



Federal Housing Finance Agency

1700 G Street, N.W., Washington, D.C. 20552-0003

Telephone: (202) 414-3800

Facsimile: (202) 414-3823

www.fhfa.gov

September 8, 2010

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

Dear Chairman Dodd:

I am transmitting 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 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.

Reducing conservatorship losses by preventing avoidable foreclosures through loan modification and mortgage refinances remains a top priority at FHFA. We continue to update, elaborate and expand FHFA's plan to maximize assistance for homeowners and minimize preventable foreclosures consistent with the intent of EESA.

Sincerely,

A handwritten signature in blue ink that reads "Peter Brereton". The signature is written in a cursive, flowing style.

Peter Brereton
Associate Director for Congressional Affairs

Attachments



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September 7, 2010

The Honorable Richard C. Shelby
Ranking Minority Member
Committee on Banking, Housing,
and Urban Affairs
United States Senate
Washington, DC 20510

Dear Senator Shelby:

I am transmitting 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 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.

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September 8, 2010

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

Dear Chairman Frank:

I am transmitting 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 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.

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Associate Director for Congressional Affairs

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September 8, 2010

The Honorable Spencer Bachus
Ranking Minority Member
Committee on Financial Services
United States House of Representatives
Washington, DC 20515

Dear Congressman Bachus:

I am transmitting 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 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.

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Peter Brereton
Associate Director for Congressional Affairs

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Federal Housing Finance Agency

Foreclosure Prevention & Refinance Report Second Quarter 2010

FHFA Federal Property Manager's Report

This report contains data on foreclosure prevention activity, refinance and MHA program activity of Fannie Mae and Freddie Mac (the Enterprises) through June 2010.

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Second Quarter Highlights

Making Home Affordable Program (The Enterprises):

- HAMP permanent modifications increased 65 percent during the second quarter to nearly 225,000. Approximately 202,000 borrowers were in a HAMP trial period at the end of the quarter, compared to nearly 448,100 at the end of the first quarter.
- The Enterprises' Cumulative HARP refinance volume increased 30 percent during the second quarter to nearly 380,000.

The Enterprises' Completed Foreclosure Prevention Actions:

- Completed foreclosure prevention actions increased 14 percent in the second quarter to approximately 271,500, driven by loan modifications, forbearance plans, short sales and deeds-in-lieu.
- Loan modifications increased 24 percent to nearly 171,200 during the quarter with the majority of modifications completed through HAMP.
- More than half of completed loan modifications in the second quarter lowered borrowers' monthly payments by over 30 percent.
- Loans modified in the last two quarters are performing substantially better compared to loans modified in earlier periods. Less than 10 percent of loans modified in the last two quarters were 60-plus-days delinquent three months after modifications.
- The Enterprises completed nearly 46,400 and 20,600 repayment plans and forbearance plans respectively.
- Short sales and deeds-in-lieu increased 27 percent during the quarter to nearly 30,900.
- Since the first full quarter in conservatorship (4Q08), combined completed foreclosure prevention actions total 1,013,700.

The Enterprises' Mortgage Performance:

- Loans that are only one month delinquent increased by 55,300 loans or 9.1 percent during the second quarter to approximately 664,300.
- Loans 60-plus-days delinquent declined for the second consecutive quarter. The 60-plus-days delinquent loans decreased by more than 122,100 loans, or 7.0 percent during the second quarter to approximately 1.6 million.

The Enterprises' Foreclosures:

- Foreclosure starts increased 12 percent to nearly 275,100, while completed foreclosure sales and third-party sales increased 15 percent to nearly 112,400 in the second quarter.

Foreclosure Prevention & Refinance Activities

| | 1Q10 | 2Q10 |
|---|----------------|----------------|
| HAMP Trials - Cumulative | 448,067 | 202,408 |
| HAMP Permanent - Cumulative | 136,019 | 224,570 |
| HARP - Cumulative | 291,585 | 379,728 |
| Completed Foreclosure Prevention Actions | | |
| Loan Modifications * | 137,561 | 171,176 |
| Repayment Plans | 55,884 | 46,353 |
| Forbearance Plans | 17,991 | 20,585 |
| Charge-offs In Lieu | 705 | 756 |
| HomeSaver Advance (<i>Fannie</i>) | 2,588 | 1,783 |
| Home Retention Actions | 214,729 | 240,653 |
| Short Sales | 23,379 | 29,375 |
| Deeds-in-lieu | 934 | 1,506 |
| Home Forfeiture Actions | 24,313 | 30,881 |
| TOTAL | 239,042 | 271,534 |

* Includes HAMP permanent modifications

Mortgage Performance (at period end)

| (# of loans in thousands) | 1Q10 | 2Q10 |
|--|-------|-------|
| 30-59 Days Delinquent | 609 | 664 |
| 60-plus-days Delinquent | 1,746 | 1,624 |
| Serious Delinquent* | 1,502 | 1,385 |
| (Percent of total loans serviced) | | |
| 30-59 Days Delinquent | 2.00% | 2.19% |
| 60-plus-days Delinquent | 5.73% | 5.36% |
| Serious Delinquent* | 4.93% | 4.58% |

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

Making Home Affordable Program - Status Update

Home Affordable Modification Program (HAMP)

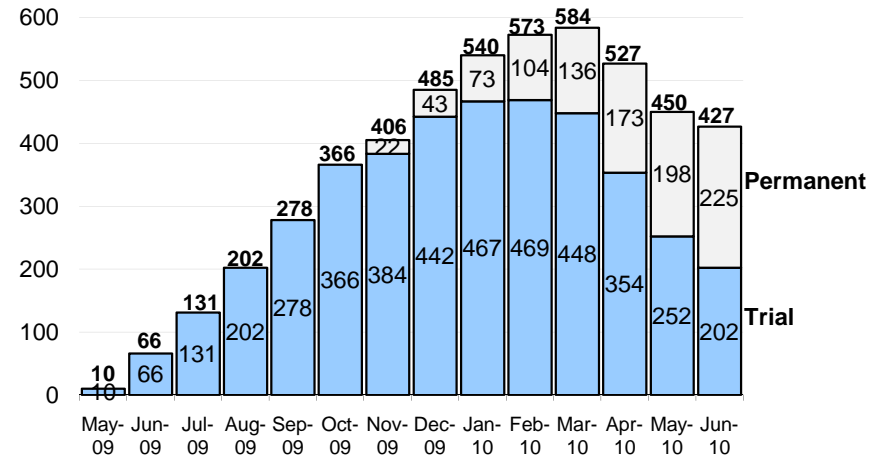
- Announced March 4, 2009.
- Allows a borrower's payment to be reduced to an affordable amount through an interest rate reduction (down to 2 percent), a term extension (up to 480 months), or principal forbearance. Incentives are being offered to borrowers, servicers, and investors for program participation and a successful payment history.
- Nearly 88,600 HAMP trials transitioned to permanent modifications during the second quarter, bringing the total number of active HAMP permanent modifications to nearly 225,000.
- Approximately 202,000 borrowers were in a HAMP trial period at the end of the quarter, down from nearly 448,100 at the end of the first quarter. The decline was due to conversions to permanent modifications, the new requirement to verify documentation at the beginning of the process, and cancellations as a result of missed payments and inadequate documentation.

Home Affordable Refinance Program (HARP)

- Announced March 4, 2009.
- Allows existing Enterprise borrowers who are current on their mortgage payments to refinance and reduce their monthly mortgage payments at loan-to-value ratios up to 125 percent without new mortgage insurance.
- The HARP percentage of total monthly refinance volume was unchanged in June at 14 percent. HARP refinances in June totaled approximately 29,000 and 380,000 for the life of the program.

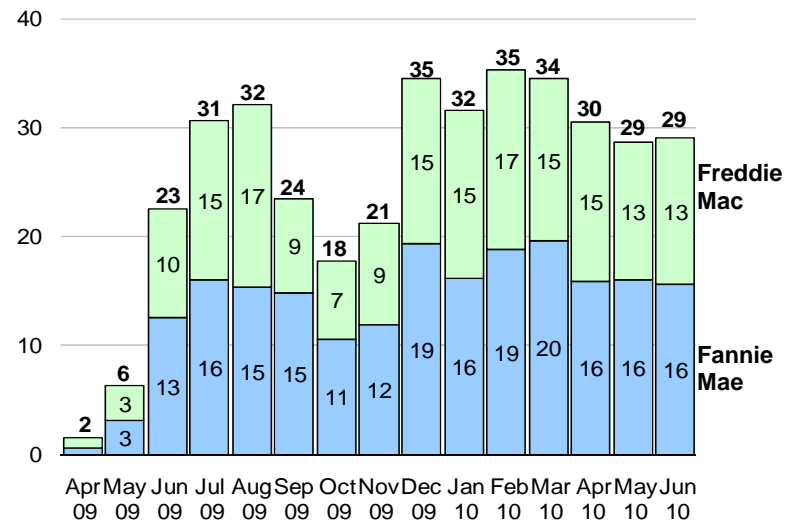
* HAMP trial modifications are based on the first trial payment posted date. HAMP permanent modifications are based on the effective date of modification.

HAMP Active Trial and Permanent - Cumulative*
(Number of loans in thousands)



Source: Weekly Servicer Survey through September 2009. IR2 (Making Home Affordable system of records) starting in October 2009.

