



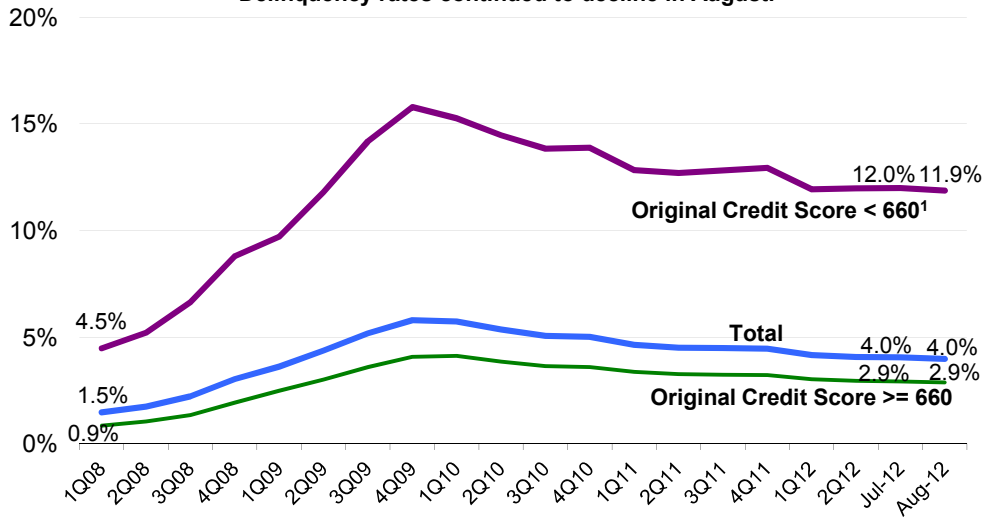
Federal Housing Finance Agency

Foreclosure Prevention Report August 2012

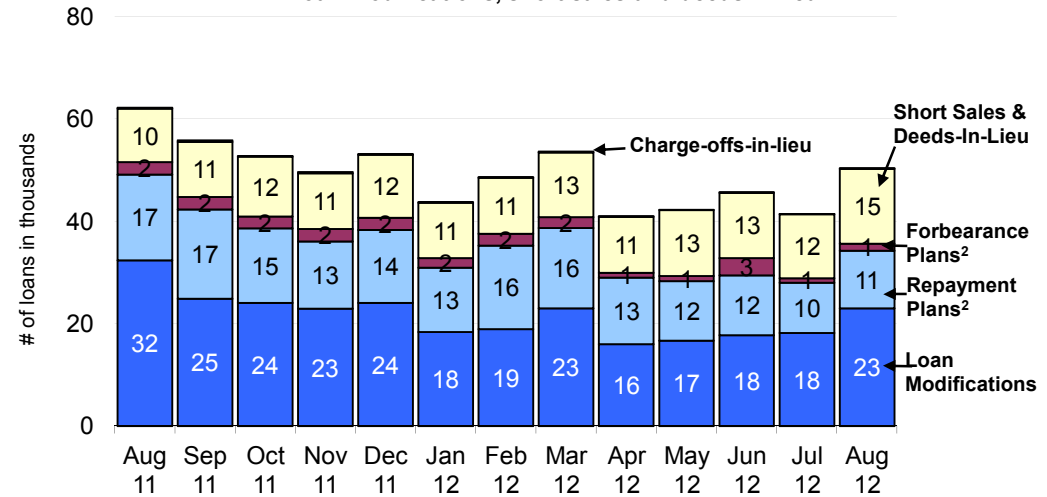
FHFA Federal Property Manager's Report

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

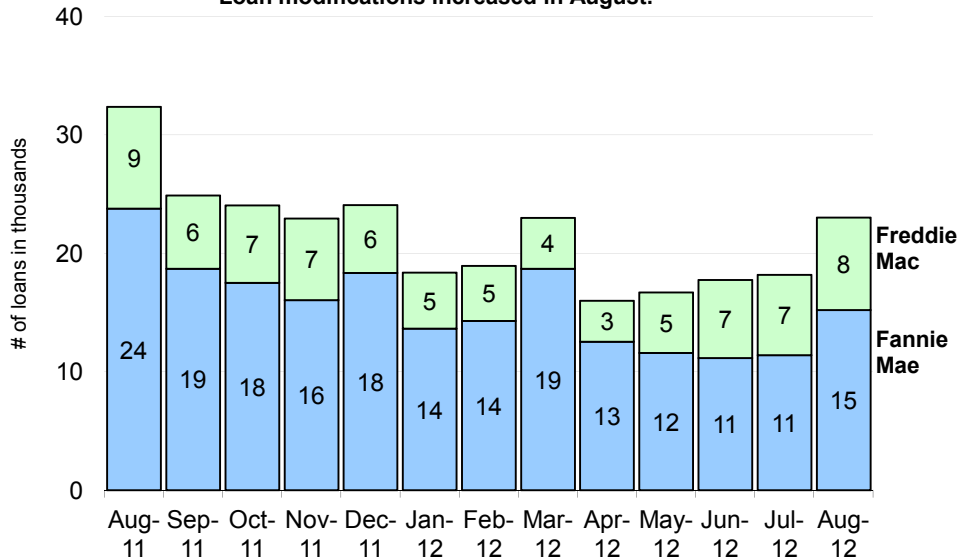
60-plus-days Delinquency Rates
Delinquency rates continued to decline in August.



Foreclosure Prevention Actions Completed
Foreclosure prevention actions rose in August driven primarily by increases in loan modifications, short sales and deeds-in-lieu.



Completed loan modifications
Loan modifications increased in August.



HAMP Statistics ³

Cumulative from April 2009 through	Jul-12	Aug-12
Trial Modifications Ever Started	990,231	996,282
