



FORECLOSURE PREVENTION REPORT

FEDERAL PROPERTY MANAGER'S REPORT

NOVEMBER 2016



November 2016 Highlights

The Enterprises' Foreclosure Prevention Actions:

- The Enterprises completed 15,576 foreclosure prevention actions in November 2016, bringing the total to 3,817,834 since the start of the conservatorships in September 2008. Over half of these actions have been permanent loan modifications.
- There were 9,837 permanent loan modifications in November, bringing the total to 2,012,742 since the conservatorships began in September 2008.
- The share of modifications with principal forbearance increased to 29 percent while modifications with extend-term only decreased to 38 percent in November.
- There were 1,941 short sales and deeds-in-lieu completed in November, up 10 percent compared with October.

The Enterprises' Mortgage Performance:

- The serious delinquency rate increased slightly from 1.14 percent at the end of October to 1.15 percent at the end of November.

The Enterprises' Foreclosures:

- Third-party and foreclosure sales increased 6 percent from 6,094 in October to 6,489 in November.
- Foreclosure starts decreased 6 percent from 19,194 in October to 18,066 in November.

Foreclosure Prevention Activities

	Oct-16	Nov-16
HAMP Active Trials	2,766	2,248
HAMP Active Permanent - Cumulative	348,309	344,029
Completed Foreclosure Prevention Actions		
Loan Modifications *	9,213	9,837
Repayment Plans	2,651	2,898
Forbearance Plans	649	812
Charge-offs-in-lieu	86	88
Home Retention Actions	12,599	13,635
Short Sales	1,271	1,382
Deeds-in-lieu	500	559
Home Forfeiture Actions	1,771	1,941
TOTAL	14,370	15,576

* Includes HAMP permanent modifications.

Source: FHFA (Fannie Mae and Freddie Mac)

Mortgage Performance (at period end)

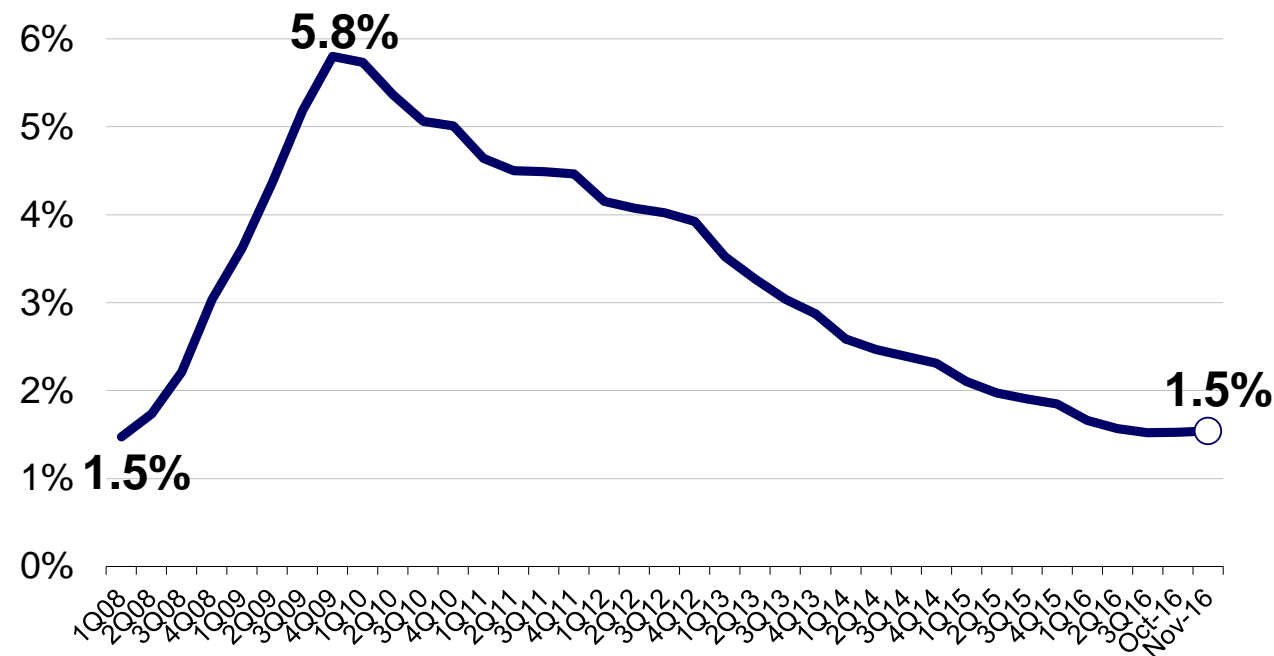
	Oct-16	Nov-16
30-59 Days Delinquent	394,481	400,383
60-plus-days Delinquent	422,581	427,846
Foreclosure Starts	19,194	18,066
Third-party & Foreclosure Sales	6,094	6,489
(Percent of total loans serviced)		
30-59 Days Delinquent	1.42%	1.44%
60-plus-days Delinquent	1.53%	1.54%
Seriously Delinquent*	1.14%	1.15%

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

Source: FHFA (Fannie Mae and Freddie Mac)

