



FORECLOSURE PREVENTION REPORT

FEDERAL PROPERTY MANAGER'S REPORT

APRIL 2017



April 2017 Highlights

The Enterprises' Foreclosure Prevention Actions:

- The Enterprises completed 16,521 foreclosure prevention actions in April, bringing the total to 3,898,985 since the start of the conservatorships in September 2008. Over half of these actions have been permanent loan modifications.
- There were 11,328 permanent loan modifications in April, bringing the total to 2,065,576 since the conservatorships began in September 2008.
- The share of modifications with principal forbearance accounted for 32 percent of all permanent modifications in April. Modifications with extend-term only increased to 38 percent during the month due to continuing improvement in house prices.
- There were 1,650 short sales and deeds-in-lieu completed in April, down 10 percent compared with March.

The Enterprises' Mortgage Performance:

- The serious delinquency rate fell further from 1.04 percent at the end of March to 1.01 percent at the end of April.

The Enterprises' Foreclosures:

- Third-party and foreclosure sales decreased 16 percent from 6,581 in March to 5,523 in April.
- Foreclosure starts increased 10 percent from 15,478 in March to 17,056 in April.

Foreclosure Prevention Activities

	Mar-17	Apr-17
HAMP Active Trials	1,597	1,176
HAMP Active Permanent - Cumulative	327,746	323,908
Completed Foreclosure Prevention Actions		
Loan Modifications *	13,446	11,328
Repayment Plans	3,791	2,933
Forbearance Plans	824	504
Charge-offs-in-lieu	109	106
Home Retention Actions	18,170	14,871
Short Sales	1,262	1,055
Deeds-in-lieu	565	595
Home Forfeiture Actions	1,827	1,650
TOTAL	19,997	16,521

* Includes HAMP permanent modifications.

Source: FHFA (Fannie Mae and Freddie Mac)

Mortgage Performance (at period end)

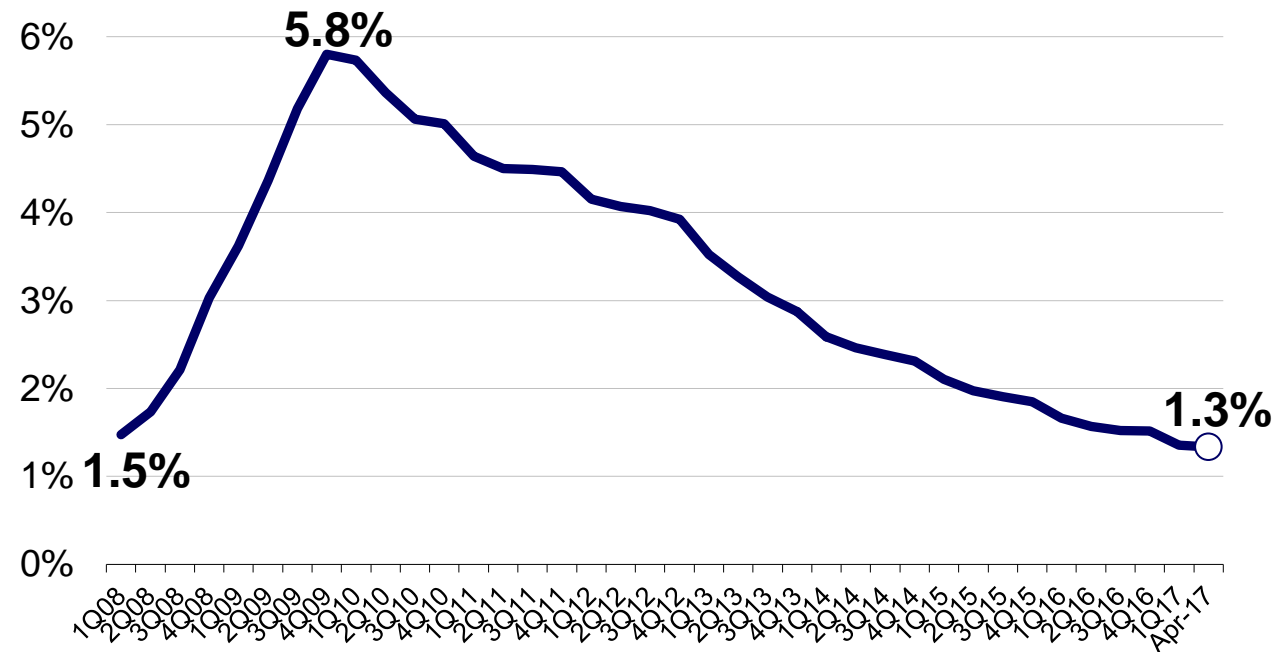
	Mar-17	Apr-17
30-59 Days Delinquent	317,739	402,780
60-plus-days Delinquent	377,622	372,137
Foreclosure Starts	15,478	17,056
Third-party & Foreclosure Sales	6,581	5,523
(Percent of total loans serviced)		
30-59 Days Delinquent	1.14%	1.45%
60-plus-days Delinquent	1.35%	1.34%
Seriously Delinquent*	1.04%	1.01%

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

Source: FHFA (Fannie Mae and Freddie Mac)