Less:		
Trials Disqualified	(99,476)	(79,298)
Trials Cancelled	(323,218)	(343,535)
Permanent Modifications	(538,352)	(545,608)
Trials Remaining Active	29,185	27,841
Permanent Modifications Started	538,352	545,608
Less:		
Modifications Defaulted	(107,562)	(112,034)
Modifications Paid off	(3,927)	(4,652)
Active Permanent Modifications	426,863	428,922

Source: HAMP system of record (IR2)

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 August 31, 2012, Fannie Mae had completed more than 260,400 HAMP permanent modifications and Freddie Mac had completed approximately 168,500 HAMP permanent modifications.

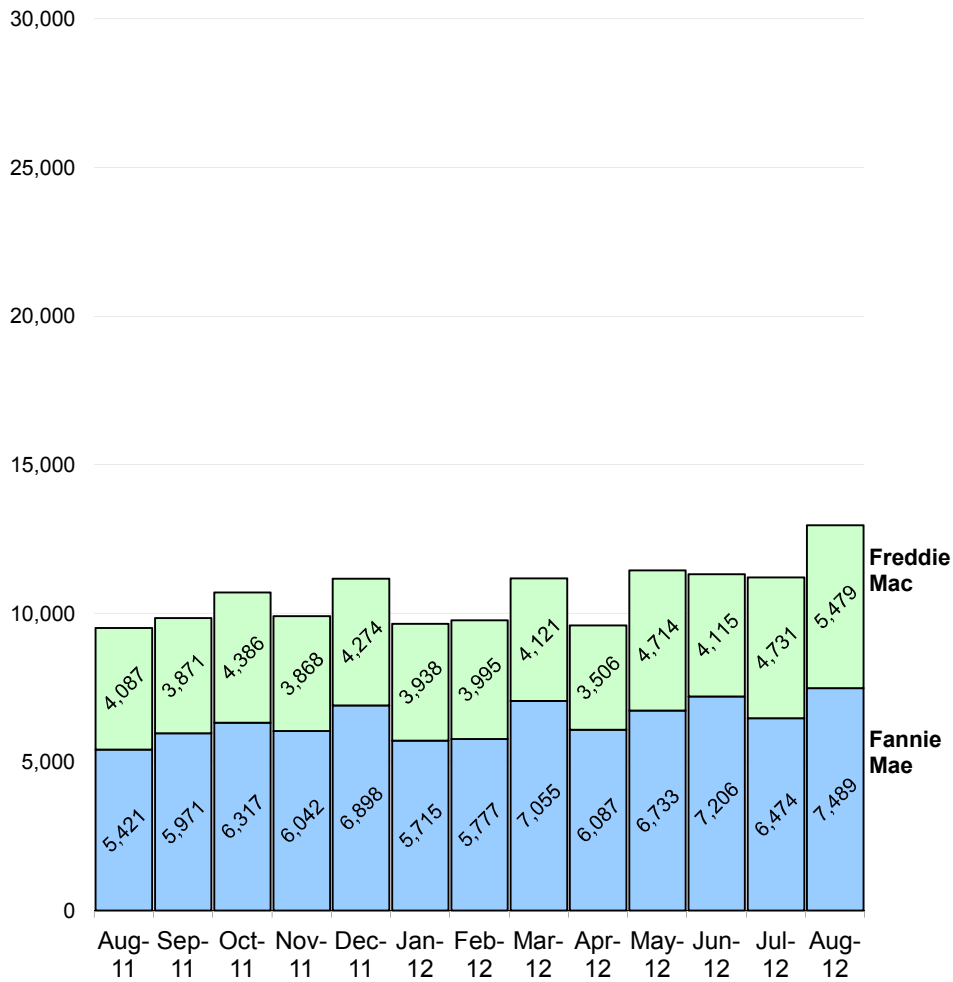
Completed Foreclosure Prevention Actions