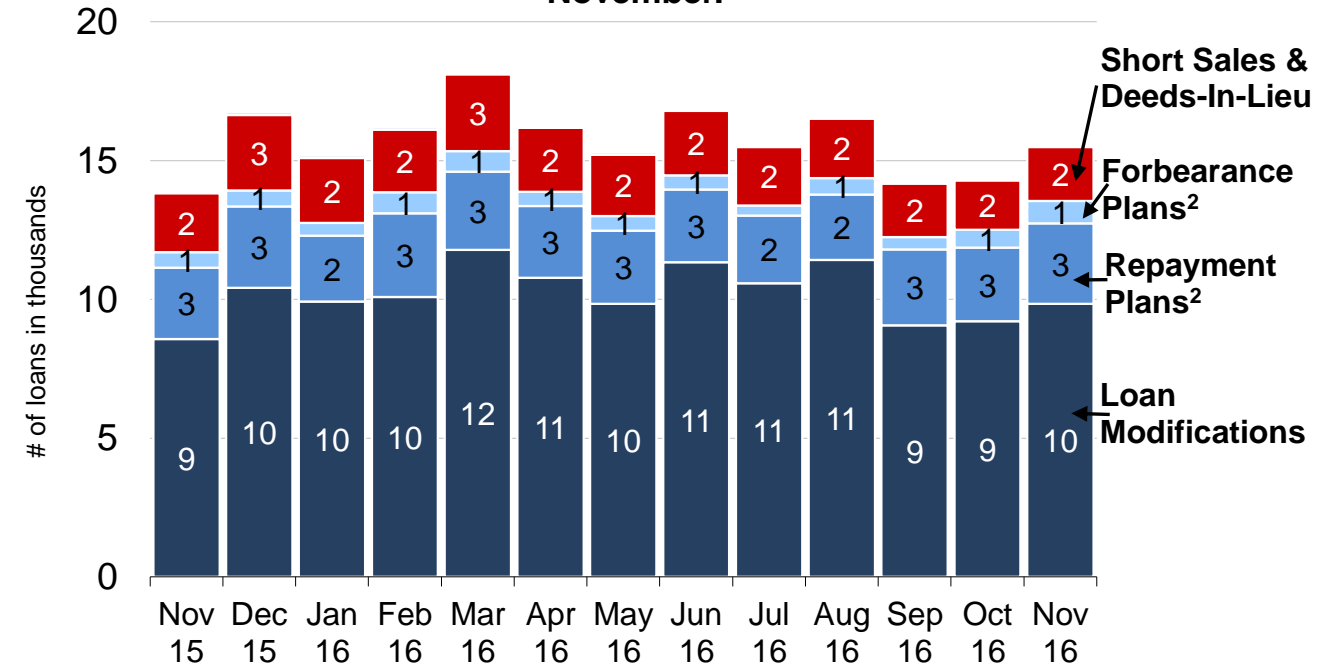


Enterprises' 60-plus-days Delinquency Rates
60-plus-days delinquency rate increased slightly in November.



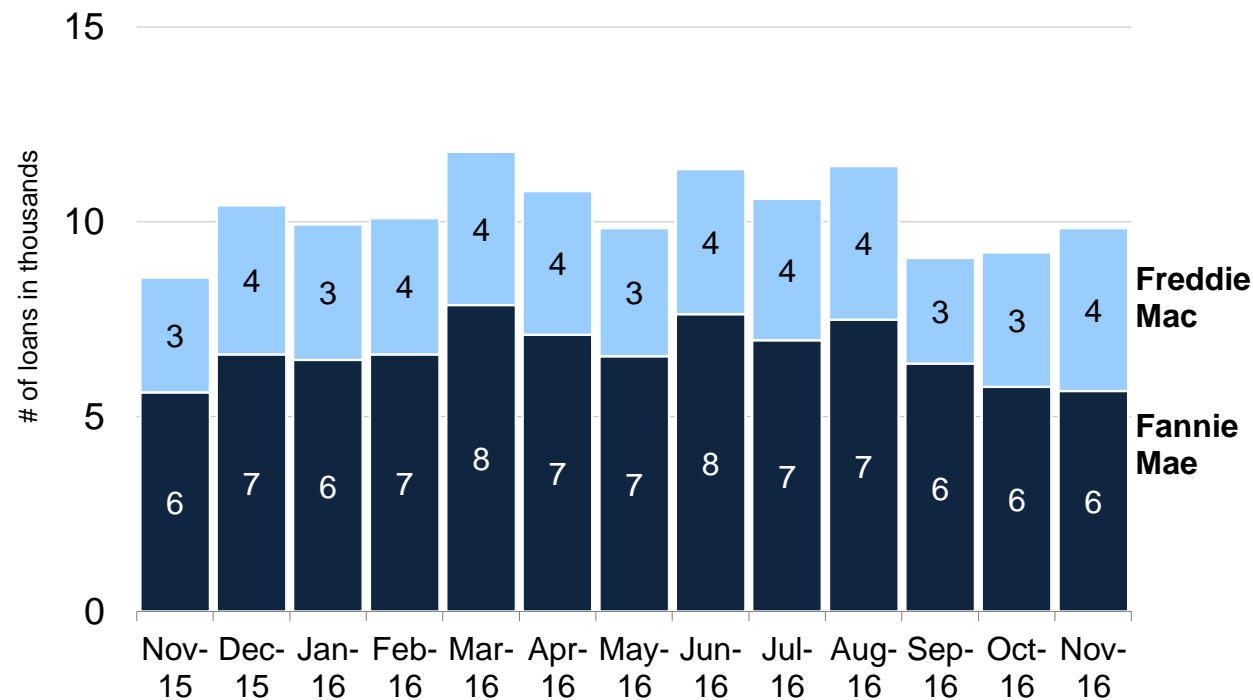
Source: FHFA (Fannie Mae and Freddie Mac)

Foreclosure Prevention Actions Completed
Foreclosure prevention actions increased 8 percent in November.