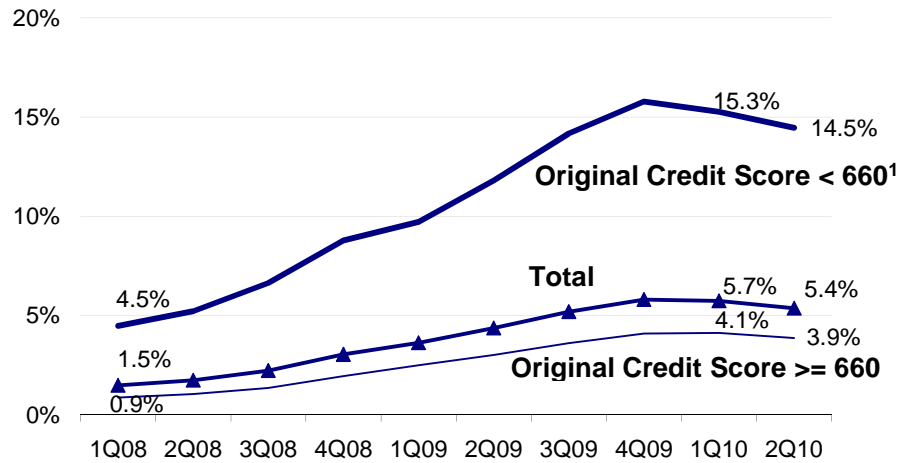
HARP Refinance, Monthly Volume
(Number of loans in thousands)



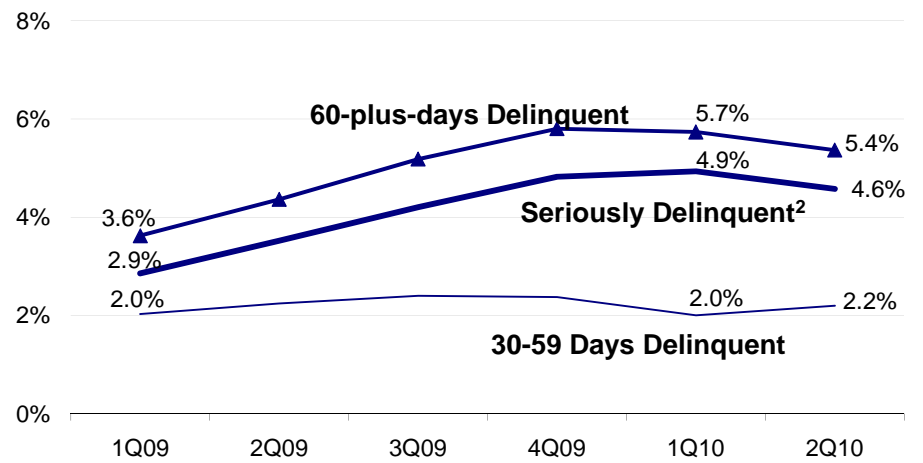
Percent of Total: 0% 1% 4% 7% 9% 9% 9% 10% 12% 13% 14% 15% 14% 14% 14%

Mortgage Performance

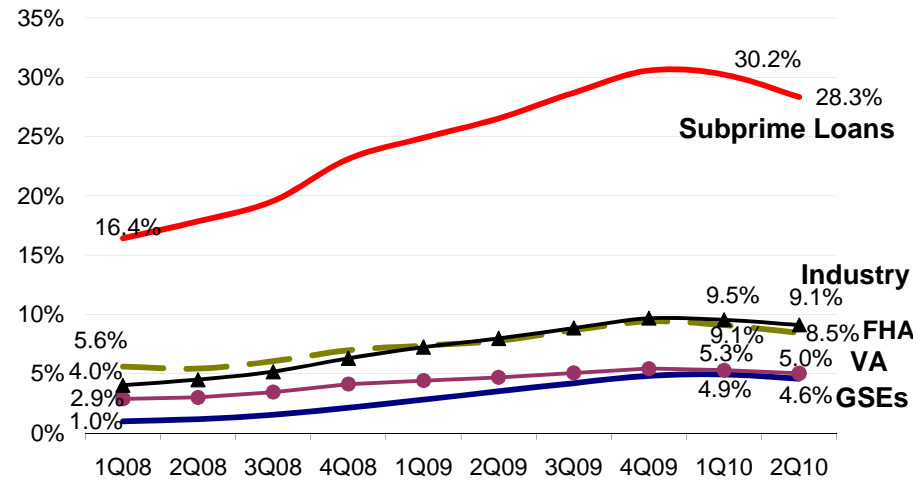
Enterprises' 60-plus-days Delinquency Rates by Original Credit Score



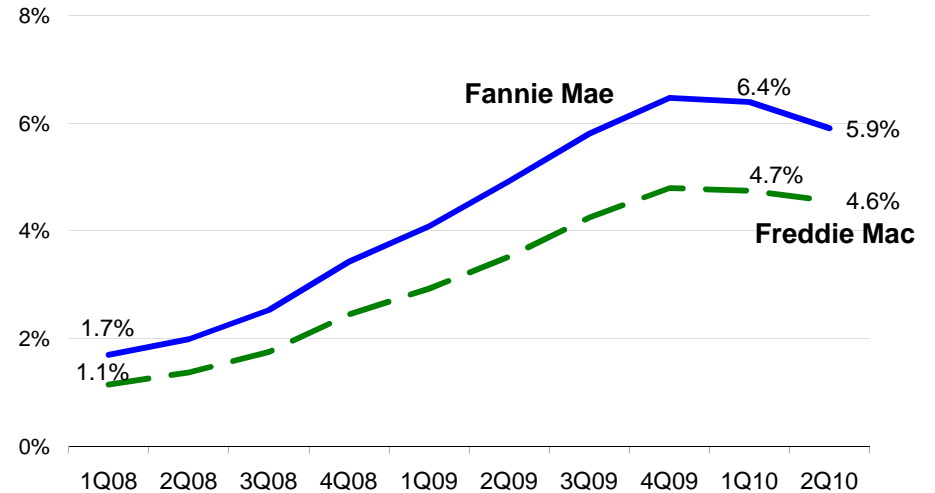
Enterprises' Mortgage Delinquency Rates



Serious Delinquency Rates² Enterprises versus Mortgage Industry



60-plus-days Delinquency Rates



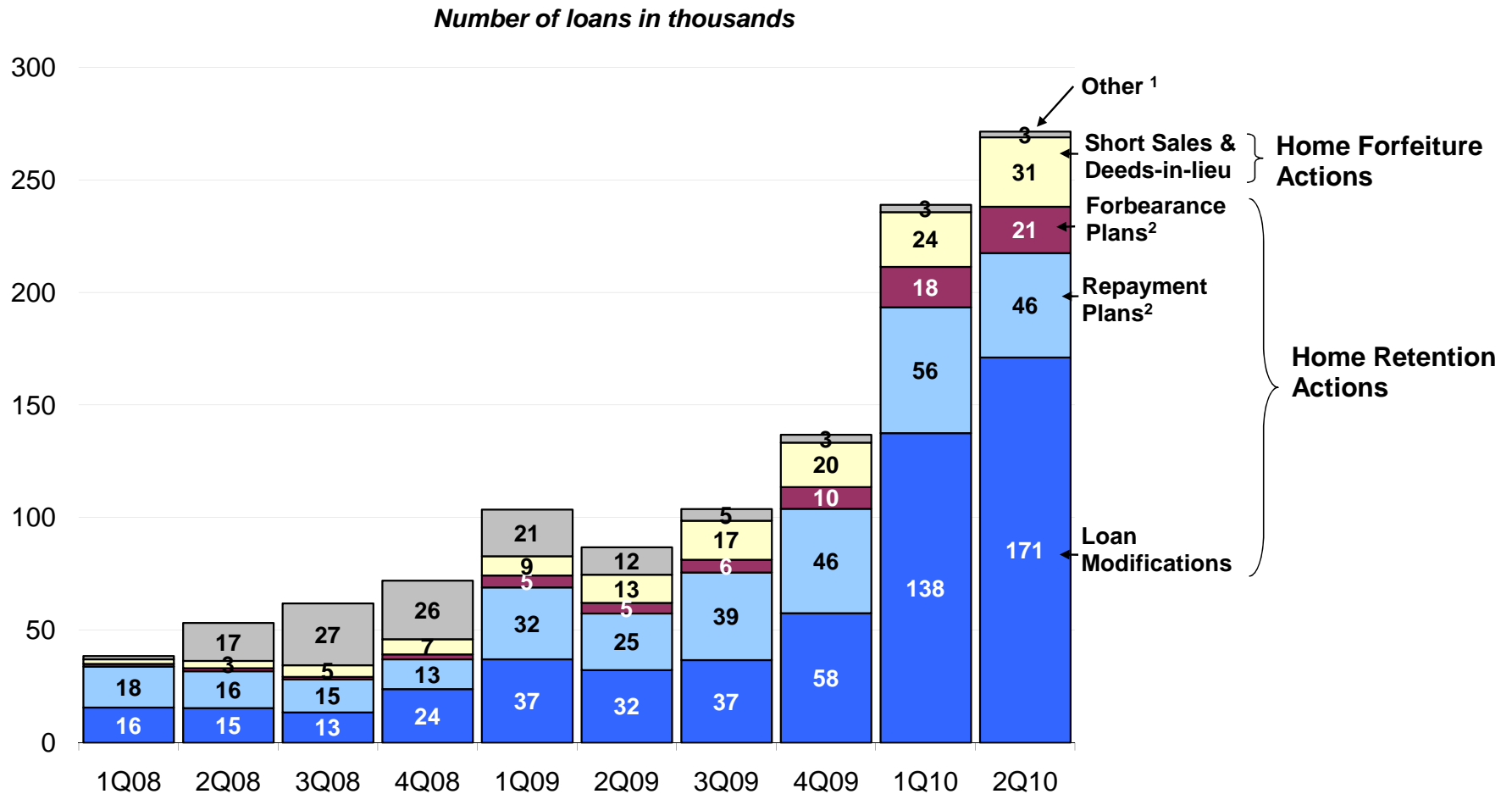
Source: Fannie Mae and Freddie Mac; National Delinquency Survey from MBA - Second Quarter 2010

¹ Includes loans with missing original credit score.

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

Foreclosure Prevention Activity: All Actions Completed

The Enterprises' completed foreclosure prevention activity increased in the second quarter driven by increases in loan modifications, forbearance plans, short sales and deeds-in-lieu. Loan modifications accounted for about two-thirds of foreclosure prevention actions completed during the quarter. Since the fourth quarter of 2008, the first full quarter in which the Enterprises were in conservatorship, completed foreclosure prevention actions total 1,013,700.