Since the first full quarter in conservatorship (4Q08), combined completed foreclosure prevention actions total nearly 2.5 million.

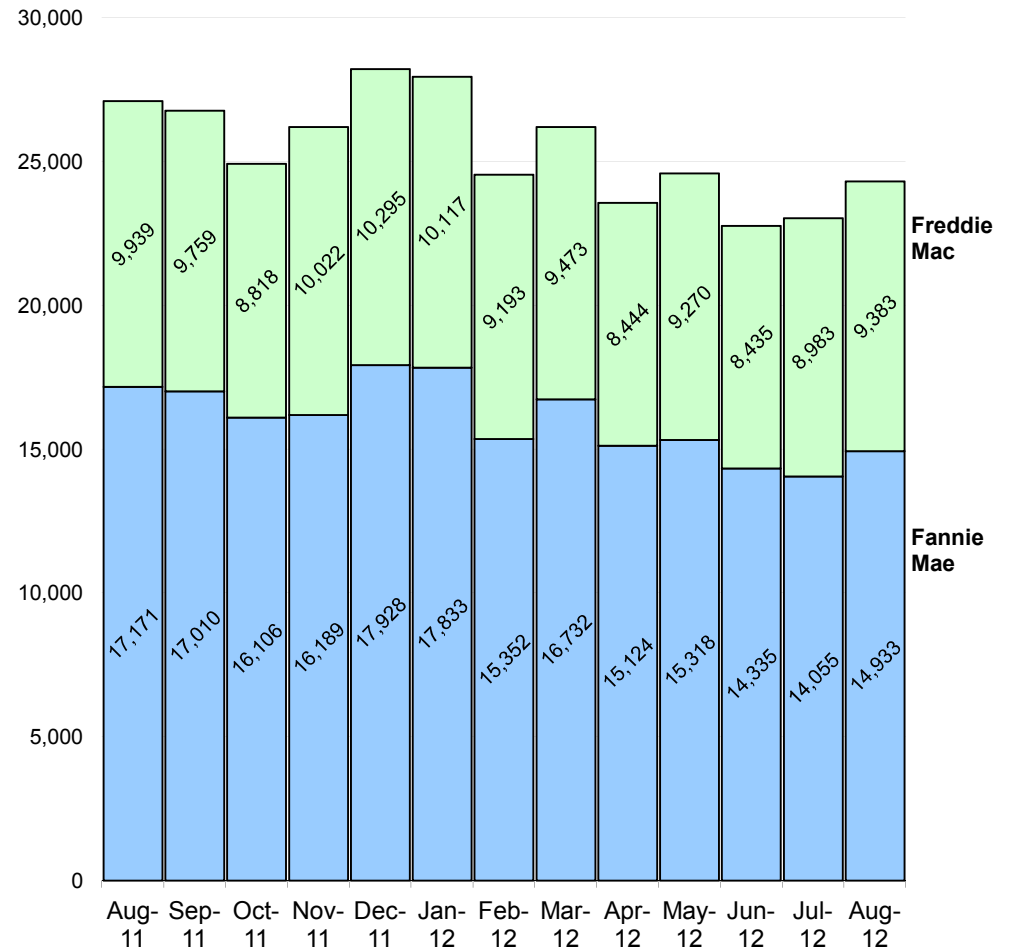
	Full Year 2009	Full Year 2010	Full Year 2011	YTD Aug-12	Conservatorship to Date¹
Home Retention Actions					
Repayment Plans	142,360	185,954	181,558	102,055	625,236
Forbearance Plans	25,227	63,024	34,423	13,882	138,672
Charge-offs-in-lieu	2,247	3,118	2,263	1,066	8,967
HomeSaver Advance (<i>Fannie</i>)	39,199	5,191	-	-	70,178
Loan Modifications	<u>163,647</u>	<u>575,022</u>	<u>322,108</u>	<u>152,040</u>	<u>1,236,594</u>
Total	372,680	832,309	540,352	269,043	2,079,647
Nonforeclosure - Home Forfeiture Actions					
Short Sales	55,447	107,953	115,237	87,135	371,964
Deeds-in-lieu	<u>2,971</u>	<u>6,043</u>	<u>10,231</u>	<u>10,804</u>	<u>30,589</u>
Total	<u>58,418</u>	<u>113,996</u>	<u>125,468</u>	<u>97,939</u>	<u>402,553</u>
Total Foreclosure Prevention Actions	<u>431,098</u>	<u>946,305</u>	<u>665,820</u>	<u>366,982</u>	<u>2,482,200</u>