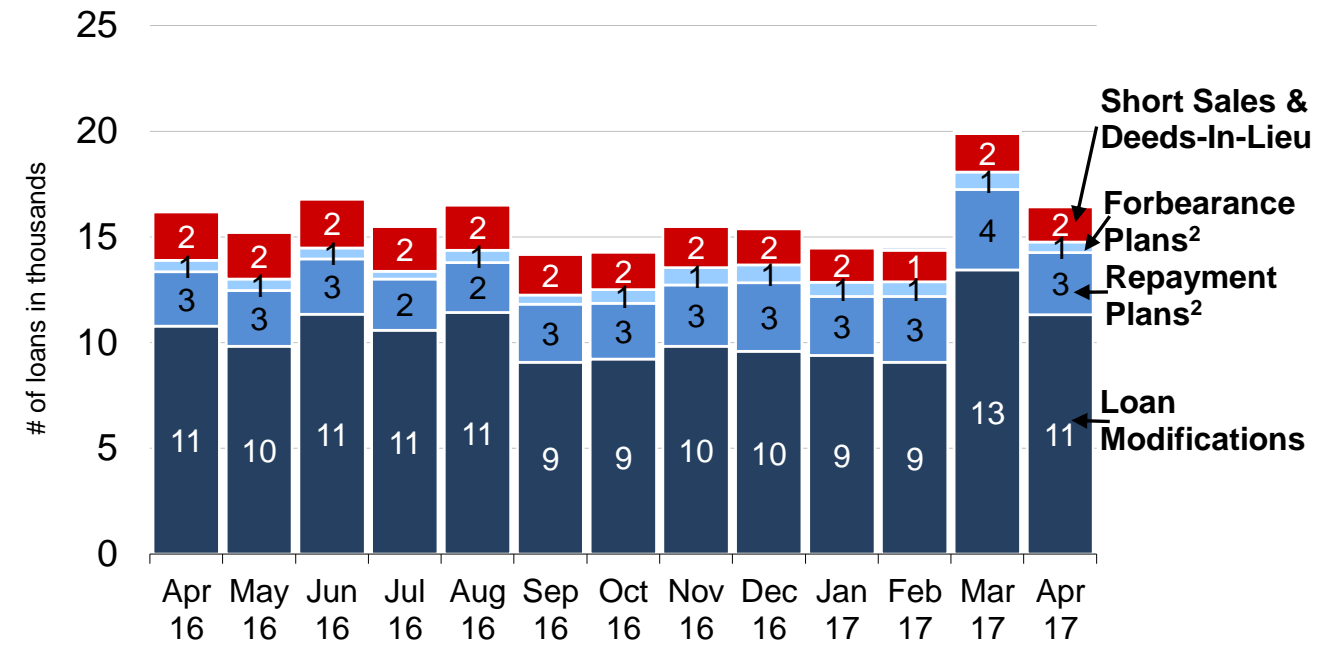


Enterprises' 60-plus-days Delinquency Rates
60-plus-days delinquency rate continued to decline in April.



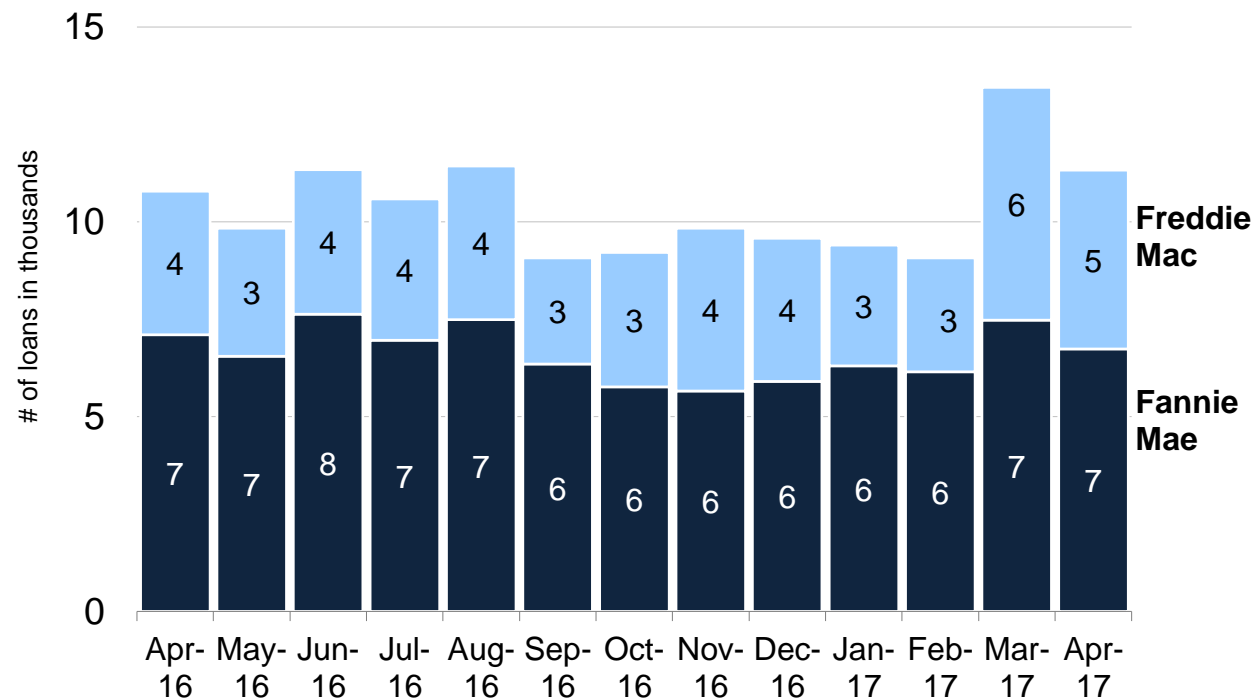
Source: FHFA (Fannie Mae and Freddie Mac)

Foreclosure Prevention Actions Completed
Foreclosure prevention actions decreased as serious delinquency rate continued to decline in April.