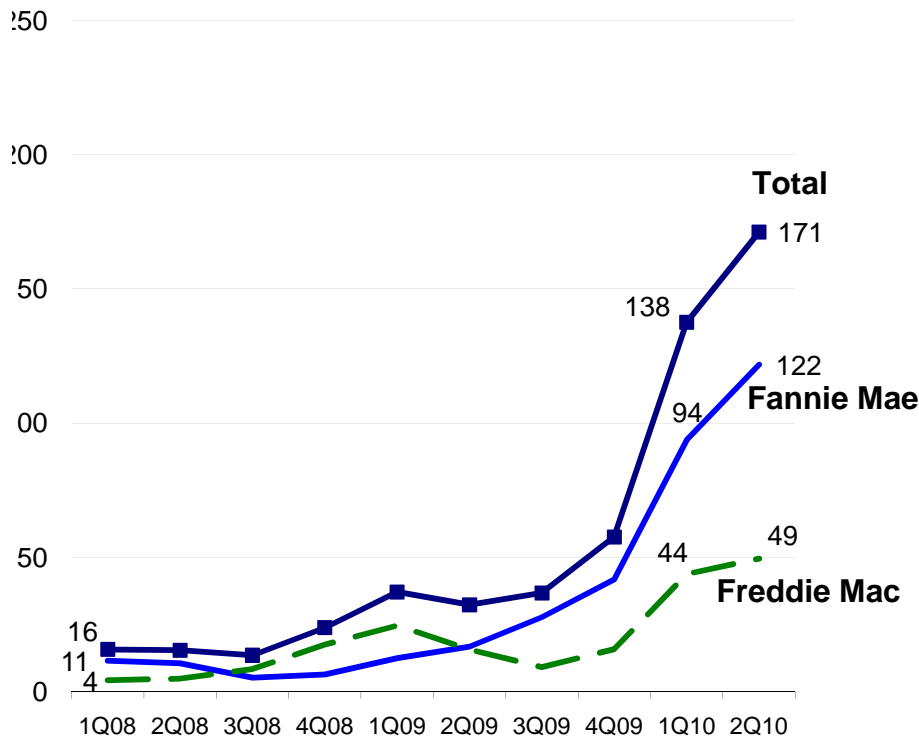
¹ Consists of HomeSaver Advance (Fannie Mae) and Charge-offs in lieu.

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

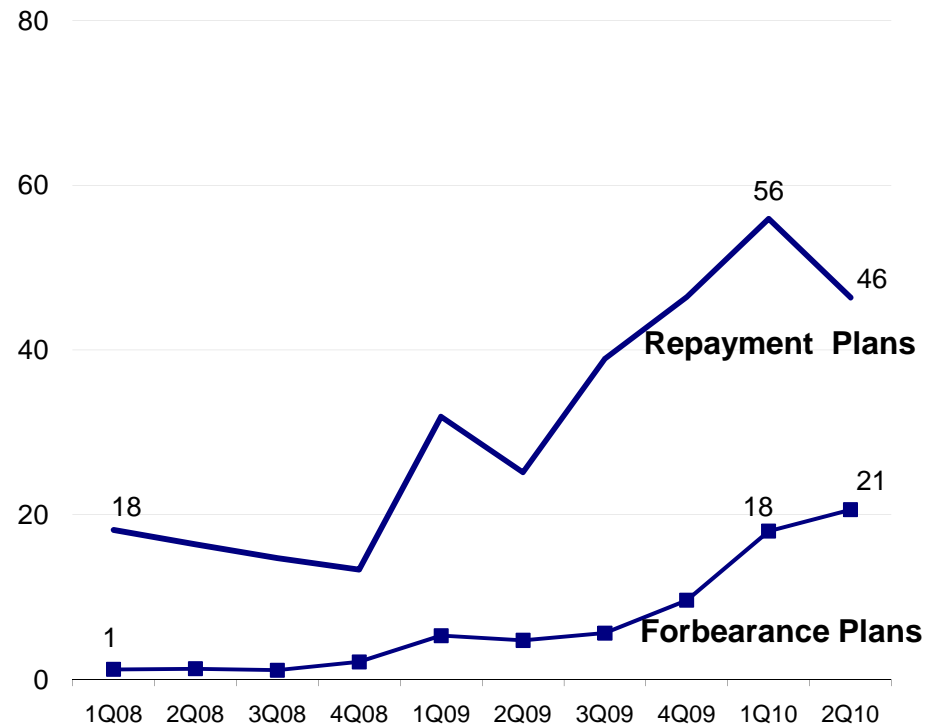
Foreclosure Prevention Activity: Home Retention Actions

The Enterprises' completed loan modifications increased 24 percent to nearly 171,200 during the second quarter with the majority of modifications completed through HAMP. In addition, the Enterprises completed nearly 46,400 and 20,600 repayment plans and forbearance plans respectively.

Loan Modifications Completed
 (Number of loans in thousands)



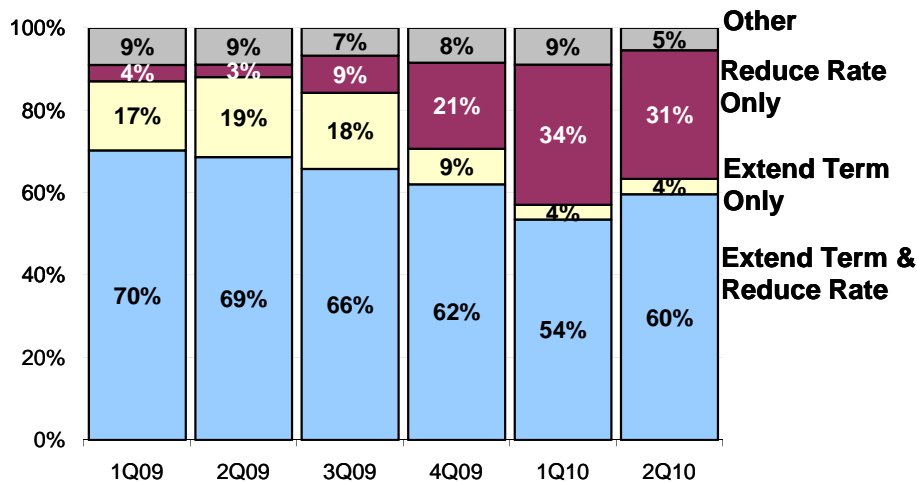
Repayment and Forbearance Plans Completed
 (Number of loans in thousands)



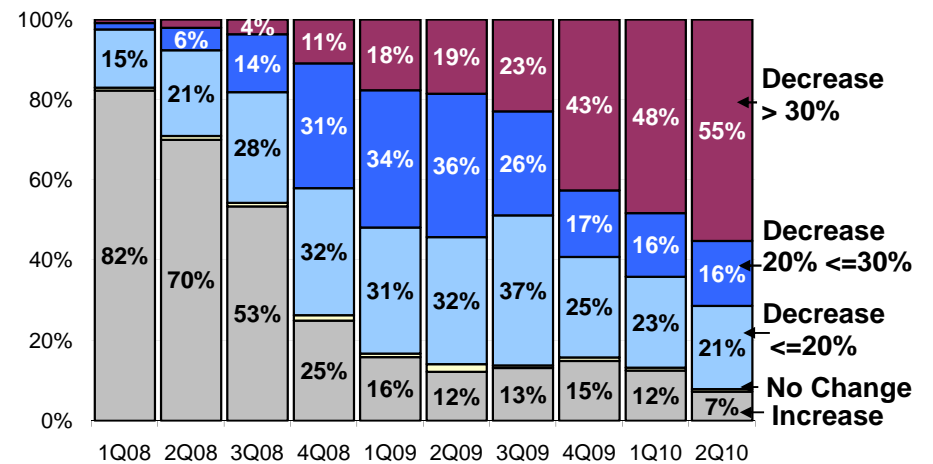
Enterprises' Loan Modifications

Loans modified in the last two quarters are performing substantially better three months after modification, compared to loans modified in earlier periods. The performance of modified loans is driven by the extent of payment reduction in the borrowers' monthly payments. More than a half of the borrowers that received loan modification in the second quarter of 2010 had their monthly payments lowered by over 30 percent.