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

Short Sales
Completed short sales increased in August.



Foreclosure Sales and Third-party Sales*
Completed foreclosure and third-party sales increased in August.



Appendix: Data Tables

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

(# of loans in thousands)	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12
Total Loans Serviced	29,414	29,325	29,188	29,094	29,045	29,021	28,917	28,954	28,768	28,661	28,617	28,508	28,405
Original Credit Score >= 660	25,573	25,509	25,399	25,335	25,320	25,322	25,248	25,309	25,158	25,085	25,065	24,985	24,911
Original Credit Score < 660	3,841	3,817	3,788	3,759	3,725	3,699	3,670	3,644	3,610	3,576	3,552	3,523	3,494
Total Delinquent Loans	1,933	1,923	1,916	1,934	1,909	1,871	1,805	1,699	1,698	1,686	1,704	1,677	1,636
Original Credit Score >= 660	1,164	1,163	1,160	1,170	1,150	1,131	1,107	1,044	1,041	1,029	1,037	1,019	994
Original Credit Score < 660	770	761	756	764	758	740	698	655	657	657	667	658	643
30 - 59 Days Delinquent	612	607	600	619	612	580	554	497	512	512	539	524	508
Original Credit Score >= 660	335	336	333	343	336	320	314	277	284	281	297	288	279
Original Credit Score < 660	277	271	267	276	277	260	240	220	227	231	242	236	228
60 - 89 Days Delinquent	213	213	214	214	210	204	186	168	167	170	175	176	172
Original Credit Score >= 660	118	119	120	119	116	112	105	97	95	95	97	97	95
Original Credit Score < 660	95	94	94	95	94	92	81	71	73	75	78	79	77
60-plus-days Delinquent	1,321	1,316	1,316	1,315	1,296	1,291	1,251	1,202	1,187	1,174	1,165	1,153	1,129
Original Credit Score >= 660	829	827	828	827	814	811	793	767	757	748	740	731	714
Original Credit Score < 660	492	489	488	488	482	480	458	435	430	426	425	422	415
Percent of Total Loans Serviced													
Total Delinquent Loans	6.57%	6.56%	6.56%	6.65%	6.57%	6.45%	6.24%	5.87%	5.90%	5.88%	5.95%	5.88%	5.76%
Original Credit Score >= 660	4.55%	4.56%	4.57%	4.62%	4.54%	4.47%	4.38%	4.13%	4.14%	4.10%	4.14%	4.08%	3.99%
Original Credit Score < 660	20.04%	19.93%	19.95%	20.33%	20.36%	20.01%	19.03%	17.98%	18.19%	18.37%	18.78%	18.68%	18.40%
30 - 59 Days Delinquent	2.08%	2.07%	2.06%	2.13%	2.11%	2.00%	1.92%	1.72%	1.78%	1.79%	1.88%	1.84%	1.79%
Original Credit Score >= 660	1.31%	1.32%	1.31%	1.35%	1.33%	1.27%	1.24%	1.09%	1.13%	1.12%	1.18%	1.15%	1.12%
Original Credit Score < 660	7.22%	7.10%	7.06%	7.34%	7.42%	7.03%	6.55%	6.04%	6.29%	6.45%	6.81%	6.69%	6.54%
60 - 89 Days Delinquent	0.72%	0.73%	0.73%	0.74%	0.72%	0.70%	0.64%	0.58%	0.58%	0.59%	0.61%	0.62%	0.61%
Original Credit Score >= 660	0.46%	0.47%	0.47%	0.47%	0.46%	0.44%	0.42%	0.38%	0.38%	0.38%	0.39%	0.39%	0.38%
Original Credit Score < 660	2.47%	2.46%	2.48%	2.52%	2.52%	2.48%	2.20%	1.96%	2.01%	2.09%	2.19%	2.23%	2.20%
60-plus-days Delinquent	4.49%	4.49%	4.51%	4.52%	4.46%	4.45%	4.33%	4.15%	4.12%	4.10%	4.07%	4.05%	3.97%
Original Credit Score >= 660	3.24%	3.24%	3.26%	3.27%	3.22%	3.20%	3.14%	3.03%	3.01%	2.98%	2.95%	2.93%	2.87%
Original Credit Score < 660	12.82%	12.82%	12.89%	12.99%	12.93%	12.98%	12.48%	11.93%	11.90%	11.92%	11.97%	11.98%	11.86%
Serious Delinquency Rate	3.82%	3.81%	3.82%	3.83%	3.78%	3.78%	3.72%	3.61%	3.58%	3.54%	3.50%	3.47%	3.41%
In Bankruptcy	0.54%	0.54%	0.54%	0.56%	0.58%	0.58%	0.60%	0.60%	0.61%	0.62%	0.58%	0.58%	0.57%