Source: FHFA (Fannie Mae and Freddie Mac)

Completed loan modifications
Loan modifications increased 7 percent in November.



Source: FHFA (Fannie Mae and Freddie Mac)

HAMP Statistics³

Cumulative from April 2009 through	Oct-16	Nov-16
Trials Ever Started	1,080,911	1,081,159
Less:		
Trials Disqualified	(78,792)	(78,734)
Trials Cancelled	(343,906)	(343,732)
Permanent Modifications	(655,447)	(656,445)
Trials Remaining Active	2,766	2,248
Permanent Modifications Started	655,447	656,445
Less:		
Modifications Defaulted	(225,065)	(226,727)
Modifications Paid off	(79,711)	(83,244)
Modifications Withdrawn	(2,362)	(2,445)
Active Permanent Modifications	348,309	344,029

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 November 30, 2016, Fannie Mae had 202,953 HAMP active permanent modifications and Freddie Mac had 141,076 HAMP active permanent modifications.



Completed Foreclosure Prevention Actions

Since the first full quarter in conservatorship (4Q08), combined completed foreclosure prevention actions total 3,817,834. More than half of these actions are permanent loan modifications.

	2013	2014	2015	YTD Nov-16	Conservatorship to Date ¹
Home Retention Actions					
Repayment Plans	85,386	51,481	39,317	29,097	871,077
Forbearance Plans	12,671	11,260	8,170	6,388	186,091
Charge-offs-in-lieu	647	1,378	1,219	903	13,383
HomeSaver Advance (<i>Fannie</i>)	-	-	-	-	70,178
Loan Modifications	<u>243,195</u>	<u>189,975</u>	<u>148,109</u>	<u>113,916</u>	<u>2,012,742</u>
Total	341,899	254,094	196,815	150,304	3,153,471
Nonforeclosure - Home Forfeiture Actions					
Short Sales	87,742	38,198	25,081	16,580	577,662
Deeds-in-lieu	<u>18,087</u>	<u>14,926</u>	<u>10,170</u>	<u>7,501</u>	<u>86,701</u>
Total	105,829	53,124	35,251	24,081	664,363
Total Foreclosure Prevention Actions	447,728	307,218	232,066	174,385	3,817,834

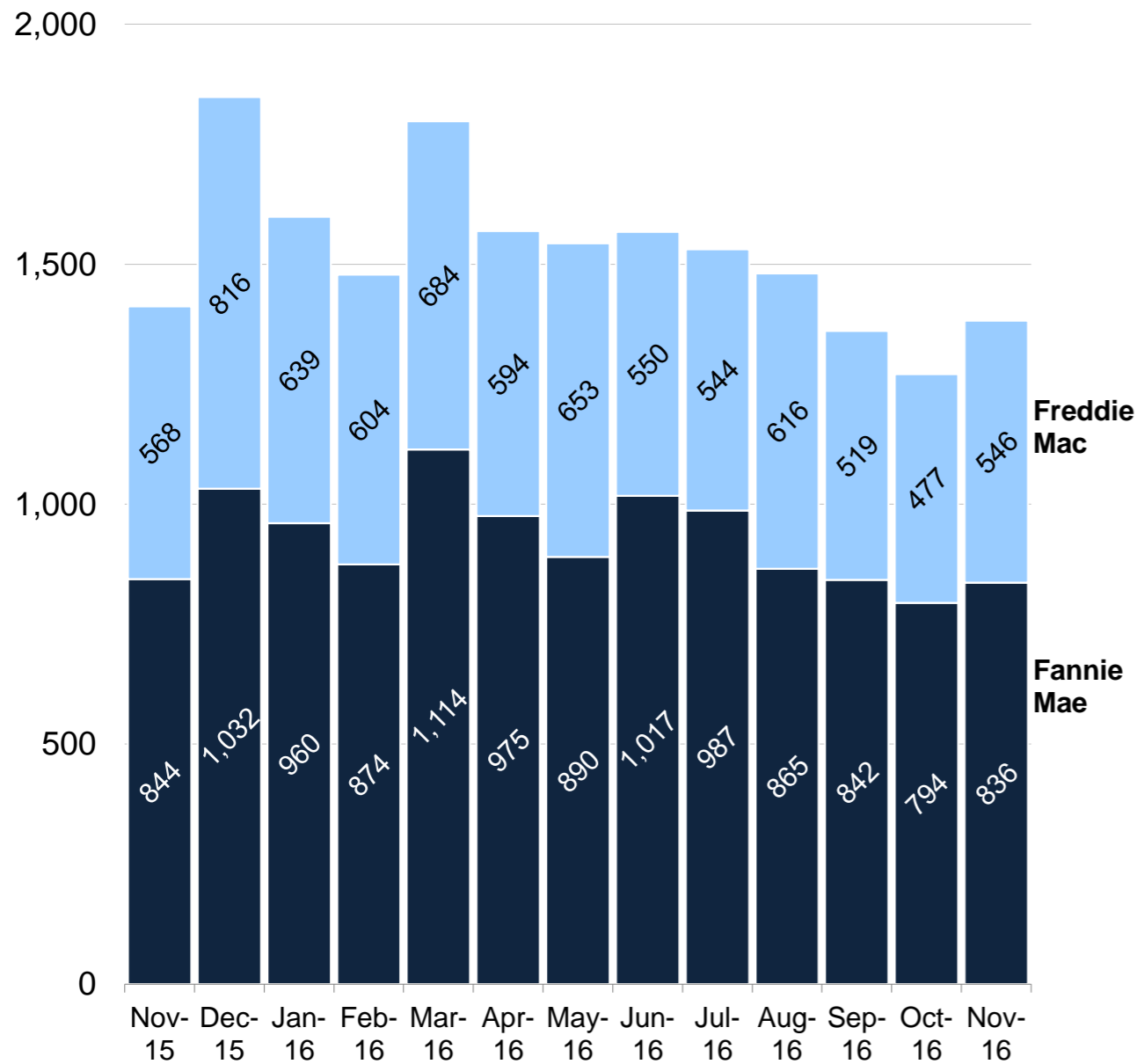
¹ Since the first full quarter in conservatorship (4Q08).

