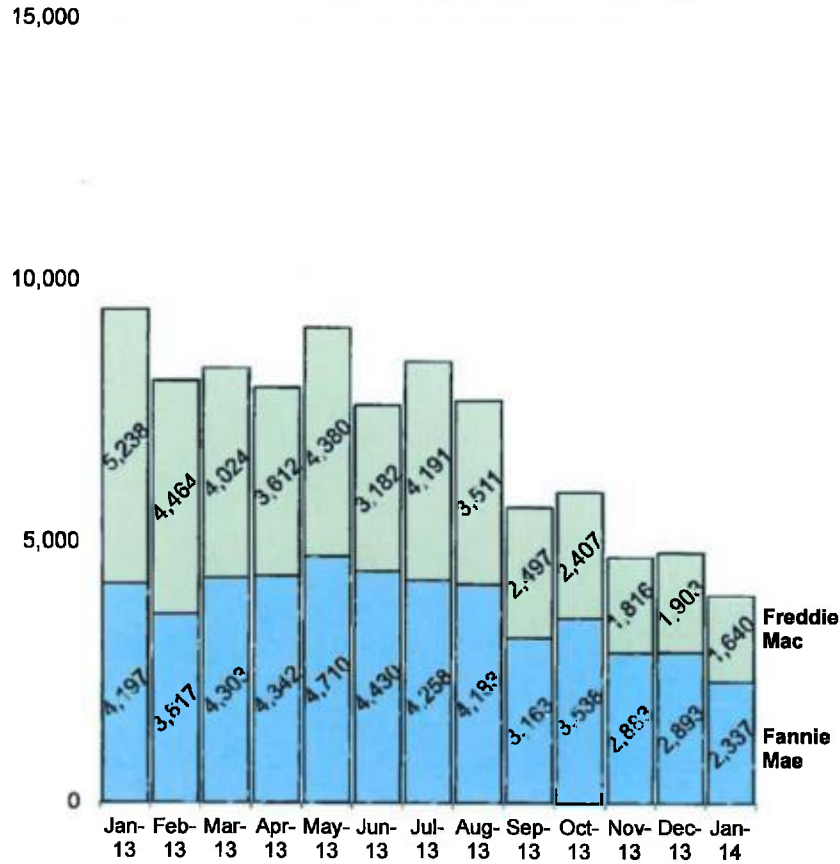
Since the first full quarter in conservatorship (4Q08), combined completed foreclosure prevention actions total more than 3.1 million. Approximately half of these actions are permanent loan modifications.

	Full Year 2012	Full Year 2013	YTD Jan-14	Conservatorship to Date <sup>1</sup>
<b>Home Retention Actions</b>				
Repayment Plans	142,615	85,386	5,200	756,382
Forbearance Plans	22,812	12,671	687	160,960
Charge-offs-in-lieu	1,335	647	49	9,932
HomeSaver Advance ( <i>Fannie</i> )	-	-	-	70,178
Loan Modifications	<u>232,993</u>	<u>243,195</u>	<u>18,659</u>	<u>1,579,401</u>
<b>Total</b>	<b>399,755</b>	<b>341,899</b>	<b>24,595</b>	<b>2,576,853</b>
<b>Nonforeclosure - Home Forfeiture Actions</b>				
Short Sales	125,232	87,742	3,977	501,780
Deeds-in-lieu	<u>16,232</u>	<u>18,087</u>	<u>1,594</u>	<u>55,698</u>
<b>Total</b>	<b>141,464</b>	<b>105,829</b>	<b>5,571</b>	<b>557,478</b>
<b>Total Foreclosure Prevention Actions</b>	<b>541,219</b>	<b>447,728</b>	<b>30,166</b>	<b>3,134,331</b>