Appendix: Data Tables

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

(# of loans in thousands)	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12
Total Loans Serviced	17,814	17,778	17,711	17,691	17,721	17,727	17,685	17,765	17,685	17,671	17,653	17,634	17,605
Original Credit Score >= 660	15,413	15,392	15,343	15,340	15,391	15,413	15,389	15,484	15,425	15,430	15,428	15,425	15,414
Original Credit Score < 660	2,401	2,386	2,368	2,351	2,330	2,314	2,296	2,281	2,261	2,241	2,225	2,209	2,191
Total Delinquent Loans	1,242	1,233	1,226	1,235	1,214	1,193	1,150	1,078	1,077	1,068	1,081	1,066	1,043
Original Credit Score >= 660	743	741	738	743	727	717	702	660	657	649	655	645	630
Original Credit Score < 660	499	492	488	492	487	476	448	418	419	420	426	421	413
30 - 59 Days Delinquent	388	386	381	391	387	371	355	318	328	329	344	334	325
Original Credit Score >= 660	209	211	208	214	209	202	199	175	180	178	187	181	177
Original Credit Score < 660	179	175	173	177	178	169	156	143	148	150	157	153	148
60 - 89 Days Delinquent	134	134	135	135	133	129	117	106	105	108	111	113	110
Original Credit Score >= 660	74	74	75	74	72	70	66	60	59	59	61	61	60
Original Credit Score < 660	61	60	60	60	60	59	52	45	46	48	50	51	50
60-plus-days Delinquent	853	847	845	844	828	822	796	760	749	740	737	732	717
Original Credit Score >= 660	534	531	530	530	518	515	503	485	477	471	467	464	453
Original Credit Score < 660	319	316	315	315	309	307	292	276	272	269	269	269	264
Percent of Total Loans Serviced													
Total Delinquent Loans	6.97%	6.94%	6.92%	6.98%	6.85%	6.73%	6.50%	6.07%	6.09%	6.05%	6.12%	6.05%	5.92%
Original Credit Score >= 660	4.82%	4.82%	4.81%	4.85%	4.73%	4.65%	4.56%	4.26%	4.26%	4.21%	4.24%	4.18%	4.09%
Original Credit Score < 660	20.78%	20.61%	20.61%	20.91%	20.89%	20.58%	19.52%	18.34%	18.55%	18.72%	19.15%	19.08%	18.83%
30 - 59 Days Delinquent	2.18%	2.17%	2.15%	2.21%	2.18%	2.09%	2.01%	1.79%	1.86%	1.86%	1.95%	1.89%	1.85%
Original Credit Score >= 660	1.36%	1.37%	1.36%	1.39%	1.36%	1.31%	1.29%	1.13%	1.17%	1.16%	1.22%	1.17%	1.15%
Original Credit Score < 660	7.47%	7.35%	7.30%	7.53%	7.63%	7.30%	6.78%	6.25%	6.53%	6.70%	7.05%	6.92%	6.78%
60 - 89 Days Delinquent	0.75%	0.75%	0.76%	0.76%	0.75%	0.73%	0.66%	0.59%	0.60%	0.61%	0.63%	0.64%	0.62%
Original Credit Score >= 660	0.48%	0.48%	0.49%	0.48%	0.47%	0.45%	0.43%	0.39%	0.38%	0.39%	0.39%	0.40%	0.39%
Original Credit Score < 660	2.52%	2.51%	2.53%	2.57%	2.58%	2.54%	2.24%	1.99%	2.05%	2.15%	2.25%	2.31%	2.28%
60-plus-days Delinquent	4.79%	4.76%	4.77%	4.77%	4.67%	4.64%	4.50%	4.28%	4.23%	4.19%	4.17%	4.15%	4.08%
Original Credit Score >= 660	3.46%	3.45%	3.46%	3.45%	3.37%	3.34%	3.27%	3.13%	3.09%	3.05%	3.03%	3.01%	2.94%
Original Credit Score < 660	13.31%	13.26%	13.30%	13.38%	13.26%	13.28%	12.73%	12.09%	12.02%	12.02%	12.10%	12.17%	12.05%
Serious Delinquency Rate	4.03%	4.00%	4.00%	4.00%	3.91%	3.90%	3.82%	3.67%	3.63%	3.57%	3.53%	3.50%	3.44%
In Bankruptcy	0.57%	0.56%	0.57%	0.58%	0.62%	0.62%	0.65%	0.65%	0.66%	0.67%	0.60%	0.60%	0.58%