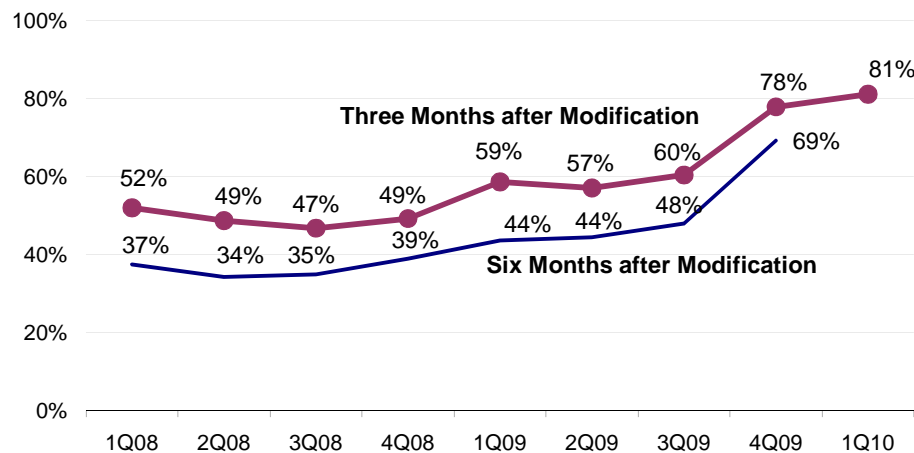
Type of Modification



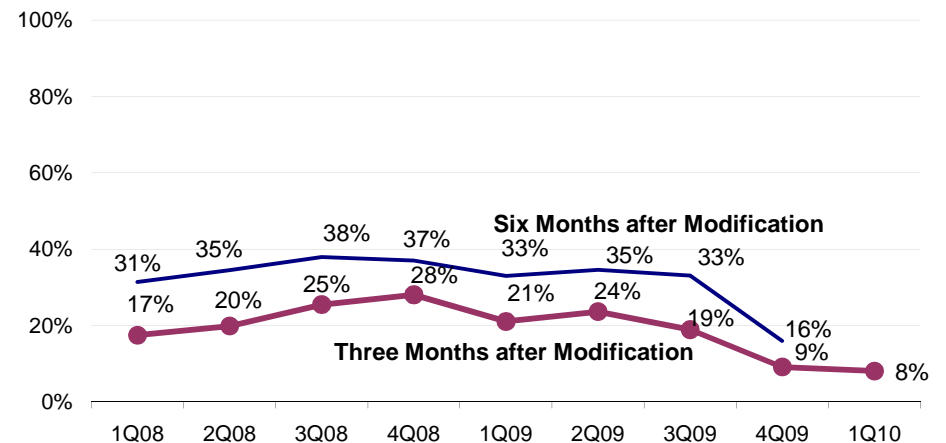
Size of Payment Change



Modified Loans - Current and Performing

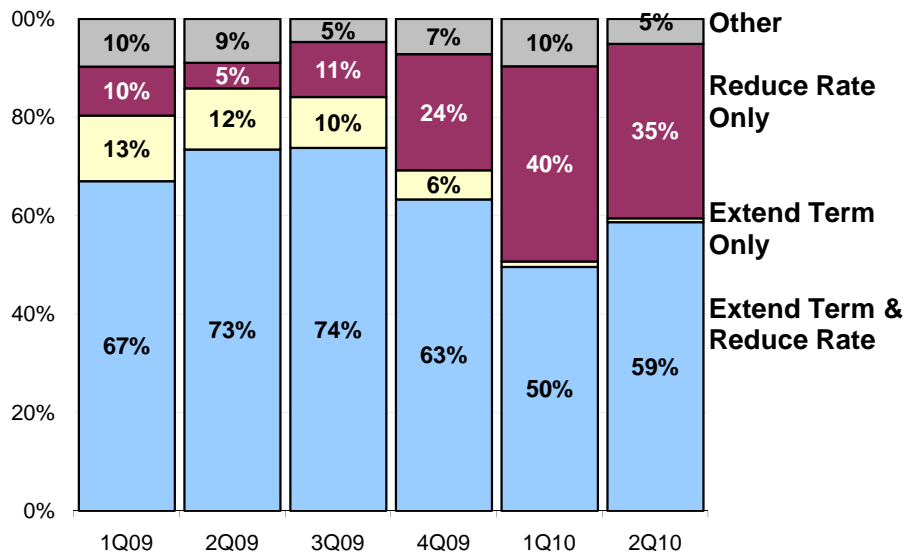


Modified Loans - 60-plus-days Re-Delinquency Rates

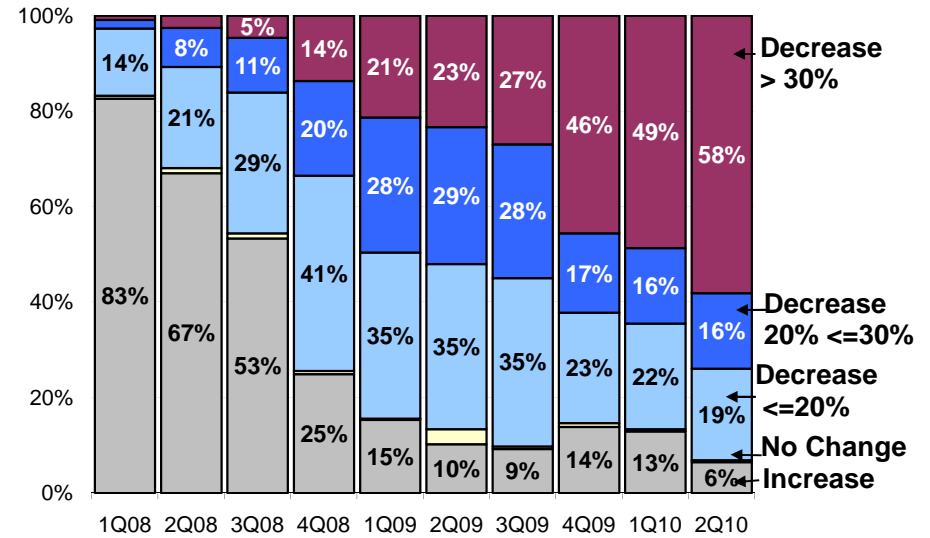


Fannie Mae's Loan Modifications*

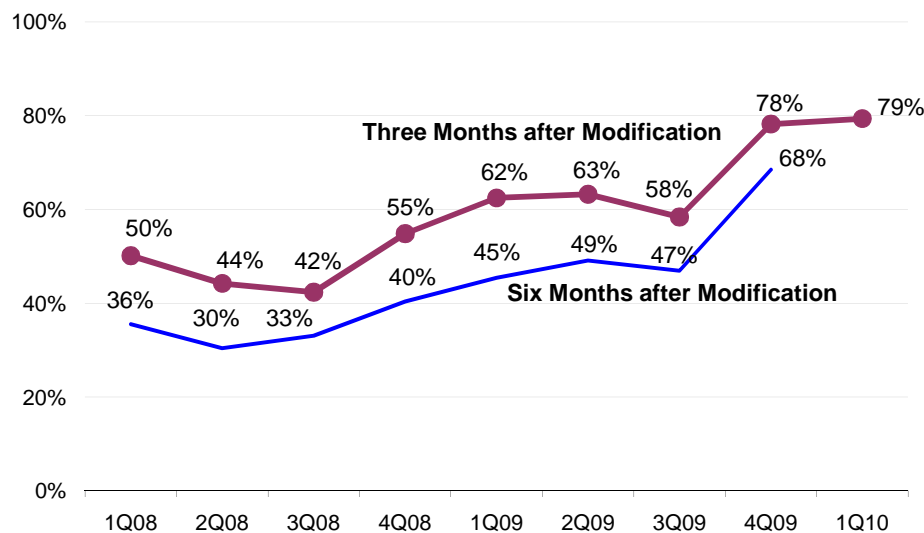
Type of Modification



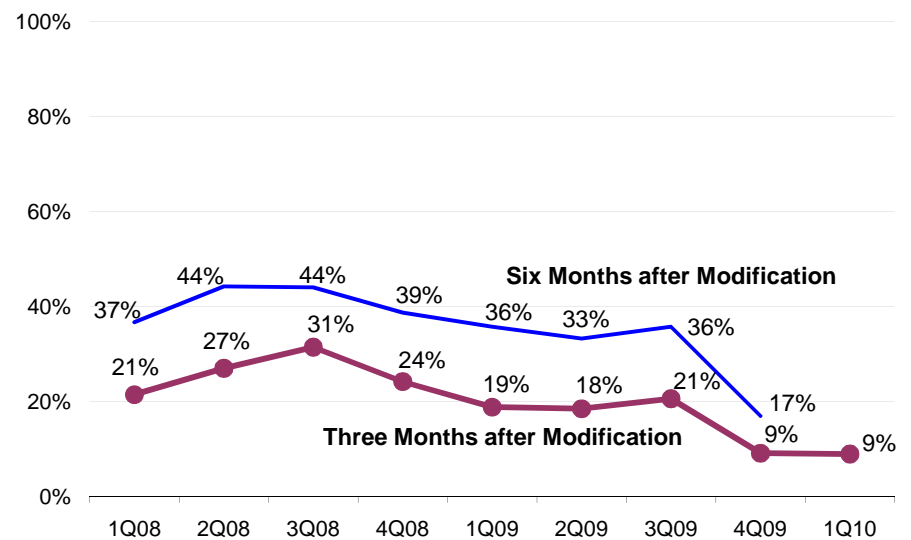
Size of Payment Change



Modified Loans - Current and Performing



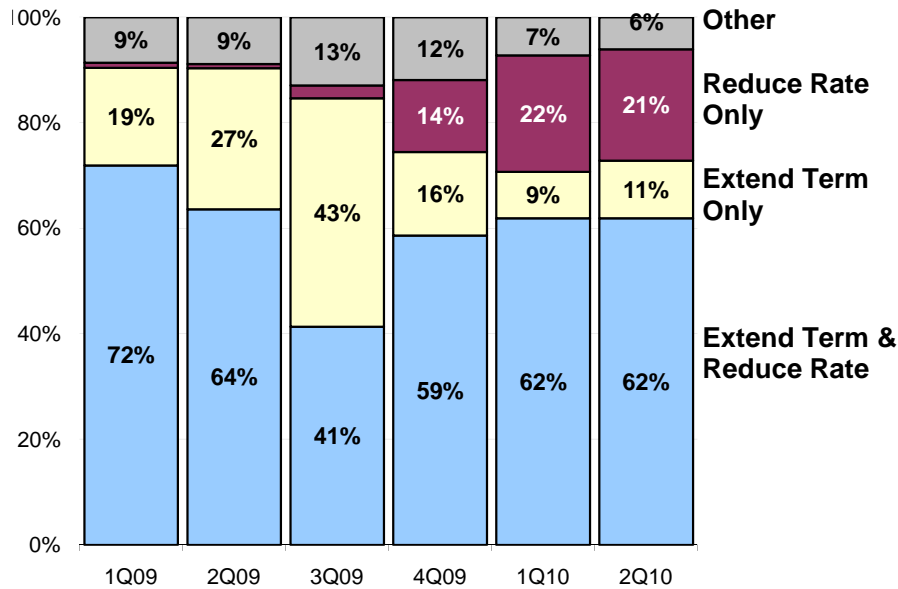
Modified Loans - 60-plus-days Re-Delinquency Rates