Source: FHFA (Fannie Mae and Freddie Mac)

Completed loan modifications
Loan modifications decreased 16 percent in April.



Source: FHFA (Fannie Mae and Freddie Mac)

HAMP Statistics³

Cumulative from April 2009 through	Mar-17	Apr-17
Trials Ever Started	1,082,378	1,082,591
Less:		
Trials Disqualified	(78,797)	(78,803)
Trials Cancelled	(343,792)	(343,787)
Permanent Modifications	(658,192)	(658,825)
Trials Remaining Active	1,597	1,176
Permanent Modifications Started	658,192	658,825
Less:		
Modifications Defaulted	(232,664)	(233,787)
Modifications Paid off	(94,987)	(97,405)
Modifications Withdrawn	(2,795)	(3,725)
Active Permanent Modifications	327,746	323,908

Source: FHFA (Fannie Mae and Freddie Mac)

¹ Includes loans with missing original credit score.

² 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.

³ 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 April 30, 2017, Fannie Mae had 190,533 HAMP active permanent modifications and Freddie Mac had 133,375 HAMP active permanent modifications.



Completed Foreclosure Prevention Actions

Since the first full quarter in conservatorship (4Q08), combined completed foreclosure prevention actions total 3,898,985. More than half of these actions are permanent loan modifications.

	2014	2015	2016	YTD Apr-17	Conservatorship to Date ¹
Home Retention Actions					
Repayment Plans	51,481	39,317	32,357	12,599	886,936
Forbearance Plans	11,260	8,170	7,228	2,710	189,641
Charge-offs-in-lieu	1,378	1,219	1,047	475	14,002
HomeSaver Advance (<i>Fannie</i>)	-	-	-	-	70,178
Loan Modifications	<u>189,975</u>	<u>148,109</u>	<u>123,495</u>	<u>43,255</u>	<u>2,065,576</u>
Total	254,094	196,815	164,127	59,039	3,226,333
Nonforeclosure - Home Forfeiture Actions					
Short Sales	38,198	25,081	17,760	4,453	583,295
Deeds-in-lieu	<u>14,926</u>	<u>10,170</u>	<u>8,024</u>	<u>2,133</u>	<u>89,357</u>
Total	53,124	35,251	25,784	6,586	672,652
Total Foreclosure Prevention Actions	307,218	232,066	189,911	65,625	3,898,985

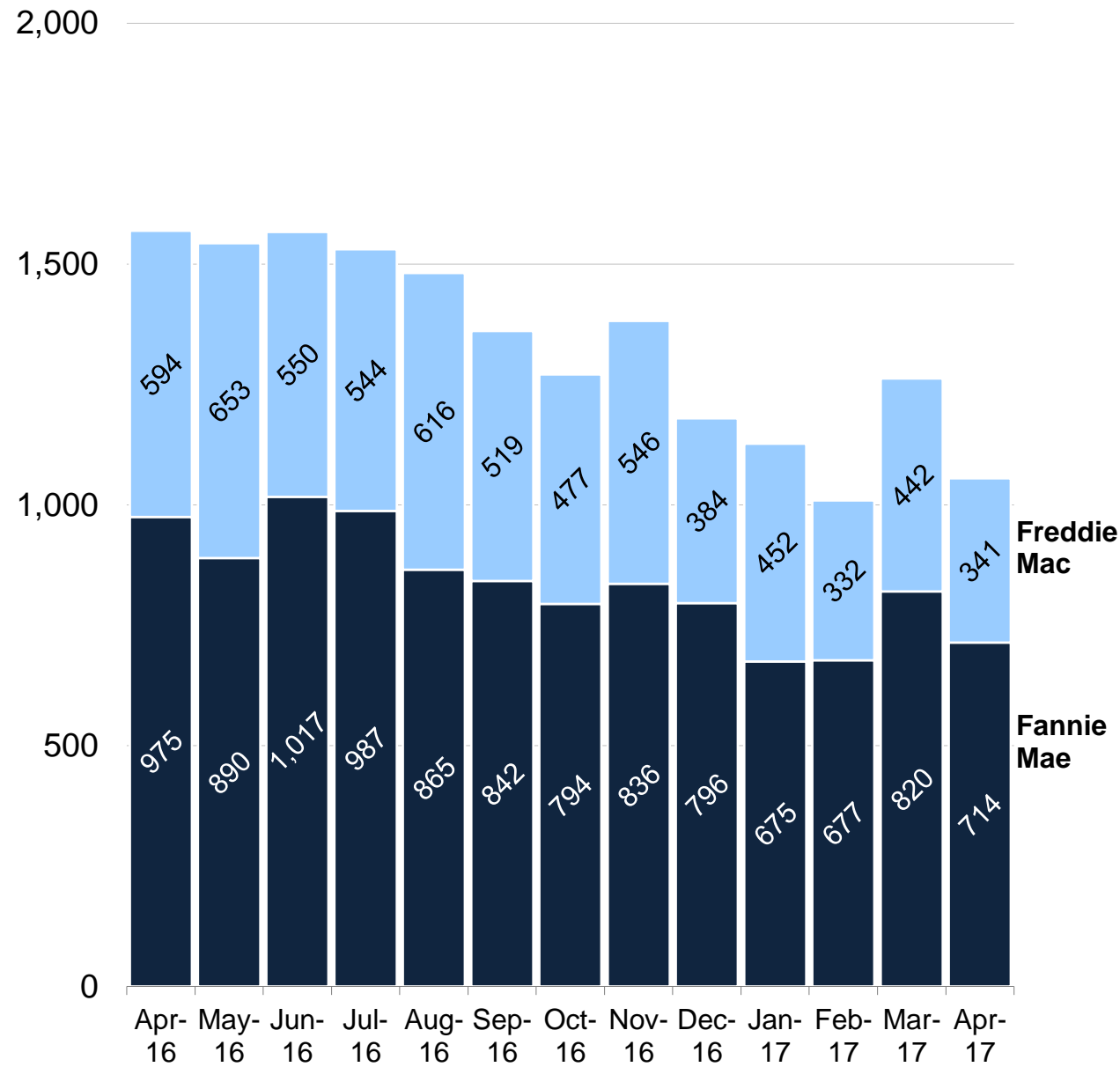
¹ Since the first full quarter in conservatorship (4Q08).