Appendix: Data Tables

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

(# of loans in thousands)	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12
Total Loans Serviced	11,600	11,547	11,476	11,403	11,324	11,294	11,232	11,189	11,083	10,990	10,964	10,875	10,800
Original Credit Score >= 660	10,160	10,116	10,057	9,995	9,929	9,909	9,858	9,826	9,733	9,655	9,638	9,560	9,497
Original Credit Score < 660	1,440	1,431	1,420	1,408	1,395	1,385	1,374	1,364	1,350	1,335	1,327	1,315	1,303
Total Delinquent Loans	691	690	689	699	694	678	655	621	621	618	623	611	594
Original Credit Score >= 660	421	421	422	427	423	414	404	384	384	380	382	375	363
Original Credit Score < 660	271	269	268	272	271	264	250	237	238	237	241	237	230
30 - 59 Days Delinquent	223	221	219	228	226	209	200	179	183	184	194	190	182
Original Credit Score >= 660	126	125	124	129	127	118	115	102	104	103	109	107	103
Original Credit Score < 660	98	96	94	99	99	91	85	78	79	80	85	83	80
60 - 89 Days Delinquent	79	79	79	79	78	75	69	62	62	62	64	63	62
Original Credit Score >= 660	44	45	45	45	44	42	40	36	36	36	36	36	35
Original Credit Score < 660	34	34	34	34	34	33	29	26	26	27	28	28	27
60-plus-days Delinquent	468	469	471	471	469	468	455	442	438	434	428	421	411
Original Credit Score >= 660	295	296	298	298	296	295	289	282	280	277	272	268	261
Original Credit Score < 660	173	173	173	174	173	173	166	159	158	157	156	153	150

Percent of Total Loans Serviced

Total Delinquent Loans	5.96%	5.98%	6.01%	6.13%	6.13%	6.00%	5.83%	5.55%	5.61%	5.62%	5.68%	5.62%	5.50%
Original Credit Score >= 660	4.14%	4.16%	4.19%	4.27%	4.26%	4.18%	4.10%	3.91%	3.94%	3.94%	3.96%	3.92%	3.83%
Original Credit Score < 660	18.79%	18.78%	18.84%	19.34%	19.46%	19.06%	18.23%	17.38%	17.60%	17.78%	18.15%	18.00%	17.69%
30 - 59 Days Delinquent	1.93%	1.91%	1.91%	2.00%	1.99%	1.85%	1.78%	1.60%	1.65%	1.67%	1.77%	1.75%	1.69%
Original Credit Score >= 660	1.24%	1.24%	1.23%	1.29%	1.28%	1.19%	1.17%	1.04%	1.07%	1.07%	1.14%	1.12%	1.08%
Original Credit Score < 660	6.79%	6.70%	6.65%	7.01%	7.08%	6.58%	6.16%	5.70%	5.88%	6.02%	6.39%	6.32%	6.14%
60 - 89 Days Delinquent	0.68%	0.68%	0.69%	0.70%	0.68%	0.67%	0.61%	0.56%	0.56%	0.57%	0.58%	0.58%	0.57%
Original Credit Score >= 660	0.44%	0.44%	0.45%	0.45%	0.44%	0.43%	0.40%	0.37%	0.37%	0.37%	0.37%	0.38%	0.37%
Original Credit Score < 660	2.39%	2.38%	2.40%	2.45%	2.43%	2.39%	2.12%	1.91%	1.94%	1.99%	2.09%	2.10%	2.07%
60-plus-days Delinquent	4.03%	4.06%	4.10%	4.13%	4.14%	4.15%	4.05%	3.95%	3.95%	3.95%	3.91%	3.87%	3.81%
Original Credit Score >= 660	2.90%	2.93%	2.96%	2.98%	2.98%	2.98%	2.93%	2.87%	2.87%	2.87%	2.83%	2.80%	2.75%
Original Credit Score < 660	12.01%	12.08%	12.19%	12.33%	12.38%	12.48%	12.07%	11.68%	11.72%	11.76%	11.76%	11.67%	11.55%
Serious Delinquency Rate	3.49%	3.51%	3.54%	3.57%	3.58%	3.59%	3.57%	3.51%	3.51%	3.50%	3.45%	3.42%	3.36%
In Bankruptcy	0.49%	0.49%	0.50%	0.52%	0.53%	0.52%	0.53%	0.52%	0.53%	0.54%	0.54%	0.55%	0.54%