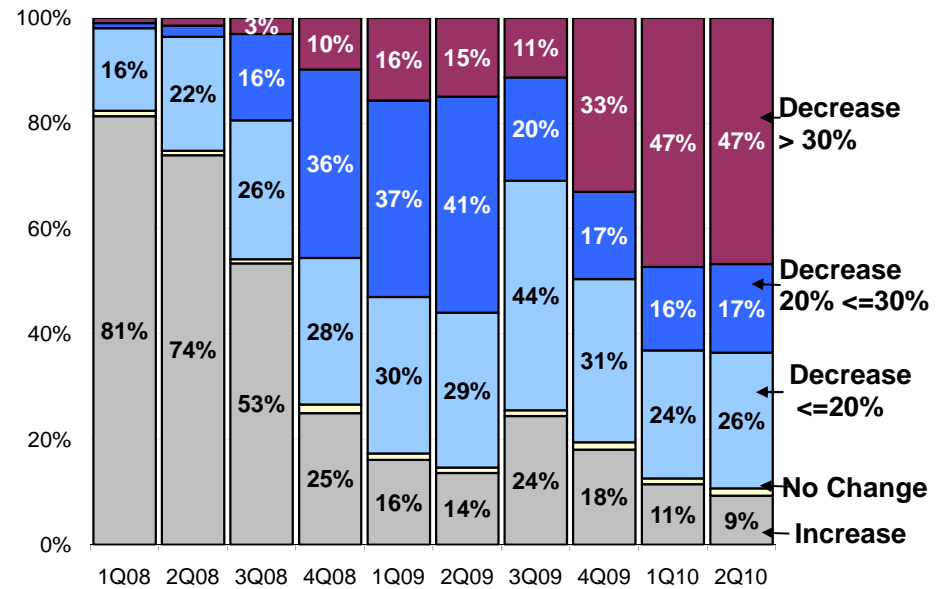
* Modified loans data may not tie to Fannie Mae's financial statements due to timing differences in reporting systems.

Freddie Mac's Loan Modifications*

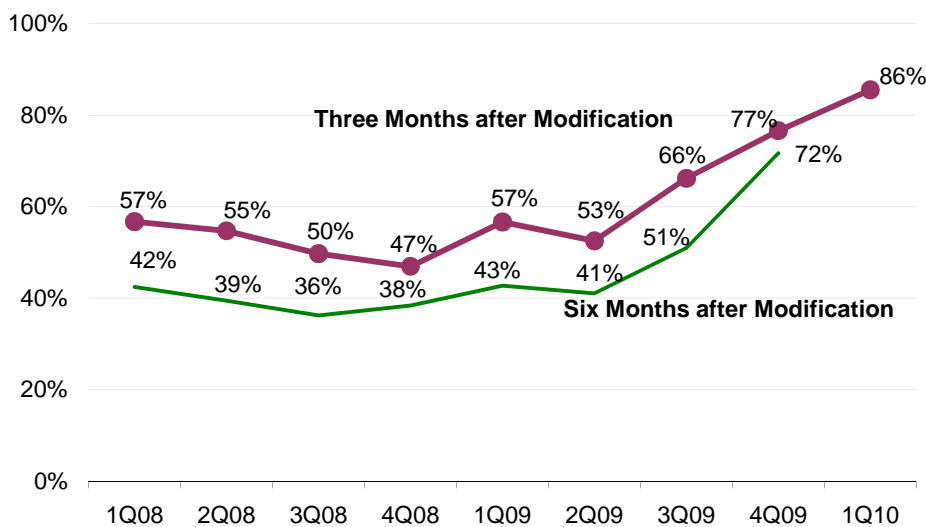
Type of Modification



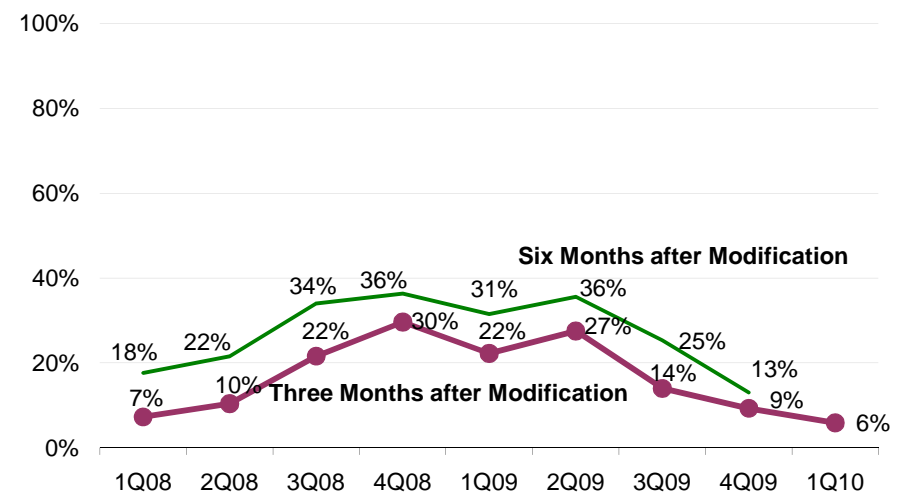
Size of Payment Change



Modified Loans - Current and Performing



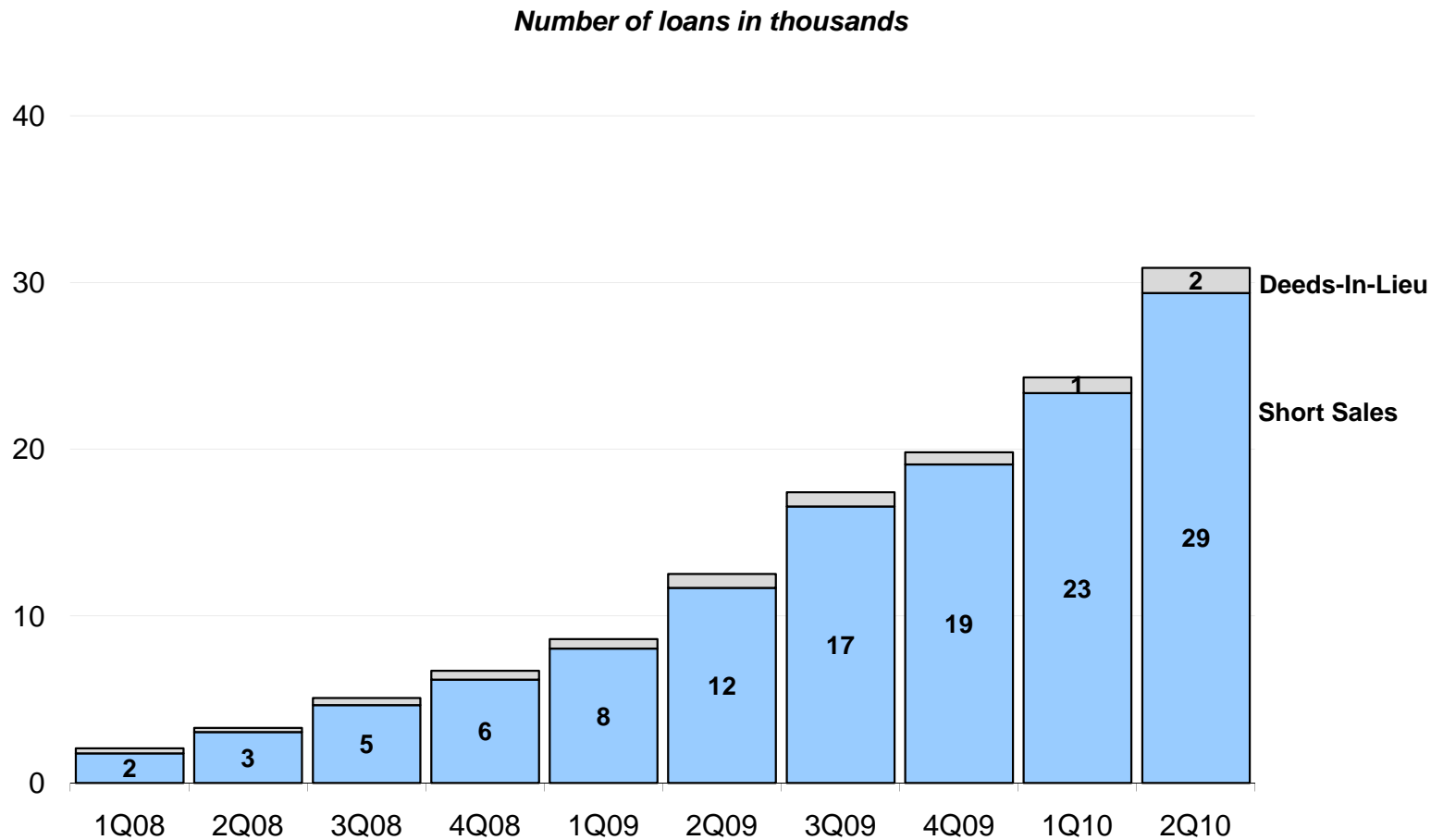
Modified Loans - 60-plus-days Re-Delinquency Rates