Source: FHFA (Fannie Mae and Freddie Mac)



Short Sales

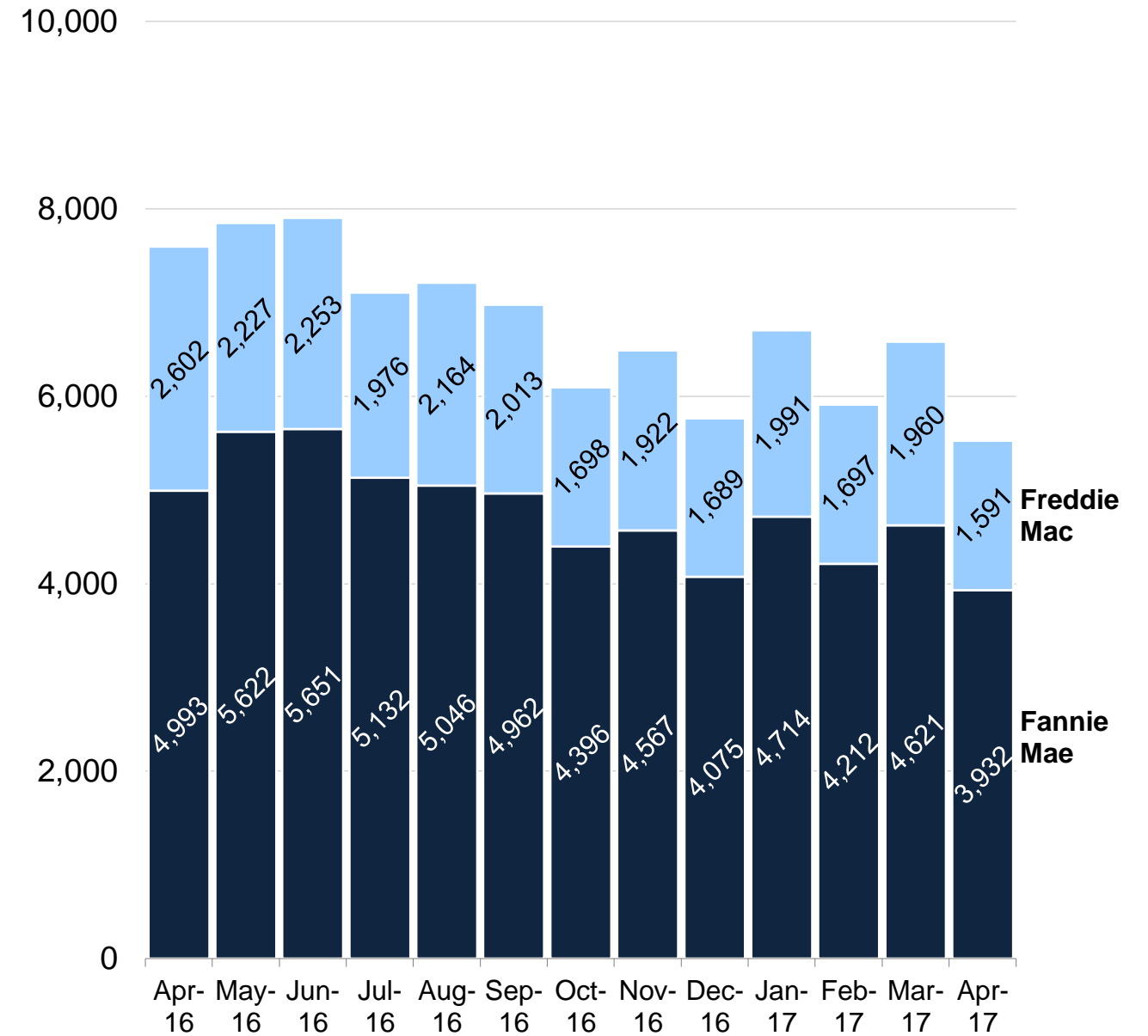
Completed short sales decreased 16 percent in April.