Appendix: Data Tables

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

	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	YTD 2012
Starts²														
HAMP Active Trial & Perm. - Cum.	418,180	422,591	426,324	431,772	436,199	436,665	439,512	444,930	449,543	453,666	455,967	456,048	456,763	456,763
Repayment Plans	45,758	38,131	34,444	33,233	32,222	35,599	31,564	29,169	27,943	30,389	18,539	28,709	28,763	230,675
Forbearance Plans	30,241	24,815	24,804	21,088	21,566	23,035	12,109	12,867	12,270	13,026	9,455	9,024	13,596	105,382
Completed														
Repayment Plans ³	16,780	17,441	14,580	13,134	14,258	12,557	16,353	15,726	13,007	11,631	11,705	9,857	11,219	102,055
Forbearance Plans ³	2,443	2,430	2,310	2,430	2,363	1,877	2,273	2,098	923	1,033	3,396	887	1,395	13,882
Charge-offs-in-lieu	188	272	121	235	156	156	178	173	123	87	132	98	119	1,066
HomeSaver Advance (<i>Fannie</i>)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Modifications	32,387	24,887	24,069	22,956	24,086	18,385	18,952	23,011	16,006	16,702	17,766	18,188	23,030	152,040
Home Retention Actions	51,798	45,030	41,080	38,755	40,863	32,975	37,756	41,008	30,059	29,453	32,999	29,030	35,763	269,043
Short Sales	9,508	9,842	10,703	9,910	11,172	9,653	9,772	11,176	9,593	11,447	11,321	11,205	12,968	87,135
Deeds-in-lieu	900	958	997	965	1,148	1,159	1,151	1,449	1,374	1,382	1,379	1,263	1,647	10,804
Nonforeclosure - Home Forfeiture Actions	10,408	10,800	11,700	10,875	12,320	10,812	10,923	12,625	10,967	12,829	12,700	12,468	14,615	97,939
Total Foreclosure Prevention Actions	62,206	55,830	52,780	49,630	53,183	43,787	48,679	53,633	41,026	42,282	45,699	41,498	50,378	366,982

Percent of Total Foreclosure Prevention Actions

Repayment Plans	27%	31%	28%	26%	27%	29%	34%	29%	32%	28%	26%	24%	22%	28%
Forbearance Plans	4%	4%	4%	5%	4%	4%	5%	4%	2%	2%	7%	2%	3%	4%
Charge-offs-in-lieu	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
HomeSaver Advance (<i>Fannie</i>)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Loan Modifications	52%	45%	46%	46%	45%	42%	39%	43%	39%	40%	39%	44%	46%	41%
Home Retention Actions	83%	81%	78%	78%	77%	75%	78%	76%	73%	70%	72%	70%	71%	73%
Short Sales	15%	18%	20%	20%	21%	22%	20%	21%	23%	27%	25%	27%	26%	24%
Deeds-in-lieu	1%	2%	2%	2%	2%	3%	2%	3%	3%	3%	3%	3%	3%	3%
Nonforeclosure - Home Forfeiture Actions	17%	19%	22%	22%	23%	25%	22%	24%	27%	30%	28%	30%	29%	27%

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 August 31, 2012, Fannie Mae had completed more than 260,400 HAMP permanent modifications and Freddie Mac had completed approximately 168,500 HAMP 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. The historical data on forbearance plans completed include some completed trial modifications. Effective April 2012, Fannie Mae's data on forbearance plans exclude completed trial modifications.