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

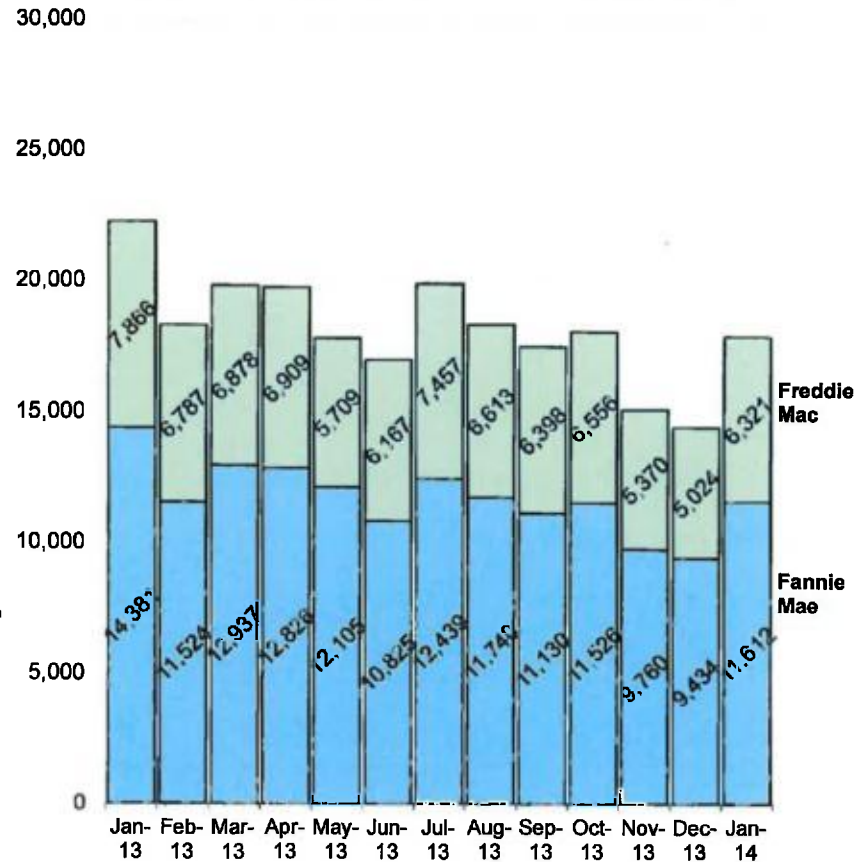
Source: FHFA (Fannie Mae and Freddie Mac)

**Short Sales**  
Completed short sales decreased in January.



Source: FHFA (Fannie Mae and Freddie Mac)

**Foreclosure Sales and Third-party Sales**  
Foreclosure sales and third-party sales increased in January.



Source: FHFA (Fannie Mae and Freddie Mac)