Source: FHFA (Fannie Mae and Freddie Mac)

Foreclosure Sales and Third-party Sales

Foreclosure and third-party sales declined 16 percent in April.



Source: FHFA (Fannie Mae and Freddie Mac)



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

(# of loans in thousands)	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17
Total Loans Serviced	27,775	27,744	27,708	27,713	27,664	27,692	27,697	27,729	27,768	27,842	27,885	27,872	27,865
Original Credit Score >= 660	24,997	24,981	24,962	24,978	24,947	24,987	25,008	25,053	25,111	25,194	25,246	25,246	25,253
Original Credit Score < 660	2,778	2,763	2,746	2,735	2,717	2,704	2,689	2,675	2,657	2,648	2,639	2,626	2,613
Total Delinquent Loans	822	814	813	850	798	807	817	828	823	792	814	695	775
Original Credit Score >= 660	489	483	479	502	469	478	486	492	487	469	490	414	464
Original Credit Score < 660	333	331	333	348	330	329	331	337	336	324	323	281	310
30 - 59 Days Delinquent	368	368	378	410	376	385	394	400	402	378	404	318	403
Original Credit Score >= 660	215	215	219	240	219	228	235	238	239	223	247	189	244
Original Credit Score < 660	153	153	159	170	157	157	159	162	163	154	157	129	159
60 - 89 Days Delinquent	97	99	101	110	106	107	111	113	113	108	105	90	95
Original Credit Score >= 660	54	55	56	61	59	59	63	63	63	60	60	52	54
Original Credit Score < 660	43	44	45	49	48	48	48	50	50	48	46	39	42
60-plus-days Delinquent	454	446	435	441	422	422	423	428	421	415	409	378	372
Original Credit Score >= 660		268	260	262	250	250	251	254	248	245	243	226	221
Original Credit Score < 660	180	178	175	178	172	172	172	174	173	169	166	152	151

Percent of Total Loans Serviced

Total Delinquent Loans	2.96%	2.93%	2.93%	3.07%	2.89%	2.91%	2.95%	2.99%	2.96%	2.85%	2.92%	2.49%	2.78%
Original Credit Score >= 660	1.96%	1.93%	1.92%	2.01%	1.88%	1.91%	1.94%	1.96%	1.94%	1.86%	1.94%	1.64%	1.84%
Original Credit Score < 660	11.99%	11.97%	12.14%	12.73%	12.13%	12.16%	12.31%	12.59%	12.64%	12.23%	12.26%	10.70%	11.88%
30 - 59 Days Delinquent	1.33%	1.32%	1.36%	1.48%	1.36%	1.39%	1.42%	1.44%	1.45%	1.36%	1.45%	1.14%	1.45%
Original Credit Score >= 660	0.86%	0.86%	0.88%	0.96%	0.88%	0.91%	0.94%	0.95%	0.95%	0.89%	0.98%	0.75%	0.96%
Original Credit Score < 660	5.51%	5.54%	5.78%	6.22%	5.80%	5.81%	5.93%	6.07%	6.15%	5.83%	5.97%	4.91%	6.10%
60 - 89 Days Delinquent	0.35%	0.36%	0.36%	0.40%	0.38%	0.39%	0.40%	0.41%	0.41%	0.39%	0.38%	0.32%	0.34%
Original Credit Score >= 660	0.22%	0.22%	0.22%	0.24%	0.24%	0.24%	0.25%	0.25%	0.25%	0.24%	0.24%	0.20%	0.21%
Original Credit Score < 660	1.54%	1.59%	1.64%	1.80%	1.76%	1.76%	1.80%	1.86%	1.88%	1.80%	1.73%	1.47%	1.60%
60-plus-days Delinquent	1.63%	1.61%	1.57%	1.59%	1.53%	1.52%	1.53%	1.54%	1.52%	1.49%	1.47%	1.35%	1.34%
Original Credit Score >= 660	0.00%	1.07%	1.04%	1.05%	1.00%	1.00%	1.00%	1.01%	0.99%	0.97%	0.96%	0.89%	0.88%
Original Credit Score < 660	6.49%	6.43%	6.36%	6.51%	6.33%	6.35%	6.38%	6.52%	6.49%	6.40%	6.29%	5.79%	5.79%
Serious Delinquency Rate	1.31%	1.28%	1.23%	1.22%	1.16%	1.16%	1.14%	1.15%	1.12%	1.12%	1.11%	1.04%	1.01%
In Bankruptcy	0.25%	0.25%	0.24%	0.24%	0.23%	0.23%	0.23%	0.22%	0.22%	0.21%	0.21%	0.22%	0.20%