Source: FHFA (Fannie Mae and Freddie Mac)



Short Sales

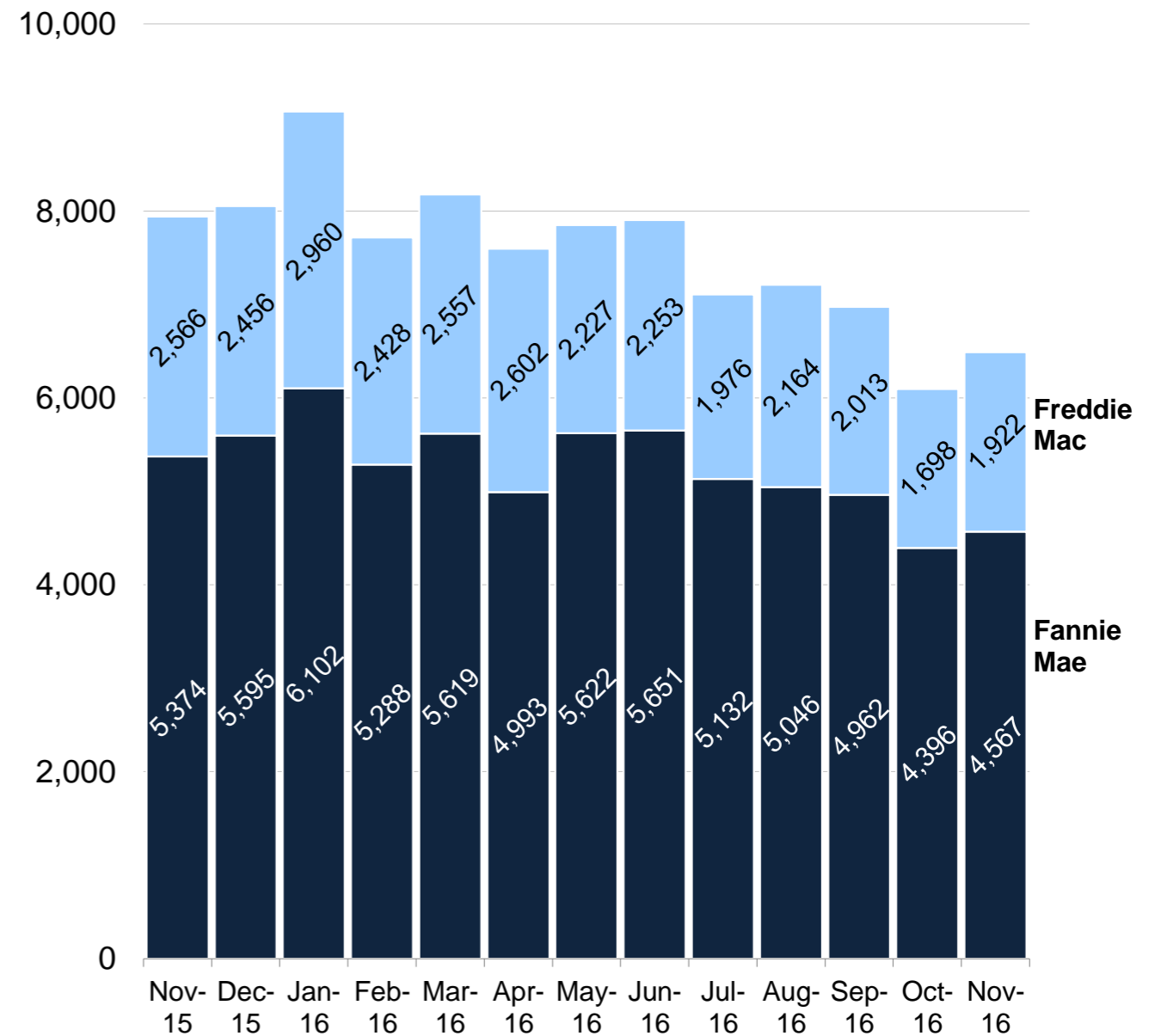
Completed short sales increased 9 percent in November.