## Appendix: Data Tables

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

(# of loans in thousands)	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14
<b>Total Loans Serviced</b>	28,079	28,075	28,043	28,030	27,975	27,978	27,962	27,993	28,047	28,061	28,079	28,071	28,066
Original Credit Score >= 660	24,734	24,752	24,744	24,754	24,728	24,752	24,761	24,814	24,884	24,916	24,947	24,953	24,959
Original Credit Score < 660	3,345	3,324	3,299	3,275	3,247	3,226	3,201	3,179	3,163	3,145	3,132	3,118	3,107
<b>Total Delinquent Loans</b>	1,569	1,565	1,467	1,400	1,361	1,428	1,343	1,319	1,312	1,268	1,298	1,276	1,221
Original Credit Score >= 660	944	955	894	854	826	860	806	790	785	756	774	756	724
Original Credit Score < 660	625	610	573	546	535	568	537	529	528	511	524	521	497
<b>30 - 59 Days Delinquent</b>	506	529	480	454	439	513	456	455	460	441	480	469	435
Original Credit Score >= 660	280	304	271	256	245	287	252	252	256	244	269	260	241
Original Credit Score < 660	227	225	209	198	194	226	204	203	204	197	211	210	194
<b>60 - 89 Days Delinquent</b>	177	166	150	138	137	146	142	140	144	139	144	146	140
Original Credit Score >= 660	96	97	84	77	76	80	78	76	78	76	78	79	75
Original Credit Score < 660	80	74	66	61	61	66	64	64	66	63	66	67	64
<b>60-plus-days Delinquent</b>	1,062	1,035	987	946	921	915	887	864	852	826	818	807	785
Original Credit Score >= 660	664	651	623	597	580	572	554	538	529	512	505	496	482
Original Credit Score < 660	398	385	364	348	341	342	333	326	323	314	313	311	303
<b>Percent of Total Loans Serviced</b>													
<b>Total Delinquent Loans</b>	5.59%	5.57%	5.23%	4.99%	4.86%	5.10%	4.80%	4.71%	4.68%	4.52%	4.62%	4.55%	4.35%
Original Credit Score >= 660	3.82%	3.86%	3.61%	3.45%	3.34%	3.47%	3.26%	3.18%	3.15%	3.03%	3.10%	3.03%	2.90%
Original Credit Score < 660	18.67%	18.35%	17.37%	16.68%	16.47%	17.60%	16.77%	16.64%	16.69%	16.26%	16.73%	16.69%	16.00%
<b>30 - 59 Days Delinquent</b>	1.80%	1.89%	1.71%	1.62%	1.57%	1.83%	1.63%	1.63%	1.64%	1.57%	1.71%	1.67%	1.55%
Original Credit Score >= 660	1.13%	1.23%	1.09%	1.03%	0.99%	1.16%	1.02%	1.02%	1.03%	0.98%	1.08%	1.04%	0.97%
Original Credit Score < 660	6.78%	6.77%	6.34%	6.05%	5.97%	6.99%	6.37%	6.39%	6.46%	6.27%	6.72%	6.72%	6.24%
<b>60 - 89 Days Delinquent</b>	0.63%	0.59%	0.53%	0.49%	0.49%	0.52%	0.51%	0.50%	0.51%	0.50%	0.51%	0.52%	0.50%
Original Credit Score >= 660	0.39%	0.37%	0.34%	0.31%	0.31%	0.32%	0.31%	0.31%	0.31%	0.31%	0.31%	0.32%	0.30%
Original Credit Score < 660	2.40%	2.23%	1.99%	1.86%	1.86%	2.06%	2.01%	2.01%	2.07%	2.01%	2.10%	2.15%	2.06%
<b>60-plus-days Delinquent</b>	3.78%	3.69%	3.52%	3.37%	3.29%	3.27%	3.17%	3.09%	3.04%	2.94%	2.91%	2.87%	2.80%
Original Credit Score >= 660	2.65%	2.63%	2.52%	2.41%	2.35%	2.31%	2.24%	2.17%	2.12%	2.05%	2.02%	1.99%	1.93%
Original Credit Score < 660	11.90%	11.56%	11.04%	10.63%	10.50%	10.61%	10.40%	10.25%	10.22%	10.00%	10.01%	9.97%	9.76%
<b>Serious Delinquency Rate</b>	3.19%	3.14%	3.02%	2.92%	2.84%	2.78%	2.70%	2.62%	2.56%	2.48%	2.44%	2.38%	2.33%
<b>In Bankruptcy</b>	0.51%	0.50%	0.48%	0.48%	0.48%	0.48%	0.47%	0.46%	0.44%	0.43%	0.43%	0.41%	0.41%