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

(# of loans in thousands)	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17
Total Loans Serviced	17,237	17,209	17,179	17,173	17,126	17,143	17,147	17,162	17,181	17,212	17,233	17,225	17,220
Original Credit Score >= 660	15,475	15,455	15,437	15,438	15,403	15,427	15,442	15,465	15,496	15,532	15,558	15,558	15,562
Original Credit Score < 660	1,763	1,754	1,742	1,735	1,723	1,716	1,705	1,697	1,686	1,680	1,674	1,667	1,658
Total Delinquent Loans	540	539	536	558	525	531	539	543	540	521	536	459	504
Original Credit Score >= 660	320	319	315	328	306	313	319	320	318	306	322	272	301
Original Credit Score < 660	220	220	221	230	218	218	220	223	222	215	214	187	203
30 - 59 Days Delinquent	237	239	245	264	243	250	259	259	261	245	263	207	259
Original Credit Score >= 660	138	139	141	154	140	147	154	153	154	144	160	122	156
Original Credit Score < 660	99	100	104	110	103	103	105	107	106	101	103	85	103
60 - 89 Days Delinquent	60	61	63	69	67	67	70	72	71	68	67	57	60
Original Credit Score >= 660	33	34	35	38	37	37	39	40	39	38	38	32	34
Original Credit Score < 660	27	27	28	31	30	30	31	32	32	30	29	25	27
60-plus-days Delinquent	303	300	290	294	281	281	280	284	279	276	273	252	245
Original Credit Score >= 660	182	180	173	175	166	166	166	167	164	162	162	150	145
Original Credit Score < 660	121	120	117	119	115	115	114	116	115	113	111	102	100

Percent of Total Loans Serviced

Total Delinquent Loans	3.13%	3.13%	3.12%	3.25%	3.06%	3.10%	3.14%	3.17%	3.14%	3.03%	3.11%	2.66%	2.93%
Original Credit Score >= 660	2.07%	2.06%	2.04%	2.13%	1.99%	2.03%	2.07%	2.07%	2.05%	1.97%	2.07%	1.75%	1.93%
Original Credit Score < 660	12.46%	12.54%	12.69%	13.24%	12.66%	12.72%	12.88%	13.16%	13.16%	12.78%	12.80%	11.21%	12.27%
30 - 59 Days Delinquent	1.37%	1.39%	1.43%	1.54%	1.42%	1.46%	1.51%	1.51%	1.52%	1.42%	1.53%	1.20%	1.50%
Original Credit Score >= 660	0.89%	0.90%	0.92%	1.00%	0.91%	0.95%	0.99%	0.99%	0.99%	0.93%	1.03%	0.78%	1.00%
Original Credit Score < 660	5.62%	5.73%	5.97%	6.36%	5.98%	6.02%	6.17%	6.29%	6.32%	6.03%	6.15%	5.09%	6.22%
60 - 89 Days Delinquent	0.35%	0.36%	0.37%	0.40%	0.39%	0.39%	0.41%	0.42%	0.41%	0.40%	0.39%	0.33%	0.35%
Original Credit Score >= 660	0.22%	0.22%	0.23%	0.25%	0.24%	0.24%	0.25%	0.26%	0.25%	0.24%	0.24%	0.21%	0.22%
Original Credit Score < 660	1.52%	1.55%	1.61%	1.79%	1.76%	1.76%	1.80%	1.88%	1.89%	1.80%	1.75%	1.48%	1.61%
60-plus-days Delinquent	1.76%	1.74%	1.69%	1.71%	1.64%	1.64%	1.63%	1.65%	1.63%	1.60%	1.58%	1.46%	1.42%
Original Credit Score >= 660	1.18%	1.17%	1.12%	1.13%	1.08%	1.07%	1.07%	1.08%	1.06%	1.04%	1.04%	0.96%	0.93%
Original Credit Score < 660	6.84%	6.82%	6.72%	6.87%	6.68%	6.70%	6.71%	6.87%	6.85%	6.75%	6.65%	6.12%	6.05%
Serious Delinquency Rate	1.40%	1.38%	1.32%	1.30%	1.24%	1.24%	1.21%	1.23%	1.20%	1.20%	1.19%	1.12%	1.07%
In Bankruptcy	0.26%	0.26%	0.25%	0.25%	0.24%	0.24%	0.24%	0.23%	0.23%	0.22%	0.22%	0.24%	0.21%



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

(# of loans in thousands)	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17
Total Loans Serviced	10,538	10,535	10,529	10,540	10,538	10,549	10,550	10,567	10,587	10,630	10,652	10,647	10,645
Original Credit Score >= 660	9,522	9,526	9,525	9,541	9,545	9,560	9,566	9,588	9,615	9,662	9,687	9,688	9,691
Original Credit Score < 660	1,016	1,009	1,004	1,000	993	989	984	979	972	968	964	959	955
Total Delinquent Loans	282	275	277	292	274	276	278	285	283	272	278	237	271
Original Credit Score >= 660	169	164	164	174	163	165	167	171	169	163	168	143	164
Original Credit Score < 660	114	111	112	118	111	111	111	114	114	109	109	94	107
30 - 59 Days Delinquent	132	128	132	146	133	135	136	141	142	133	141	111	144
Original Credit Score >= 660	78	76	78	86	78	81	82	85	85	80	87	67	88
Original Credit Score < 660	54	53	55	60	54	54	54	56	57	53	55	44	56
60 - 89 Days Delinquent	37	38	38	41	40	40	41	41	42	40	39	33	35
Original Credit Score >= 660	21	21	21	23	22	22	23	23	24	23	22	19	20
Original Credit Score < 660	16	17	17	18	18	18	18	18	18	17	16	14	15
60-plus-days Delinquent	151	146	144	147	141	141	143	144	141	139	136	126	127
Original Credit Score >= 660	91	88	87	88	84	84	85	86	84	83	82	76	76
Original Credit Score < 660	60	58	58	59	57	57	57	58	57	56	55	50	51