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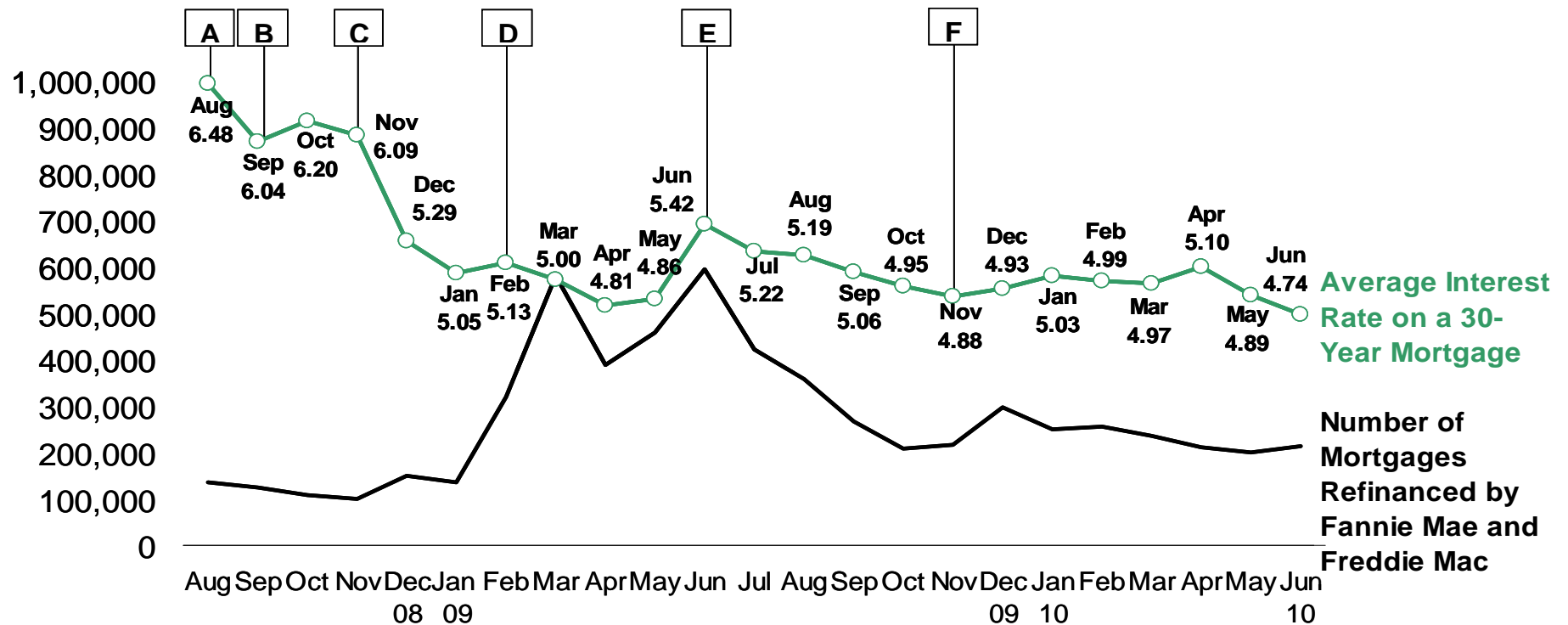
Foreclosure Prevention Activity: Home Forfeiture Actions

Short sales and deeds-in-lieu of foreclosure increased 27 percent during the second quarter as the Enterprises continue to utilize these foreclosure alternatives to reduce foreclosure-related costs and to minimize the impact of foreclosures on borrowers, communities and neighborhoods.



Refinance Activity

Refinance volume rose slightly in June as the rate for a 30-year mortgage fell through May. Refinance volume is strongly influenced by mortgage rates, subject to a lag driven by the time to complete the refinance process.



- A - Highest rate in 2008 for a 30-year mortgage
- B - GSEs placed into conservatorship on 09/06/08
- C - Fed announces MBS purchase program on 11/25/08
- D - Obama Administration's Making Homes Affordable announcement 02/20/09

- E - Treasury rates sharply rose and reached a 2009 high on a better than expected unemployment report in June.
- F - Treasury rates fell sharply after Dubai sought to delay sovereign debt payments.

Refinance Activity

Fannie Mae and Freddie Mac refinanced nearly 380,000 loans under the HARP program through June 2010.

| | June 2010 | Year to Date | Inception to Date ¹ |
|------------------------------------|---------------|-----------------|-----------------------------------|
| Total Refinances | | | |
| Fannie Mae | 115,964 | 773,630 | 2,661,115 |
| Freddie Mac | <u>98,170</u> | <u>591,935</u> | <u>1,915,698</u> |
| Total | 214,134 | 1,365,565 | 4,576,813 |
| HARP LTV >80% -105% | | | |
| Fannie Mae | 14,786 | 97,314 | 200,461 |
| Freddie Mac | <u>12,337</u> | <u>81,913</u> | <u>167,023</u> |
| Total | 27,123 | 179,227 | 367,484 |
| HARP LTV >105% -125% | | | |
| Fannie Mae | 779 | 4,585 | 5,555 |
| Freddie Mac | <u>1,122</u> | <u>5,736</u> | <u>6,689</u> |
| Total | 1,901 | 10,321 | 12,244 |
| All Other Streamlined Refis | | | |
| Fannie Mae | 24,930 | 165,967 | 390,885 |
| Freddie Mac | <u>14,715</u> | <u>110,621</u> | <u>193,776</u> |
| Total | 39,645 | 276,588 | 584,661 |

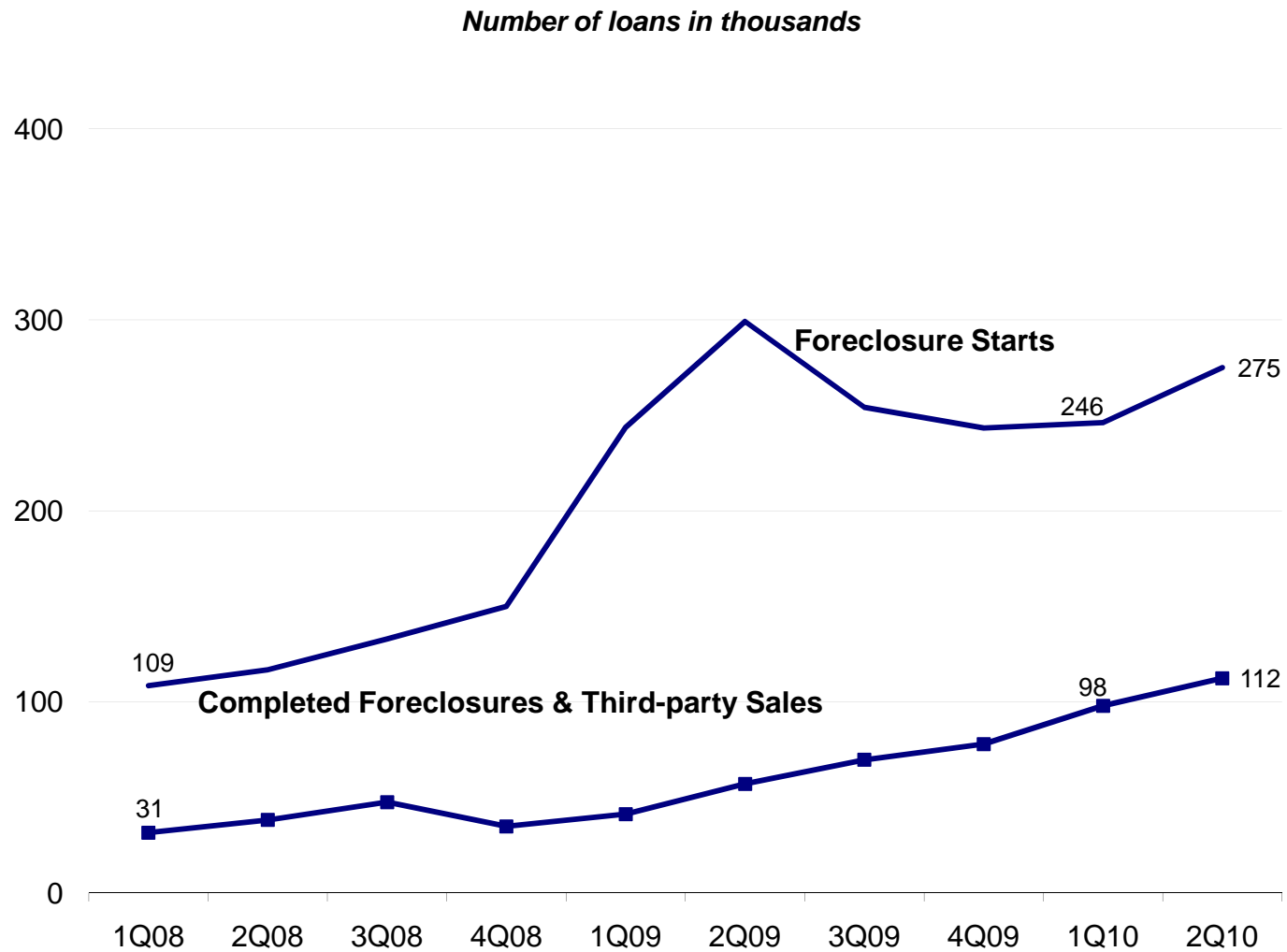
HARP Refinance Loans are defined as Fannie Mae to Fannie Mae and Freddie Mac to Freddie Mac first lien refinance loans with limited and no cash out that are owner occupied with LTV's over 80 to 125.

All Other Streamlined Refis are streamlined refinances that do not qualify as HARP refinances. Fannie Mae implements streamlined refinances through the Refi Plus product for manual underwriting and DU Refi Plus product for loans underwritten through Desktop Underwriter. The product is available for refinances of existing Fannie Mae loans only. Freddie Mac implements streamlined refinances through the Relief Refinance Mortgage product. Loans may be originated by any Freddie Mac approved servicer.

¹Inception to Date - Since April 1, 2009

Foreclosures

The Enterprises' foreclosure starts, and completed foreclosure and third-party sales increased during the second quarter.