## Appendix: Data Tables

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

(# of loans in thousands)	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14
<b>Total Loans Serviced</b>	17,511	17,528	17,490	17,486	17,467	17,459	17,471	17,518	17,573	17,608	17,628	17,625	17,618
Original Credit Score >= 660	15,414	15,443	15,422	15,431	15,431	15,436	15,462	15,521	15,586	15,630	15,659	15,663	15,663
Original Credit Score < 660	2,097	2,084	2,069	2,054	2,036	2,023	2,008	1,997	1,987	1,977	1,970	1,962	1,954
<b>Total Delinquent Loans</b>	993	995	927	891	862	901	848	829	826	798	816	801	767
Original Credit Score >= 660	596	606	564	543	523	542	508	496	493	476	486	474	454
Original Credit Score < 660	397	388	363	348	339	359	340	333	333	322	330	327	313
<b>30 - 59 Days Delinquent</b>	323	341	303	292	281	325	289	284	288	275	298	291	270
Original Credit Score >= 660	177	195	169	163	156	181	158	156	159	151	166	160	148
Original Credit Score < 660	147	146	134	128	125	144	130	128	129	124	132	132	122
<b>60 - 89 Days Delinquent</b>	110	103	92	86	84	89	86	85	87	84	87	88	84
Original Credit Score >= 660	59	57	52	47	46	48	47	46	47	46	47	47	45
Original Credit Score < 660	51	46	41	38	38	41	39	39	40	38	40	41	39
<b>60-plus-days Delinquent</b>	670	654	624	599	581	576	559	545	538	523	519	510	497
Original Credit Score >= 660	419	411	394	380	367	361	350	340	335	325	321	314	306
Original Credit Score < 660	251	242	229	220	214	215	209	205	204	198	198	196	191
<b>Percent of Total Loans Serviced</b>													
<b>Total Delinquent Loans</b>	5.67%	5.68%	5.30%	5.10%	4.93%	5.16%	4.85%	4.73%	4.70%	4.53%	4.63%	4.55%	4.35%
Original Credit Score >= 660	3.87%	3.93%	3.66%	3.52%	3.39%	3.51%	3.29%	3.20%	3.17%	3.04%	3.11%	3.03%	2.90%
Original Credit Score < 660	18.95%	18.64%	17.33%	16.94%	16.64%	17.73%	16.91%	16.67%	16.74%	16.30%	16.75%	16.68%	16.01%
<b>30 - 59 Days Delinquent</b>	1.85%	1.95%	1.73%	1.67%	1.61%	1.86%	1.65%	1.62%	1.64%	1.56%	1.69%	1.65%	1.53%
Original Credit Score >= 660	1.15%	1.26%	1.10%	1.06%	1.01%	1.17%	1.02%	1.01%	1.02%	0.96%	1.06%	1.02%	0.95%
Original Credit Score < 660	6.99%	7.00%	6.45%	6.25%	6.13%	7.12%	6.49%	6.42%	6.50%	6.27%	6.70%	6.71%	6.24%
<b>60 - 89 Days Delinquent</b>	0.63%	0.59%	0.53%	0.49%	0.48%	0.51%	0.49%	0.48%	0.50%	0.48%	0.49%	0.50%	0.48%
Original Credit Score >= 660	0.33%	0.37%	0.33%	0.31%	0.30%	0.31%	0.30%	0.30%	0.30%	0.29%	0.30%	0.30%	0.29%
Original Credit Score < 660	2.43%	2.23%	1.97%	1.86%	1.85%	2.01%	1.96%	1.95%	2.02%	1.94%	2.04%	2.08%	1.95%
<b>60-plus-days Delinquent</b>	3.83%	3.73%	3.56%	3.43%	3.33%	3.30%	3.20%	3.11%	3.06%	2.97%	2.94%	2.89%	2.82%
Original Credit Score >= 660	2.72%	2.66%	2.55%	2.46%	2.38%	2.34%	2.27%	2.19%	2.15%	2.08%	2.05%	2.01%	1.95%
Original Credit Score < 660	11.95%	11.63%	11.07%	10.70%	10.50%	10.61%	10.41%	10.25%	10.24%	10.02%	10.06%	9.97%	9.77%
<b>Serious Delinquency Rate</b>	3.18%	3.13%	3.02%	2.93%	2.83%	2.77%	2.70%	2.61%	2.55%	2.48%	2.44%	2.38%	2.33%
<b>In Bankruptcy</b>	0.50%	0.49%	0.46%	0.47%	0.46%	0.47%	0.44%	0.43%	0.41%	0.40%	0.39%	0.38%	0.38%