Percent of Total Loans Serviced

Total Delinquent Loans	2.68%	2.61%	2.63%	2.77%	2.60%	2.62%	2.64%	2.70%	2.67%	2.56%	2.61%	2.22%	2.54%
Original Credit Score >= 660	1.77%	1.72%	1.73%	1.82%	1.70%	1.73%	1.75%	1.79%	1.76%	1.68%	1.74%	1.47%	1.69%
Original Credit Score < 660	11.19%	10.96%	11.19%	11.85%	11.20%	11.21%	11.32%	11.60%	11.73%	11.27%	11.31%	9.81%	11.21%
30 - 59 Days Delinquent	1.25%	1.22%	1.26%	1.38%	1.26%	1.28%	1.29%	1.33%	1.34%	1.25%	1.33%	1.04%	1.35%
Original Credit Score >= 660	0.81%	0.79%	0.81%	0.90%	0.82%	0.84%	0.85%	0.89%	0.88%	0.82%	0.89%	0.69%	0.91%
Original Credit Score < 660	5.32%	5.21%	5.45%	5.96%	5.47%	5.46%	5.51%	5.69%	5.85%	5.49%	5.66%	4.61%	5.88%
60 - 89 Days Delinquent	0.35%	0.36%	0.36%	0.39%	0.38%	0.38%	0.39%	0.39%	0.39%	0.38%	0.36%	0.31%	0.33%
Original Credit Score >= 660	0.22%	0.22%	0.22%	0.24%	0.23%	0.23%	0.24%	0.24%	0.25%	0.23%	0.23%	0.20%	0.20%
Original Credit Score < 660	1.59%	1.65%	1.68%	1.81%	1.77%	1.78%	1.79%	1.83%	1.86%	1.79%	1.71%	1.47%	1.58%
60-plus-days Delinquent	1.43%	1.39%	1.37%	1.39%	1.34%	1.34%	1.35%	1.36%	1.33%	1.31%	1.28%	1.18%	1.19%
Original Credit Score >= 660	0.96%	0.93%	0.91%	0.92%	0.88%	0.88%	0.89%	0.90%	0.88%	0.86%	0.84%	0.78%	0.78%
Original Credit Score < 660	5.87%	5.76%	5.74%	5.89%	5.73%	5.75%	5.82%	5.91%	5.87%	5.79%	5.66%	5.20%	5.32%
Serious Delinquency Rate	1.15%	1.11%	1.08%	1.08%	1.03%	1.02%	1.03%	1.03%	1.00%	0.99%	0.98%	0.92%	0.92%
In Bankruptcy	0.25%	0.24%	0.23%	0.23%	0.22%	0.21%	0.21%	0.21%	0.20%	0.20%	0.19%	0.18%	0.19%



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

	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	YTD 2017
Starts²														
HAMP Active Trial & Perm. - Cum.	377,751	373,703	369,266	364,907	360,316	355,461	351,075	346,277	341,589	337,288	333,152	329,343	325,084	325,084
Repayment Plans	6,069	6,167	6,263	5,609	7,995	7,012	6,919	6,642	6,545	7,245	6,327	4,909	4,483	22,964
Forbearance Plans	2,069	1,820	2,345	1,850	2,338	3,279	2,278	2,148	1,926	1,999	1,679	1,514	1,348	6,540
Completed														
Repayment Plans ³	2,578	2,637	2,624	2,429	2,354	2,732	2,651	2,898	3,260	2,771	3,104	3,791	2,933	12,599
Forbearance Plans ³	521	529	512	368	592	447	649	812	840	681	701	824	504	2,710
Charge-offs-in-lieu	77	85	74	58	74	76	86	88	144	86	174	109	106	475
HomeSaver Advance (Fannie)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Modifications	10,784	9,838	11,342	10,587	11,431	9,075	9,213	9,837	9,579	9,405	9,076	13,446	11,328	43,255
Home Retention Actions	13,960	13,089	14,552	13,442	14,451	12,330	12,599	13,635	13,823	12,943	13,055	18,170	14,871	59,039
Short Sales	1,569	1,543	1,567	1,531	1,481	1,361	1,271	1,382	1,180	1,127	1,009	1,262	1,055	4,453
Deeds-in-lieu	728	674	756	574	653	567	500	559	523	488	485	565	595	2,133
Nonforeclosure - Home Forfeiture Actions	2,297	2,217	2,323	2,105	2,134	1,928	1,771	1,941	1,703	1,615	1,494	1,827	1,650	6,586
Total Foreclosure Prevention Actions	16,257	15,306	16,875	15,547	16,585	14,258	14,370	15,576	15,526	14,558	14,549	19,997	16,521	65,625