Appendix: Data Tables

3(i) Enterprises Combined - Loan Modifications

	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	YTD 2012
Loan Modifications (<i># of loans</i>)	32,387	24,887	24,069	22,956	24,086	18,385	18,952	23,011	16,006	16,702	17,766	18,188	23,030	152,040
Type of Modifications (%)														
Extend Term Only	12%	13%	12%	13%	11%	13%	12%	9%	10%	10%	10%	12%	11%	11%
Reduce Rate Only	24%	21%	22%	20%	18%	20%	19%	16%	19%	19%	19%	15%	15%	18%
Reduce Rate and Extend Term	34%	35%	34%	34%	37%	35%	35%	42%	40%	42%	44%	45%	44%	41%
Reduce Rate, Extend Term and Forbear Principal	29%	31%	31%	31%	34%	31%	33%	33%	31%	28%	27%	28%	29%	30%
Other	1%	1%	1%	2%	1%	1%	1%	1%	0%	0%	0%	0%	0%	0%

Appendix: Data Tables

3(ii) Fannie Mae - Loan Modifications

	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	YTD 2012
Loan Modifications (# of loans)	23,779	18,706	17,511	16,070	18,355	13,660	14,308	18,703	12,552	11,611	11,169	11,410	15,213	108,626
Type of Modifications (%)														
Extend Term Only	10%	11%	11%	11%	9%	12%	14%	10%	12%	13%	14%	15%	14%	13%
Reduce Rate Only	22%	19%	19%	17%	15%	17%	15%	13%	18%	18%	18%	15%	15%	16%
Reduce Rate and Extend Term	34%	35%	35%	36%	38%	36%	36%	43%	38%	37%	35%	37%	37%	38%
Reduce Rate, Extend Term and Forbear Principal	33%	35%	34%	35%	38%	35%	36%	35%	32%	31%	32%	33%	33%	34%
Other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	-1%	0%	0%

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

	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	YTD 2012
Loan Modifications (# of loans)	8,608	6,181	6,558	6,886	5,731	4,725	4,644	4,308	3,454	5,091	6,597	6,778	7,817	43,414
Type of Modifications (%)														
Extend Term Only	16%	18%	14%	15%	15%	13%	7%	5%	3%	3%	4%	7%	7%	6%
Reduce Rate Only	30%	26%	28%	28%	27%	27%	32%	31%	26%	21%	20%	16%	14%	22%
Reduce Rate and Extend Term	32%	33%	31%	31%	33%	34%	34%	37%	46%	54%	58%	58%	59%	49%
Reduce Rate, Extend Term and Forbear Principal	19%	17%	22%	21%	20%	21%	24%	24%	24%	22%	18%	19%	21%	21%
Other	4%	5%	5%	5%	5%	4%	3%	2%	0%	0%	0%	0%	0%	1%

Appendix: Data Tables

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

	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	YTD 2012
Short Sales	9,508	9,842	10,703	9,910	11,172	9,653	9,772	11,176	9,593	11,447	11,321	11,205	12,968	87,135
Deeds-in-lieu	900	958	997	965	1,148	1,159	1,151	1,449	1,374	1,382	1,379	1,263	1,647	10,804
Nonforeclosure - Home Forfeiture Actions ¹	10,408	10,800	11,700	10,875	12,320	10,812	10,923	12,625	10,967	12,829	12,700	12,468	14,615	97,939
Third-party Sales	3,428	3,531	3,189	3,026	3,180	3,613	3,109	3,265	3,028	3,402	3,188	3,281	3,452	26,338
Foreclosure Sales ²	23,682	23,238	21,735	23,185	25,043	24,337	21,436	22,940	20,540	21,186	19,582	19,757	20,864	170,642
Third-party & Foreclosure Sales	27,110	26,769	24,924	26,211	28,223	27,950	24,545	26,205	23,568	24,588	22,770	23,038	24,316	196,980
Foreclosure Starts	73,287	74,214	78,536	66,206	73,607	90,123	66,174	69,592	60,469	67,493	58,298	73,127	75,896	561,172
Top Five Reasons for Delinquency														
Curtailed of Income	41%	40%	40%	40%	40%	41%	40%	41%	41%	41%	40%	40%	40%	40%
Excessive obligations	16%	16%	16%	16%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%
Unemployment	8%	8%	8%	8%	8%	8%	8%	9%	8%	8%	8%	9%	9%	9%
Illness of principal mortgagor or family member	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	6%	6%
Marital Difficulties	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%

¹ Short sales and deeds-in-lieu of foreclosure completed.² Second half of 2011 data have been revised.

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. 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.