Appendix: Data Tables

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

| (# of loans in thousands) | 1Q08 | 2Q08 | 3Q08 | 4Q08 | 1Q09 | 2Q09 | 3Q09 | 4Q09 | 1Q10 | 2Q10 |
|--------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Total Loans Serviced | 30,190 | 30,459 | 30,626 | 30,536 | 30,353 | 30,411 | 30,629 | 30,509 | 30,454 | 30,265 |
| Original Credit Score >= 660 | 25,036 | 25,369 | 25,608 | 25,657 | 25,578 | 25,722 | 26,044 | 26,022 | 26,052 | 25,963 |
| Original Credit Score < 660 | 5,153 | 5,090 | 5,018 | 4,879 | 4,775 | 4,689 | 4,586 | 4,487 | 4,401 | 4,302 |
| Total Delinquent Loans | | | | | 1,715 | 2,009 | 2,321 | 2,494 | 2,355 | 2,288 |
| Original Credit Score >= 660 | | | | | 952 | 1,126 | 1,341 | 1,468 | 1,419 | 1,372 |
| Original Credit Score < 660 | | | | | 763 | 882 | 980 | 1,026 | 936 | 916 |
| 30 - 59 Days Delinquent | | | | | 615 | 682 | 734 | 725 | 609 | 664 |
| Original Credit Score >= 660 | | | | | 316 | 353 | 404 | 406 | 345 | 370 |
| Original Credit Score < 660 | | | | | 299 | 329 | 330 | 318 | 264 | 294 |
| 60 - 89 Days Delinquent | | | | | 254 | 269 | 310 | 310 | 259 | 255 |
| Original Credit Score >= 660 | | | | | 137 | 140 | 171 | 176 | 154 | 145 |
| Original Credit Score < 660 | | | | | 117 | 129 | 139 | 135 | 105 | 110 |
| 60-plus-days Delinquent | 445 | 529 | 678 | 926 | 1,100 | 1,327 | 1,587 | 1,769 | 1,746 | 1,624 |
| Original Credit Score >= 660 | 214 | 264 | 345 | 497 | 636 | 774 | 937 | 1,061 | 1,074 | 1,001 |
| Original Credit Score < 660 | 231 | 265 | 333 | 429 | 464 | 553 | 650 | 708 | 672 | 622 |

Percent of Total Loans Serviced

| | | | | | | | | | | |
|---------------------------------|-------|-------|-------|-------|--------|--------|--------|--------|--------|--------|
| Total Delinquent Loans | | | | | 5.65% | 6.61% | 7.58% | 8.17% | 7.73% | 7.56% |
| Original Credit Score >= 660 | | | | | 3.72% | 4.38% | 5.15% | 5.64% | 5.45% | 5.28% |
| Original Credit Score < 660 | | | | | 15.98% | 18.82% | 21.37% | 22.87% | 21.26% | 21.30% |
| 30 - 59 Days Delinquent | | | | | 2.03% | 2.24% | 2.40% | 2.38% | 2.00% | 2.19% |
| Original Credit Score >= 660 | | | | | 1.24% | 1.37% | 1.55% | 1.56% | 1.32% | 1.43% |
| Original Credit Score < 660 | | | | | 6.27% | 7.02% | 7.20% | 7.09% | 6.00% | 6.84% |
| 60 - 89 Days Delinquent | | | | | 0.84% | 0.88% | 1.01% | 1.02% | 0.85% | 0.84% |
| Original Credit Score >= 660 | | | | | 0.54% | 0.55% | 0.66% | 0.68% | 0.59% | 0.56% |
| Original Credit Score < 660 | | | | | 2.46% | 2.75% | 3.04% | 3.00% | 2.39% | 2.55% |
| 60-plus-days Delinquent | 1.47% | 1.74% | 2.22% | 3.03% | 3.62% | 4.36% | 5.18% | 5.80% | 5.73% | 5.36% |
| Original Credit Score >= 660 | 0.86% | 1.04% | 1.35% | 1.94% | 2.48% | 3.01% | 3.60% | 4.08% | 4.12% | 3.86% |
| Original Credit Score < 660 | 4.48% | 5.21% | 6.64% | 8.79% | 9.71% | 11.80% | 14.17% | 15.78% | 15.26% | 14.46% |
| Serious Delinquency Rate | 0.99% | 1.18% | 1.52% | 2.14% | 2.85% | 3.52% | 4.20% | 4.82% | 4.93% | 4.58% |
| In Bankruptcy | | | | | 0.29% | 0.33% | 0.36% | 0.37% | 0.39% | 0.42% |

Appendix: Data Tables

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

| (# of loans in thousands) | 1Q08 | 2Q08 | 3Q08 | 4Q08 | 1Q09 | 2Q09 | 3Q09 | 4Q09 | 1Q10 | 2Q10 |
|--------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Total Loans Serviced | 17,793 | 18,041 | 18,167 | 18,220 | 18,131 | 18,221 | 18,360 | 18,284 | 18,234 | 18,109 |
| Original Credit Score >= 660 | 14,601 | 14,884 | 15,055 | 15,164 | 15,144 | 15,274 | 15,480 | 15,469 | 15,475 | 15,419 |
| Original Credit Score < 660 | 3,192 | 3,157 | 3,112 | 3,056 | 2,987 | 2,947 | 2,879 | 2,816 | 2,759 | 2,691 |
| Total Delinquent Loans | | | | | 1,139 | 1,335 | 1,518 | 1,636 | 1,549 | 1,493 |
| Original Credit Score >= 660 | | | | | 632 | 747 | 870 | 957 | 930 | 892 |
| Original Credit Score < 660 | | | | | 507 | 588 | 648 | 679 | 620 | 602 |
| 30 - 59 Days Delinquent | | | | | 397 | 438 | 452 | 453 | 384 | 424 |
| Original Credit Score >= 660 | | | | | 203 | 225 | 242 | 250 | 214 | 233 |
| Original Credit Score < 660 | | | | | 195 | 213 | 210 | 203 | 170 | 191 |
| 60 - 89 Days Delinquent | | | | | 170 | 177 | 197 | 196 | 166 | 164 |
| Original Credit Score >= 660 | | | | | 91 | 92 | 107 | 110 | 98 | 93 |
| Original Credit Score < 660 | | | | | 79 | 85 | 90 | 86 | 68 | 71 |
| 60-plus-days Delinquent | 303 | 359 | 460 | 625 | 742 | 897 | 1,066 | 1,183 | 1,166 | 1,070 |
| Original Credit Score >= 660 | 146 | 180 | 236 | 336 | 429 | 522 | 628 | 707 | 715 | 659 |
| Original Credit Score < 660 | 156 | 179 | 224 | 289 | 313 | 375 | 439 | 476 | 450 | 411 |

Percent of Total Loans Serviced

| | | | | | | | | | | |
|---------------------------------|-------|-------|-------|-------|--------|--------|--------|--------|--------|--------|
| Total Delinquent Loans | | | | | 6.28% | 7.33% | 8.27% | 8.95% | 8.50% | 8.25% |
| Original Credit Score >= 660 | | | | | 4.17% | 4.89% | 5.62% | 6.19% | 6.01% | 5.78% |
| Original Credit Score < 660 | | | | | 16.98% | 19.96% | 22.51% | 24.12% | 22.47% | 22.36% |
| 30 - 59 Days Delinquent | | | | | 2.19% | 2.40% | 2.46% | 2.48% | 2.10% | 2.34% |
| Original Credit Score >= 660 | | | | | 1.34% | 1.47% | 1.57% | 1.61% | 1.38% | 1.51% |
| Original Credit Score < 660 | | | | | 6.51% | 7.24% | 7.28% | 7.22% | 6.15% | 7.09% |
| 60 - 89 Days Delinquent | | | | | 0.94% | 0.97% | 1.07% | 1.07% | 0.91% | 0.91% |
| Original Credit Score >= 660 | | | | | 0.60% | 0.60% | 0.69% | 0.71% | 0.63% | 0.60% |
| Original Credit Score < 660 | | | | | 2.66% | 2.90% | 3.11% | 3.06% | 2.47% | 2.66% |
| 60-plus-days Delinquent | 1.70% | 1.99% | 2.53% | 3.43% | 4.09% | 4.92% | 5.81% | 6.47% | 6.39% | 5.91% |
| Original Credit Score >= 660 | 1.00% | 1.21% | 1.57% | 2.22% | 2.83% | 3.42% | 4.05% | 4.57% | 4.62% | 4.27% |
| Original Credit Score < 660 | 4.90% | 5.66% | 7.20% | 9.44% | 10.47% | 12.72% | 15.23% | 16.90% | 16.32% | 15.27% |
| Serious Delinquency Rate | 1.15% | 1.36% | 1.72% | 2.42% | 3.15% | 3.94% | 4.72% | 5.38% | 5.47% | 4.99% |
| In Bankruptcy | | | | | 0.33% | 0.38% | 0.40% | 0.41% | 0.42% | 0.46% |

Appendix: Data Tables

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

| (# of loans in thousands) | 1Q08 | 2Q08 | 3Q08 | 4Q08 | 1Q09 | 2Q09 | 3Q09 | 4Q09 | 1Q10 | 2Q10 |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Total Loans Serviced | 12,397 | 12,418 | 12,458 | 12,316 | 12,222 | 12,191 | 12,269 | 12,225 | 12,220 | 12,156 |
| Original Credit Score >= 660 | 10,436 | 10,484 | 10,553 | 10,494 | 10,434 | 10,448 | 10,563 | 10,553 | 10,577 | 10,544 |
| Original Credit Score < 660 | 1,961 | 1,933 | 1,906 | 1,822 | 1,788 | 1,742 | 1,706 | 1,672 | 1,642 | 1,612 |
| Total Delinquent Loans | | | | | 576 | 674 | 803 | 858 | 805 | 795 |
| Original Credit Score >= 660 | | | | | 320 | 379 | 471 | 511 | 489 | 480 |
| Original Credit Score < 660 | | | | | 256 | 294 | 332 | 347 | 316 | 315 |
| 30 - 59 Days Delinquent | | | | | 218 | 244 | 282 | 272 | 225 | 241 |
| Original Credit Score >= 660 | | | | | 113 | 128 | 161 | 157 | 131 | 138 |
| Original Credit Score < 660 | | | | | 105 | 116 | 120 | 115 | 94 | 103 |
| 60 - 89 Days Delinquent | | | | | 84 | 92 | 114 | 114 | 93 | 90 |
| Original Credit Score >= 660 | | | | | 46 | 49 | 64 | 66 | 56 | 52 |
| Original Credit Score < 660 | | | | | 38 | 43 | 50 | 48 | 37 | 38 |
| 60-plus-days Delinquent | 142 | 170 | 219 | 301 | 358 | 430 | 521 | 586 | 580 | 554 |
| Original Credit Score >= 660 | 68 | 84 | 110 | 161 | 207 | 251 | 310 | 354 | 358 | 343 |
| Original Credit Score < 660 | 74 | 87 | 109 | 140 | 151 | 178 | 211 | 232 | 222 | 211 |
| Percent of Total Loans Serviced | | | | | | | | | | |
| Total Delinquent Loans | | | | | 4.71% | 5.53% | 6.54% | 7.02% | 6.59% | 6.54% |
| Original Credit Score >= 660 | | | | | 3.07% | 3.63% | 4.46% | 4.84% | 4.63% | 4.55% |
| Original Credit Score < 660 | | | | | 14.31% | 16.90% | 19.44% | 20.77% | 19.24% | 19.52% |
| 30 - 59 Days Delinquent | | | | | 1.78% | 2.00% | 2.30% | 2.22% | 1.84% | 1.98% |
| Original Credit Score >= 660 | | | | | 1.09% | 1.23% | 1.53% | 1.48% | 1.24% | 1.30% |
| Original Credit Score < 660 | | | | | 5.86% | 6.65% | 7.06% | 6.87% | 5.75% | 6.40% |
| 60 - 89 Days Delinquent | | | | | 0.69% | 0.76% | 0.93% | 0.93% | 0.76% | 0.74% |
| Original Credit Score >= 660 | | | | | 0.44% | 0.47% | 0.61% | 0.62% | 0.53% | 0.49% |
| Original Credit Score < 660 | | | | | 2.14% | 2.48% | 2.91% | 2.89% | 2.27% | 2.38% |
| 60-plus-days Delinquent | 1.15% | 1.37% | 1.75% | 2.44% | 2.93% | 3.52% | 4.24% | 4.80% | 4.75% | 4.56% |
| Original Credit Score >= 660 | 0.65% | 0.80% | 1.04% | 1.53% | 1.98% | 2.40% | 2.93% | 3.35% | 3.39% | 3.25% |
| Original Credit Score < 660 | 3.79% | 4.48% | 5.71% | 7.69% | 8.46% | 10.24% | 12.38% | 13.90% | 13.49% | 13.12% |
| Serious Delinquency Rate | 0.77% | 0.93% | 1.22% | 1.72% | 2.41% | 2.89% | 3.43% | 3.98% | 4.13% | 3.96% |
| In Bankruptcy | | | | | 0.22% | 0.26% | 0.30% | 0.33% | 0.33% | 0.36% |