Percent of Total Foreclosure Prevention Actions

Repayment Plans	16%	17%	16%	16%	14%	19%	18%	19%	21%	19%	21%	19%	18%	19%
Forbearance Plans	3%	3%	3%	2%	4%	3%	5%	5%	5%	5%	5%	4%	3%	4%
Charge-offs-in-lieu	0%	1%	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%
HomeSaver Advance (Fannie)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Loan Modifications	66%	64%	67%	68%	69%	64%	64%	63%	62%	65%	62%	67%	69%	66%
Home Retention Actions	86%	86%	86%	86%	87%	86%	88%	88%	89%	89%	90%	91%	90%	90%
Short Sales	10%	10%	9%	10%	9%	10%	9%	9%	8%	8%	7%	6%	6%	7%
Deeds-in-lieu	4%	4%	4%	4%	4%	4%	3%	4%	3%	3%	3%	3%	4%	3%
Nonforeclosure - Home Forfeiture Actions	14%	14%	14%	14%	13%	14%	12%	12%	11%	11%	10%	9%	10%	10%

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

² 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 April 30, 2017, Fannie Mae had 190,533 HAMP active permanent modifications and Freddie Mac had 133,375 HAMP active permanent modifications.

³ 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.



3(i) Enterprises Combined - Loan Modifications

	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	YTD 2017
Loan Modifications (# of loans)	10,784	9,838	11,342	10,587	11,431	9,075	9,213	9,837	9,579	9,405	9,076	13,446	11,328	43,255
Types of Modification (%)*														
Extend Term Only	48%	47%	46%	45%	44%	44%	41%	38%	41%	44%	44%	35%	38%	40%
Reduce Rate Only	2%	2%	2%	2%	2%	2%	2%	1%	1%	1%	2%	1%	1%	1%
Reduce Rate and Extend Term	32%	32%	33%	33%	35%	34%	36%	32%	32%	35%	35%	30%	29%	32%
Reduce Rate, Extend Term and Forbear Principal**	18%	19%	20%	20%	19%	19%	21%	29%	25%	20%	19%	34%	32%	27%
Other	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

* Data have been revised.

** May include principal forgiveness and deferred payment modifications.



3(ii) Fannie Mae - Loan Modifications

	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	YTD 2017
Loan Modifications (# of loans)	7,097	6,552	7,629	6,958	7,489	6,355	5,758	5,660	5,907	6,300	6,151	7,477	6,740	26,668
Types of Modification (%)														
Extend Term Only	51%	50%	48%	46%	46%	45%	46%	45%	48%	47%	45%	45%	44%	45%
Reduce Rate Only	2%	2%	2%	2%	2%	2%	2%	1%	2%	1%	2%	1%	1%	1%
Reduce Rate and Extend Term	28%	28%	29%	30%	32%	31%	34%	34%	32%	33%	34%	36%	32%	34%
Reduce Rate, Extend Term and Forbear Principal*	18%	20%	21%	22%	21%	22%	18%	19%	18%	19%	19%	18%	23%	19%
Other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

* May include principal forgiveness.



3(iii) Freddie Mac - Loan Modifications

	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	YTD 2017
Loan Modifications (# of loans)	3,687	3,286	3,713	3,629	3,942	2,720	3,455	4,177	3,672	3,105	2,925	5,969	4,588	16,587
Types of Modification (%)*														
Extend Term Only	41%	43%	42%	43%	41%	43%	33%	28%	32%	39%	42%	22%	28%	30%
Reduce Rate Only	3%	2%	1%	2%	2%	2%	2%	1%	1%	1%	2%	1%	1%	1%
Reduce Rate and Extend Term	38%	39%	41%	40%	41%	41%	39%	29%	32%	38%	38%	22%	26%	29%
Reduce Rate, Extend Term and Forbear Principal**	16%	16%	16%	15%	16%	14%	26%	41%	36%	22%	19%	55%	45%	40%
Other	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

* Data have been revised.

** May include principal forgiveness and deferred payment modifications.



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

	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	YTD 2017
Short Sales	1,569	1,543	1,567	1,531	1,481	1,361	1,271	1,382	1,180	1,127	1,009	1,262	1,055	4,453
Deeds-in-lieu	728	674	756	574	653	567	500	559	523	488	485	565	595	2,133
Nonforeclosure - Home Forfeiture Actions ¹	2,297	2,217	2,323	2,105	2,134	1,928	1,771	1,941	1,703	1,615	1,494	1,827	1,650	6,586
Third-party Sales	2,186	2,680	2,692	2,338	2,380	2,291	1,982	2,200	1,973	2,091	1,914	2,257	1,838	8,100
Foreclosure Sales	5,409	5,169	5,212	4,770	4,830	4,684	4,112	4,289	3,791	4,614	3,995	4,324	3,685	16,618
Third-party & Foreclosure Sales	7,595	7,849	7,904	7,108	7,210	6,975	6,094	6,489	5,764	6,705	5,909	6,581	5,523	24,718
Foreclosure Starts	17,665	18,726	18,709	17,517	17,115	16,744	19,194	18,066	15,133	16,604	18,447	15,478	17,056	67,585

Top Five Reasons for Delinquency

Curtailment of Income	21%	21%	21%	22%	22%	22%	22%	23%	23%	21%	23%	24%	24%
Excessive obligations	15%	22%	17%	17%	17%	17%	18%	18%	18%	15%	17%	17%	18%
Unemployment	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%
Illness of principal mortgagor or family member	6%	6%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%
Marital Difficulties	4%	3%	4%	4%	4%	3%	3%	3%	3%	3%	3%	3%	3%

¹ 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.