## Appendix: Data Tables

January 2014

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

(# of loans in thousands)	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14
<b>Total Loans Serviced</b>	10,569	10,547	10,552	10,544	10,508	10,519	10,491	10,476	10,473	10,454	10,451	10,446	10,448
Original Credit Score >= 660	9,321	9,308	9,322	9,323	9,297	9,315	9,298	9,293	9,298	9,286	9,288	9,290	9,296
Original Credit Score < 660	1,248	1,239	1,230	1,221	1,211	1,203	1,193	1,182	1,175	1,168	1,163	1,156	1,153
<b>Total Delinquent Loans</b>	575	570	541	509	499	527	495	490	486	470	482	475	454
Original Credit Score >= 660	348	349	330	311	303	313	298	294	292	281	288	282	269
Original Credit Score < 660	227	221	211	198	196	209	197	196	195	189	194	193	184
<b>30 - 59 Days Delinquent</b>	183	188	177	162	159	188	168	171	173	166	182	178	165
Original Credit Score >= 660	103	109	101	93	90	107	94	96	98	93	104	100	93
Original Credit Score < 660	80	79	76	70	69	82	74	75	75	73	79	78	72
<b>60 - 89 Days Delinquent</b>	67	63	57	52	53	57	56	55	56	55	57	58	55
Original Credit Score >= 660	37	36	32	29	30	32	31	30	31	30	31	32	30
Original Credit Score < 660	30	28	25	23	24	26	25	25	25	25	26	26	25
<b>60-plus-days Delinquent</b>	392	382	364	346	340	339	327	319	314	303	299	297	289
Original Credit Score >= 660	245	239	229	218	213	211	204	198	194	187	184	182	176
Original Credit Score < 660	147	142	135	128	127	128	124	121	120	116	115	115	112
<b>Percent of Total Loans Serviced</b>													
<b>Total Delinquent Loans</b>	5.44%	5.40%	5.12%	4.82%	4.75%	5.01%	4.72%	4.68%	4.64%	4.49%	4.61%	4.55%	4.34%
Original Credit Score >= 660	3.73%	3.75%	3.54%	3.33%	3.26%	3.41%	3.20%	3.16%	3.14%	3.02%	3.10%	3.03%	2.90%
Original Credit Score < 660	18.21%	17.86%	17.12%	16.23%	16.20%	17.39%	16.34%	16.58%	16.56%	16.21%	16.70%	16.72%	15.98%
<b>30 - 59 Days Delinquent</b>	1.73%	1.79%	1.68%	1.54%	1.51%	1.79%	1.60%	1.63%	1.65%	1.59%	1.74%	1.71%	1.58%
Original Credit Score >= 660	1.11%	1.17%	1.09%	0.99%	0.96%	1.15%	1.01%	1.03%	1.05%	1.01%	1.11%	1.08%	1.00%
Original Credit Score < 660	6.41%	6.37%	6.14%	5.71%	5.71%	6.78%	6.17%	6.34%	6.39%	6.25%	6.77%	6.75%	6.24%
<b>60 - 89 Days Delinquent</b>	0.63%	0.60%	0.54%	0.50%	0.51%	0.54%	0.53%	0.53%	0.54%	0.53%	0.54%	0.56%	0.53%
Original Credit Score >= 660	0.39%	0.38%	0.35%	0.32%	0.32%	0.34%	0.33%	0.33%	0.33%	0.33%	0.34%	0.34%	0.32%
Original Credit Score < 660	2.39%	2.23%	2.02%	1.86%	1.95%	2.13%	2.09%	2.10%	2.17%	2.13%	2.22%	2.29%	2.18%
<b>60-plus-days Delinquent</b>	3.71%	3.62%	3.45%	3.28%	3.24%	3.22%	3.12%	3.05%	2.99%	2.90%	2.86%	2.84%	2.76%
Original Credit Score >= 660	2.63%	2.57%	2.45%	2.34%	2.29%	2.27%	2.19%	2.13%	2.08%	2.01%	1.98%	1.95%	1.90%
Original Credit Score < 660	11.80%	11.49%	10.98%	10.52%	10.49%	10.61%	10.37%	10.24%	10.19%	9.95%	9.93%	9.96%	9.74%
<b>Serious Delinquency Rate</b>	3.20%	3.15%	3.03%	2.91%	2.85%	2.79%	2.70%	2.64%	2.58%	2.48%	2.43%	2.39%	2.34%
<b>In Bankruptcy</b>	0.53%	0.53%	0.52%	0.51%	0.51%	0.51%	0.50%	0.50%	0.49%	0.48%	0.48%	0.47%	0.46%