Source: FHFA (Fannie Mae and Freddie Mac)

Foreclosure Sales and Third-party Sales

Foreclosure and third-party sales increased 6 percent in November.



Source: FHFA (Fannie Mae and Freddie Mac)



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

(# of loans in thousands)	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16
Total Loans Serviced	27,881	27,842	27,861	27,844	27,803	27,775	27,744	27,708	27,713	27,664	27,692	27,697	27,729
Original Credit Score >= 660	25,040	25,016	25,043	25,039	25,012	24,997	24,981	24,962	24,978	24,947	24,987	25,008	25,053
Original Credit Score < 660	2,841	2,826	2,818	2,805	2,791	2,778	2,763	2,746	2,735	2,717	2,704	2,689	2,675
Total Delinquent Loans	950	912	961	878	799	822	814	813	850	798	807	817	828
Original Credit Score >= 660	567	539	569	528	475	489	483	479	502	469	478	486	492
Original Credit Score < 660	383	372	391	350	324	333	331	333	348	330	329	331	337
30 - 59 Days Delinquent	424	396	440	385	337	368	368	378	410	376	385	394	400
Original Credit Score >= 660	250	230	258	230	196	215	215	219	240	219	228	235	238
Original Credit Score < 660	174	167	182	155	141	153	153	159	170	157	157	159	162
60 - 89 Days Delinquent	116	115	119	106	94	97	99	101	110	106	107	111	113
Original Credit Score >= 660	65	64	65	60	53	54	55	56	61	59	59	63	63
Original Credit Score < 660	52	51	54	46	41	43	44	45	49	48	48	48	50
60-plus-days Delinquent	526	515	521	493	462	454	446	435	441	422	422	423	428
Original Credit Score >= 660		310	312	298	279	273	268	260	262	250	250	251	254
Original Credit Score < 660	209	206	209	196	183	180	178	175	178	172	172	172	174

Percent of Total Loans Serviced

Total Delinquent Loans	3.41%	3.27%	3.45%	3.15%	2.87%	2.96%	2.93%	2.93%	3.07%	2.89%	2.91%	2.95%	2.99%
Original Credit Score >= 660	2.26%	2.16%	2.27%	2.11%	1.90%	1.96%	1.93%	1.92%	2.01%	1.88%	1.91%	1.94%	1.96%
Original Credit Score < 660	13.48%	13.18%	13.88%	12.49%	11.61%	11.99%	11.97%	12.14%	12.73%	12.13%	12.16%	12.31%	12.59%
30 - 59 Days Delinquent	1.52%	1.42%	1.58%	1.38%	1.21%	1.33%	1.32%	1.36%	1.48%	1.36%	1.39%	1.42%	1.44%
Original Credit Score >= 660	1.00%	0.92%	1.03%	0.92%	0.78%	0.86%	0.86%	0.88%	0.96%	0.88%	0.91%	0.94%	0.95%
Original Credit Score < 660	6.11%	5.90%	6.45%	5.52%	5.06%	5.51%	5.54%	5.78%	6.22%	5.80%	5.81%	5.93%	6.07%
60 - 89 Days Delinquent	0.42%	0.41%	0.43%	0.38%	0.34%	0.35%	0.36%	0.36%	0.40%	0.38%	0.39%	0.40%	0.41%
Original Credit Score >= 660	0.26%	0.25%	0.26%	0.24%	0.21%	0.22%	0.22%	0.22%	0.24%	0.24%	0.24%	0.25%	0.25%
Original Credit Score < 660	1.81%	1.82%	1.90%	1.64%	1.47%	1.54%	1.59%	1.64%	1.80%	1.76%	1.76%	1.80%	1.86%
60-plus-days Delinquent	1.89%	1.85%	1.87%	1.77%	1.66%	1.63%	1.61%	1.57%	1.59%	1.53%	1.52%	1.53%	1.54%
Original Credit Score >= 660	0.00%	1.24%	1.24%	1.19%	1.12%	1.09%	1.07%	1.04%	1.05%	1.00%	1.00%	1.00%	1.01%
Original Credit Score < 660	7.36%	7.29%	7.43%	6.97%	6.55%	6.49%	6.43%	6.36%	6.51%	6.33%	6.35%	6.38%	6.52%
Serious Delinquency Rate	1.50%	1.46%	1.47%	1.42%	1.35%	1.31%	1.28%	1.23%	1.22%	1.16%	1.16%	1.14%	1.15%
In Bankruptcy	0.29%	0.27%	0.27%	0.26%	0.25%	0.25%	0.25%	0.24%	0.24%	0.23%	0.23%	0.23%	0.22%