## Appendix: Data Tables

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

	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14
<b>Starts<sup>2</sup></b>													
HAMP Active Trial & Perm. - Cum.	457,040	457,106	457,084	455,697	454,091	451,475	451,058	451,691	447,840	446,510	445,875	445,054	444,087
Repayment Plans	27,143	22,109	20,563	17,215	15,455	13,612	15,091	15,071	14,592	14,665	11,003	13,390	13,521
Forbearance Plans	7,835	8,021	8,462	6,492	7,638	8,209	6,217	5,879	6,382	6,596	5,695	5,161	4,807
<b>Completed</b>													
Repayment Plans <sup>3</sup>	9,288	11,478	11,366	10,628	7,639	5,381	4,600	5,068	4,839	5,316	5,092	4,741	5,200
Forbearance Plans <sup>3</sup>	1,401	1,191	1,216	1,344	1,001	1,876	896	744	690	772	748	792	687
Charge-offs-in-lieu	32	27	87	58	57	56	51	59	54	59	52	55	49
HomeSaver Advance (Fannie)	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Modifications	22,339	20,891	20,536	19,809	19,815	20,011	18,224	21,293	18,361	20,908	20,462	20,546	19,659
Home Retention Actions	33,060	33,537	33,205	31,839	28,512	27,324	23,771	27,164	23,944	27,055	26,354	26,134	24,595
Short Sales	9,435	8,081	8,327	7,954	9,090	7,612	8,449	7,694	5,660	5,945	4,699	4,796	3,977
Deeds-in-lieu	1,529	1,406	1,480	1,679	1,571	1,407	1,415	1,420	1,359	1,635	1,415	1,671	1,594
Nonforeclosure - Home Forfeiture Actions	10,964	9,487	9,807	9,633	10,761	9,019	9,864	9,114	7,019	7,580	6,114	6,467	5,571
<b>Total Foreclosure Prevention Actions</b>	<b>44,024</b>	<b>43,024</b>	<b>43,012</b>	<b>41,472</b>	<b>39,273</b>	<b>36,343</b>	<b>33,635</b>	<b>36,278</b>	<b>30,963</b>	<b>34,635</b>	<b>32,468</b>	<b>32,601</b>	<b>30,166</b>
<b>Percent of Total Foreclosure Prevention Actions</b>													
Repayment Plans	21%	27%	26%	26%	19%	15%	14%	14%	16%	15%	16%	15%	17%
Forbearance Plans	3%	3%	3%	3%	3%	5%	3%	2%	2%	2%	2%	2%	2%
Charge-offs-in-lieu	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
HomeSaver Advance (Fannie)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Loan Modifications	51%	49%	48%	45%	50%	55%	54%	59%	55%	60%	63%	63%	62%
Home Retention Actions	75%	78%	77%	77%	73%	75%	71%	75%	77%	78%	81%	80%	82%
Short Sales	21%	19%	19%	19%	23%	21%	25%	21%	18%	17%	14%	15%	13%
Deeds-in-lieu	3%	3%	3%	4%	4%	4%	4%	4%	4%	5%	4%	5%	5%
Nonforeclosure - Home Forfeiture Actions	25%	22%	23%	23%	27%	25%	29%	25%	23%	22%	19%	20%	18%

<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. 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 January 31, 2014, Fannie Mae had approximately 256,100 HAMP active permanent modifications and Freddie Mac had nearly 175,100 HAMP active 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