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

(# of loans in thousands)	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16
Total Loans Serviced	17,329	17,291	17,296	17,286	17,254	17,237	17,209	17,179	17,173	17,126	17,143	17,147	17,162
Original Credit Score >= 660	15,529	15,500	15,510	15,507	15,484	15,475	15,455	15,437	15,438	15,403	15,427	15,442	15,465
Original Credit Score < 660	1,801	1,791	1,786	1,779	1,770	1,763	1,754	1,742	1,735	1,723	1,716	1,705	1,697
Total Delinquent Loans	623	596	625	577	524	540	539	536	558	525	531	539	543
Original Credit Score >= 660	372	352	370	347	311	320	319	315	328	306	313	319	320
Original Credit Score < 660	252	244	255	230	213	220	220	221	230	218	218	220	223
30 - 59 Days Delinquent	275	255	281	248	216	237	239	245	264	243	250	259	259
Original Credit Score >= 660	162	147	164	148	125	138	139	141	154	140	147	154	153
Original Credit Score < 660	113	108	117	100	91	99	100	104	110	103	103	105	107
60 - 89 Days Delinquent	72	72	73	65	58	60	61	63	69	67	67	70	72
Original Credit Score >= 660	40	39	40	37	33	33	34	35	38	37	37	39	40
Original Credit Score < 660	32	32	33	28	25	27	27	28	31	30	30	31	32
60-plus-days Delinquent	348	341	344	329	307	303	300	290	294	281	281	280	284
Original Credit Score >= 660	210	205	205	199	186	182	180	173	175	166	166	166	167
Original Credit Score < 660	139	136	138	130	122	121	120	117	119	115	115	114	116

Percent of Total Loans Serviced

Total Delinquent Loans	3.60%	3.45%	3.61%	3.34%	3.04%	3.13%	3.13%	3.12%	3.25%	3.06%	3.10%	3.14%	3.17%
Original Credit Score >= 660	2.39%	2.27%	2.38%	2.23%	2.01%	2.07%	2.06%	2.04%	2.13%	1.99%	2.03%	2.07%	2.07%
Original Credit Score < 660	13.97%	13.64%	14.30%	12.94%	12.04%	12.46%	12.54%	12.69%	13.24%	12.66%	12.72%	12.88%	13.16%
30 - 59 Days Delinquent	1.59%	1.47%	1.62%	1.43%	1.25%	1.37%	1.39%	1.43%	1.54%	1.42%	1.46%	1.51%	1.51%
Original Credit Score >= 660	1.04%	0.95%	1.06%	0.95%	0.81%	0.89%	0.90%	0.92%	1.00%	0.91%	0.95%	0.99%	0.99%
Original Credit Score < 660	6.27%	6.02%	6.54%	5.61%	5.17%	5.62%	5.73%	5.97%	6.36%	5.98%	6.02%	6.17%	6.29%
60 - 89 Days Delinquent	0.42%	0.41%	0.42%	0.38%	0.34%	0.35%	0.36%	0.37%	0.40%	0.39%	0.39%	0.41%	0.42%
Original Credit Score >= 660	0.26%	0.25%	0.26%	0.24%	0.21%	0.22%	0.22%	0.23%	0.25%	0.24%	0.24%	0.25%	0.26%
Original Credit Score < 660	1.79%	1.80%	1.87%	1.60%	1.43%	1.52%	1.55%	1.61%	1.79%	1.76%	1.76%	1.80%	1.88%
60-plus-days Delinquent	2.01%	1.97%	1.99%	1.90%	1.78%	1.76%	1.74%	1.69%	1.71%	1.64%	1.64%	1.63%	1.65%
Original Credit Score >= 660	1.35%	1.32%	1.32%	1.28%	1.20%	1.18%	1.17%	1.12%	1.13%	1.08%	1.07%	1.07%	1.08%
Original Credit Score < 660	7.70%	7.62%	7.75%	7.33%	6.87%	6.84%	6.82%	6.72%	6.87%	6.68%	6.70%	6.71%	6.87%
Serious Delinquency Rate	1.58%	1.55%	1.55%	1.52%	1.44%	1.40%	1.38%	1.32%	1.30%	1.24%	1.24%	1.21%	1.23%
In Bankruptcy	0.29%	0.28%	0.27%	0.27%	0.26%	0.26%	0.26%	0.25%	0.25%	0.24%	0.24%	0.24%	0.23%



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

(# of loans in thousands)	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16
Total Loans Serviced	10,552	10,551	10,565	10,558	10,549	10,538	10,535	10,529	10,540	10,538	10,549	10,550	10,567
Original Credit Score >= 660	9,511	9,516	9,533	9,531	9,528	9,522	9,526	9,525	9,541	9,545	9,560	9,566	9,588
Original Credit Score < 660	1,040	1,035	1,032	1,027	1,021	1,016	1,009	1,004	1,000	993	989	984	979
Total Delinquent Loans	327	316	336	301	275	282	275	277	292	274	276	278	285
Original Credit Score >= 660	195	187	200	181	164	169	164	164	174	163	165	167	171
Original Credit Score < 660	131	128	136	120	111	114	111	112	118	111	111	111	114
30 - 59 Days Delinquent	149	141	159	137	121	132	128	132	146	133	135	136	141
Original Credit Score >= 660	88	83	94	82	71	78	76	78	86	78	81	82	85
Original Credit Score < 660	61	59	65	55	50	54	53	55	60	54	54	54	56
60 - 89 Days Delinquent	44	43	45	40	36	37	38	38	41	40	40	41	41
Original Credit Score >= 660	25	24	25	23	21	21	21	21	23	22	22	23	23
Original Credit Score < 660	19	19	20	17	16	16	17	17	18	18	18	18	18
60-plus-days Delinquent	178	174	177	164	154	151	146	144	147	141	141	143	144
Original Credit Score >= 660	107	105	106	99	93	91	88	87	88	84	84	85	86
Original Credit Score < 660	71	69	71	65	61	60	58	58	59	57	57	57	58