	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14
<b>Loan Modifications (# of loans)</b>	22,339	20,891	20,536	19,809	19,815	20,011	18,224	21,293	18,361	20,908	20,462	20,546	18,659
<b>Types of Modification (%)</b>													
Extend Term Only	14%	15%	16%	19%	19%	18%	17%	21%	22%	20%	18%	23%	26%
Reduce Rate Only	12%	10%	10%	9%	9%	9%	9%	9%	7%	7%	5%	5%	6%
Reduce Rate and Extend Term	39%	39%	39%	39%	38%	41%	40%	40%	41%	42%	45%	41%	38%
Reduce Rate, Extend Term and Forbear Principal	36%	36%	35%	33%	34%	33%	34%	30%	30%	31%	31%	31%	29%
Other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%

## 3(ii) Fannie Mae - Loan Modifications

	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14
<b>Loan Modifications (# of loans)</b>	14,923	14,205	14,025	13,741	13,650	12,967	11,870	13,791	11,676	13,006	12,338	13,815	12,565
<b>Types of Modification (%)</b>													
Extend Term Only	19%	21%	21%	25%	25%	24%	23%	26%	27%	25%	24%	29%	31%
Reduce Rate Only	10%	9%	9%	8%	8%	8%	8%	8%	7%	7%	6%	5%	6%
Reduce Rate and Extend Term	38%	37%	37%	36%	35%	37%	37%	37%	38%	39%	40%	36%	34%
Reduce Rate, Extend Term and Forbear Principal	33%	33%	33%	31%	32%	31%	31%	29%	28%	29%	30%	30%	28%
Other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%

## Appendix: Data Tables

## 3(iii) Freddie Mac - Loan Modifications

	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14
<b>Loan Modifications (# of loans)</b>	7,416	6,686	6,511	6,068	6,165	7,044	6,354	7,502	6,685	7,902	8,124	6,731	6,094
<b>Types of Modification (%)</b>													
Extend Term Only	4%	4%	6%	6%	5%	7%	6%	10%	15%	12%	9%	9%	17%
Reduce Rate Only	14%	12%	12%	11%	11%	10%	10%	11%	6%	6%	5%	5%	6%
Reduce Rate and Extend Term	41%	41%	44%	45%	45%	48%	45%	47%	44%	47%	53%	52%	47%
Reduce Rate, Extend Term and Forbear Principal	40%	42%	38%	38%	38%	35%	39%	32%	34%	35%	33%	33%	30%
Other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%

## Appendix: Data Tables

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

	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14
Short Sales	9,435	8,081	8,327	7,954	9,090	7,612	8,449	7,694	5,660	5,945	4,699	4,796	3,977
Deeds-in-lieu	1,529	1,406	1,480	1,679	1,671	1,407	1,415	1,420	1,359	1,635	1,415	1,671	1,594
Nonforeclosure - Home Forfeiture Actions <sup>1</sup>	10,964	9,487	9,807	9,633	10,761	9,019	9,864	9,114	7,019	7,580	6,114	6,467	5,571
Third-party Sales	1,994	2,115	2,099	2,221	1,754	1,627	1,674	1,380	1,334	1,354	1,126	1,165	1,749
Foreclosure Sales	20,253	16,196	17,716	17,514	16,060	15,365	18,222	16,973	16,194	16,728	14,004	13,293	16,184
Third-party & Foreclosure Sales	22,247	18,311	19,815	19,735	17,814	16,992	19,896	18,353	17,528	18,082	15,130	14,458	17,933
Foreclosure Starts	50,851	45,952	44,270	44,384	42,697	37,955	40,781	37,218	38,616	40,822	37,390	34,953	32,871
<b>Top Five Reasons for Delinquency</b>													
Curtailed of Income	38%	37%	37%	37%	35%	34%	33%	33%	32%	33%	32%	32%	32%
Excessive obligations	17%	16%	16%	17%	16%	17%	16%	17%	17%	17%	17%	17%	17%
Unemployment	9%	9%	9%	8%	8%	8%	7%	7%	7%	7%	7%	8%	8%
Illness of principal mortgagor or family member	6%	6%	6%	6%	6%	5%	5%	5%	5%	5%	5%	5%	5%
Marital Difficulties	4%	4%	4%	4%	4%	4%	3%	4%	3%	4%	4%	4%	4%

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

FHFA produces monthly and quarterly versions of the Foreclosure Prevention 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. 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).

**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.