Percent of Total Loans Serviced

Total Delinquent Loans	3.09%	2.99%	3.18%	2.85%	2.61%	2.68%	2.61%	2.63%	2.77%	2.60%	2.62%	2.64%	2.70%
Original Credit Score >= 660	2.05%	1.97%	2.10%	1.90%	1.72%	1.77%	1.72%	1.73%	1.82%	1.70%	1.73%	1.75%	1.79%
Original Credit Score < 660	12.62%	12.39%	13.16%	11.71%	10.86%	11.19%	10.96%	11.19%	11.85%	11.20%	11.21%	11.32%	11.60%
30 - 59 Days Delinquent	1.41%	1.34%	1.50%	1.30%	1.15%	1.25%	1.22%	1.26%	1.38%	1.26%	1.28%	1.29%	1.33%
Original Credit Score >= 660	0.93%	0.87%	0.98%	0.86%	0.75%	0.81%	0.79%	0.81%	0.90%	0.82%	0.84%	0.85%	0.89%
Original Credit Score < 660	5.84%	5.68%	6.29%	5.36%	4.88%	5.32%	5.21%	5.45%	5.96%	5.47%	5.46%	5.51%	5.69%
60 - 89 Days Delinquent	0.42%	0.41%	0.43%	0.38%	0.34%	0.35%	0.36%	0.36%	0.39%	0.38%	0.38%	0.39%	0.39%
Original Credit Score >= 660	0.26%	0.25%	0.26%	0.24%	0.22%	0.22%	0.22%	0.22%	0.24%	0.23%	0.23%	0.24%	0.24%
Original Credit Score < 660	1.85%	1.86%	1.96%	1.70%	1.55%	1.59%	1.65%	1.68%	1.81%	1.77%	1.78%	1.79%	1.83%
60-plus-days Delinquent	1.68%	1.65%	1.68%	1.56%	1.46%	1.43%	1.39%	1.37%	1.39%	1.34%	1.34%	1.35%	1.36%
Original Credit Score >= 660	1.13%	1.10%	1.11%	1.04%	0.98%	0.96%	0.93%	0.91%	0.92%	0.88%	0.88%	0.89%	0.90%
Original Credit Score < 660	6.78%	6.71%	6.86%	6.35%	5.98%	5.87%	5.76%	5.74%	5.89%	5.73%	5.75%	5.82%	5.91%
Serious Delinquency Rate	1.36%	1.32%	1.33%	1.26%	1.20%	1.15%	1.11%	1.08%	1.08%	1.03%	1.02%	1.03%	1.03%
In Bankruptcy	0.28%	0.27%	0.27%	0.25%	0.25%	0.25%	0.24%	0.23%	0.23%	0.22%	0.21%	0.21%	0.21%



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

	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	YTD 2016
Starts²														
HAMP Active Trial & Perm. - Cum.	396,675	392,398	389,299	385,189	381,938	377,751	373,703	369,266	364,907	360,316	355,461	351,075	346,277	346,277
Repayment Plans	6,206	5,903	6,181	5,322	5,587	6,069	6,167	6,263	5,609	7,995	7,012	6,919	6,642	69,766
Forbearance Plans	1,902	2,029	2,149	1,888	1,867	2,069	1,820	2,345	1,850	2,338	3,279	2,278	2,148	24,031
Completed														
Repayment Plans ³	2,574	2,929	2,370	3,006	2,818	2,578	2,637	2,624	2,429	2,354	2,732	2,651	2,898	29,097
Forbearance Plans ³	553	576	457	769	732	521	529	512	368	592	447	649	812	6,388
Charge-offs-in-lieu	57	114	111	103	71	77	85	74	58	74	76	86	88	903
HomeSaver Advance (Fannie)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Modifications	8,569	10,422	9,925	10,095	11,789	10,784	9,838	11,342	10,587	11,431	9,075	9,213	9,837	113,916
Home Retention Actions	11,753	14,041	12,863	13,973	15,410	13,960	13,089	14,552	13,442	14,451	12,330	12,599	13,635	150,304
Short Sales	1,412	1,848	1,599	1,478	1,798	1,569	1,543	1,567	1,531	1,481	1,361	1,271	1,382	16,580
Deeds-in-lieu	726	868	739	768	983	728	674	756	574	653	567	500	559	7,501
Nonforeclosure - Home Forfeiture Actions	2,138	2,716	2,338	2,246	2,781	2,297	2,217	2,323	2,105	2,134	1,928	1,771	1,941	24,081
Total Foreclosure Prevention Actions	13,891	16,757	15,201	16,219	18,191	16,257	15,306	16,875	15,547	16,585	14,258	14,370	15,576	174,385

Percent of Total Foreclosure Prevention Actions

Repayment Plans	19%	17%	16%	19%	15%	16%	17%	16%	16%	14%	19%	18%	19%	17%
Forbearance Plans	4%	3%	3%	5%	4%	3%	3%	3%	2%	4%	3%	5%	5%	4%
Charge-offs-in-lieu	0%	1%	1%	1%	0%	0%	1%	0%	0%	0%	1%	1%	1%	1%
HomeSaver Advance (Fannie)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Loan Modifications	62%	62%	65%	62%	65%	66%	64%	67%	68%	69%	64%	64%	63%	65%
Home Retention Actions	85%	84%	85%	86%	85%	86%	86%	86%	86%	87%	86%	88%	88%	86%
Short Sales	10%	11%	11%	9%	10%	10%	10%	9%	10%	9%	10%	9%	9%	10%
Deeds-in-lieu	5%	5%	5%	5%	5%	4%	4%	4%	4%	4%	4%	3%	4%	4%
Nonforeclosure - Home Forfeiture Actions	15%	16%	15%	14%	15%	14%	14%	14%	14%	13%	14%	12%	12%	14%

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 November 30, 2016, Fannie Mae had 202,953 HAMP active permanent modifications and Freddie Mac had 141,076 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

	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	YTD 2016
Loan Modifications (# of loans)	8,569	10,422	9,925	10,095	11,789	10,784	9,838	11,342	10,587	11,431	9,075	9,213	9,837	113,916
Types of Modification (%)														
Extend Term Only	48%	50%	48%	48%	49%	48%	47%	46%	45%	44%	44%	41%	38%	45%
Reduce Rate Only	2%	2%	2%	2%	3%	2%	2%	2%	2%	2%	2%	2%	1%	2%
Reduce Rate and Extend Term	29%	29%	30%	30%	31%	32%	32%	33%	33%	35%	34%	36%	32%	33%
Reduce Rate, Extend Term and Forbear Principal*	19%	19%	19%	18%	19%	18%	19%	20%	20%	19%	19%	21%	29%	20%
Other	1%	0%	0%	2%	-1%	1%	0%	0%	0%	0%	0%	0%	0%	0%

* May include principal forgiveness



3(ii) Fannie Mae - Loan Modifications

	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	YTD 2016
Loan Modifications (# of loans)	5,618	6,599	6,451	6,592	7,856	7,097	6,552	7,629	6,958	7,489	6,355	5,758	5,660	74,397
Types of Modification (%)														
Extend Term Only	51%	53%	51%	51%	52%	51%	50%	48%	46%	46%	45%	46%	45%	48%
Reduce Rate Only	2%	2%	2%	1%	3%	2%	2%	2%	2%	2%	2%	2%	1%	2%
Reduce Rate and Extend Term	25%	24%	26%	25%	28%	28%	28%	29%	30%	32%	31%	34%	34%	29%
Reduce Rate, Extend Term and Forbear Principal*	21%	20%	20%	20%	20%	18%	20%	21%	22%	21%	22%	18%	19%	20%
Other	2%	0%	0%	3%	-2%	0%	0%	0%	0%	0%	0%	0%	0%	0%

* May include principal forgiveness



3(iii) Freddie Mac - Loan Modifications

	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	YTD 2016
Loan Modifications (# of loans)	2,951	3,823	3,474	3,503	3,933	3,687	3,286	3,713	3,629	3,942	2,720	3,455	4,177	39,519
Types of Modification (%)														
Extend Term Only	43%	43%	43%	42%	42%	41%	43%	42%	43%	41%	43%	33%	28%	40%
Reduce Rate Only	2%	2%	2%	2%	2%	3%	2%	1%	2%	2%	2%	2%	1%	2%
Reduce Rate and Extend Term	38%	38%	39%	40%	39%	38%	39%	41%	40%	41%	41%	39%	29%	39%
Reduce Rate, Extend Term and Forbear Principal*	16%	16%	16%	15%	16%	16%	16%	16%	15%	16%	14%	26%	42%	19%
Other	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%

* May include principal forgiveness



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

	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	YTD 2016
Short Sales	1,412	1,848	1,599	1,478	1,798	1,569	1,543	1,567	1,531	1,481	1,361	1,271	1,382	16,580
Deeds-in-lieu	726	868	739	768	983	728	674	756	574	653	567	500	559	7,501
Nonforeclosure - Home Forfeiture Actions ¹	2,138	2,716	2,338	2,246	2,781	2,297	2,217	2,323	2,105	2,134	1,928	1,771	1,941	24,081
Third-party Sales	2,029	2,152	2,305	2,072	2,245	2,186	2,680	2,692	2,338	2,380	2,291	1,982	2,200	25,371
Foreclosure Sales	5,911	5,899	6,757	5,644	5,931	5,409	5,169	5,212	4,770	4,830	4,684	4,112	4,289	56,807
Third-party & Foreclosure Sales	7,940	8,051	9,062	7,716	8,176	7,595	7,849	7,904	7,108	7,210	6,975	6,094	6,489	82,178
Foreclosure Starts	22,313	23,593	17,831	21,369	21,506	17,665	18,726	18,709	17,517	17,115	16,744	19,194	18,066	204,442

Top Five Reasons for Delinquency

Curtailment of Income	22%	22%	22%	22%	22%	21%	21%	21%	22%	22%	22%	22%	23%
Excessive obligations	14%	14%	14%	14%	14%	15%	22%	17%	17%	17%	17%	18%	18%
Unemployment	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%
Illness of principal mortgagor or family member	6%	6%	6%	6%	6%	6%	6%	7%	7%	7%	7%	7%	7%
Marital Difficulties	4%	4%	4%	4%	4%	4%	3%	4%	4%	4%	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.