Appendix: Data Tables

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

| | 1Q08 | 2Q08 | 3Q08 | 4Q08 | 1Q09 | 2Q09 | 3Q09 | 4Q09 | 1Q10 | 2Q10 | YTD 2010 |
|---|---------------|---------------|---------------|---------------|----------------|---------------|----------------|----------------|----------------|----------------|----------------|
| Starts² | | | | | | | | | | | |
| HAMP Active Trial & Permanent - Cumulative | | | | | | 66,200 | 278,139 | 485,418 | 584,086 | 426,978 | 426,978 |
| Repayment Plans | 63,756 | 66,443 | 85,771 | 84,876 | 100,917 | 140,641 | 182,720 | 170,109 | 159,073 | 121,253 | 280,326 |
| Forbearance Plans | | | | | 49,369 | 121,496 | 291,825 | 335,090 | 221,592 | 110,771 | 332,363 |
| Completed | | | | | | | | | | | |
| Repayment Plans ³ | 18,148 | 16,393 | 14,710 | 13,309 | 31,901 | 25,114 | 38,939 | 46,406 | 55,884 | 46,353 | 102,237 |
| Forbearance Plans ³ | 1,198 | 1,279 | 1,099 | 2,116 | 5,304 | 4,727 | 5,607 | 9,589 | 17,991 | 20,585 | 38,576 |
| Charge-offs in Lieu | 168 | 156 | 202 | 273 | 288 | 496 | 810 | 653 | 705 | 756 | 1,461 |
| HomeSaver Advance (<i>Fannie</i>) | 1,244 | 16,658 | 27,277 | 25,788 | 20,431 | 11,662 | 4,347 | 2,759 | 2,588 | 1,783 | 4,371 |
| Loan Modifications | 15,655 | 15,387 | 13,488 | 23,777 | 37,069 | 32,287 | 36,722 | 57,569 | 137,561 | 171,176 | 308,737 |
| Home Retention Actions | 36,413 | 49,873 | 56,776 | 65,263 | 94,993 | 74,286 | 86,425 | 116,976 | 214,729 | 240,653 | 455,382 |
| Short Sales | 1,776 | 3,062 | 4,674 | 6,192 | 8,054 | 11,705 | 16,586 | 19,102 | 23,379 | 29,375 | 52,754 |
| Deeds-in-lieu | 308 | 236 | 427 | 540 | 578 | 835 | 843 | 715 | 934 | 1,506 | 2,440 |
| Nonforeclosure - Home Forfeiture Actions | 2,084 | 3,298 | 5,101 | 6,732 | 8,632 | 12,540 | 17,429 | 19,817 | 24,313 | 30,881 | 55,194 |
| Total Foreclosure Prevention Actions | 38,497 | 53,171 | 61,877 | 71,995 | 103,625 | 86,826 | 103,854 | 136,793 | 239,042 | 271,534 | 510,576 |

Percent of Total Foreclosure Prevention Actions

| | | | | | | | | | | | |
|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Repayment Plans | 47% | 31% | 24% | 18% | 31% | 29% | 37% | 34% | 23% | 17% | 20% |
| Forbearance Plans | 3% | 2% | 2% | 3% | 5% | 5% | 5% | 7% | 8% | 8% | 8% |
| Charge-offs in Lieu | 0% | 0% | 0% | 0% | 0% | 1% | 1% | 0% | 0% | 0% | 0% |
| HomeSaver Advance (<i>Fannie</i>) | 3% | 31% | 44% | 36% | 20% | 13% | 4% | 2% | 1% | 1% | 1% |
| Loan Modifications | 41% | 29% | 22% | 33% | 36% | 37% | 35% | 42% | 58% | 63% | 60% |
| Home Retention Actions | 95% | 94% | 92% | 91% | 92% | 86% | 83% | 86% | 90% | 89% | 89% |
| Short Sales | 5% | 6% | 8% | 9% | 8% | 13% | 16% | 14% | 10% | 11% | 10% |
| Deeds-in-lieu | 1% | 0% | 1% | 1% | 1% | 1% | 1% | 1% | 0% | 1% | 0% |
| Nonforeclosure - Home Forfeiture Actions | 5% | 6% | 8% | 9% | 8% | 14% | 17% | 14% | 10% | 11% | 11% |

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. In addition, starting in August, forbearance plans initiated include Fannie Mae's HomeSaver forbearance plans. HAMP trial modifications are based on the first trial payment posted date. HAMP permanent modifications are based on the effective date of modification. As of June 30, 2010, Fannie Mae had completed nearly 137,700 HAMP permanent modifications and Freddie Mac had completed nearly 86,900 HAMP permanent modifications.³ Include loans that were 30+ days delinquent at initiation of the plan. In addition, the completed forbearance plans data has been revised to exclude HAMP.

Appendix: Data Tables**3(i) Enterprises Combined - Loan Modifications**

| | 1Q08 | 2Q08 | 3Q08 | 4Q08 | 1Q09 | 2Q09 | 3Q09 | 4Q09 | 1Q10 | 2Q10 | YTD 2010 |
|--|--------|--------|--------|--------|--------|--------|--------|--------|---------|---------|-------------|
| Loan Modifications (# of loans) | 15,655 | 15,387 | 13,488 | 23,777 | 37,069 | 32,287 | 36,722 | 57,569 | 137,561 | 171,176 | 308,737 |
| Principal and Interest Change (%) | | | | | | | | | | | |
| Increase | 82% | 70% | 53% | 25% | 16% | 12% | 13% | 15% | 12% | 7% | 9% |
| No Change | 1% | 1% | 1% | 1% | 1% | 2% | 1% | 1% | 1% | 1% | 1% |
| Decrease <=20% | 15% | 21% | 28% | 32% | 31% | 32% | 37% | 25% | 23% | 21% | 22% |
| Decrease 20% <=30% | 2% | 6% | 14% | 31% | 34% | 36% | 26% | 17% | 16% | 16% | 16% |
| Decrease > 30% | 1% | 2% | 4% | 11% | 18% | 19% | 23% | 43% | 48% | 55% | 53% |
| Type of Modifications (%) | | | | | | | | | | | |
| Extend Term Only | | | | | 17% | 19% | 18% | 9% | 4% | 4% | 4% |
| Reduce Rate Only | | | | | 4% | 3% | 9% | 21% | 34% | 31% | 33% |
| Extend Term and Reduce Rate* | | | | | 70% | 69% | 66% | 62% | 54% | 60% | 57% |
| Other | | | | | 9% | 9% | 7% | 8% | 9% | 5% | 7% |
| 60+ Days Re-Delinquency (%) | | | | | | | | | | | |
| 3 Months after Modification | 17% | 20% | 25% | 28% | 21% | 24% | 19% | 9% | 8% | | |
| 6 Months after Modification | 31% | 35% | 38% | 37% | 33% | 35% | 33% | 16% | | | |
| 9 Months after Modification | 39% | 41% | 42% | 42% | 40% | 39% | 36% | | | | |

* Includes extend term, reduce rate and forbear principal.

Appendix: Data Tables

3(ii) Fannie Mae - Loan Modifications

| | 1Q08 | 2Q08 | 3Q08 | 4Q08 | 1Q09 | 2Q09 | 3Q09 | 4Q09 | 1Q10 | 2Q10 | YTD 2010 |
|--|--------|--------|-------|-------|--------|--------|--------|--------|--------|---------|-------------|
| Loan Modifications (# of loans) | 11,409 | 10,560 | 5,173 | 6,314 | 12,446 | 16,684 | 27,686 | 41,753 | 93,756 | 121,693 | 215,449 |
| Principal and Interest Change (%) | | | | | | | | | | | |
| Increase | 83% | 67% | 53% | 25% | 15% | 10% | 9% | 14% | 13% | 6% | 9% |
| No Change | 1% | 1% | 1% | 1% | 0% | 3% | 1% | 1% | 0% | 0% | 0% |
| Decrease <=20% | 14% | 21% | 29% | 41% | 35% | 35% | 35% | 23% | 22% | 19% | 20% |
| Decrease 20% <=30% | 2% | 8% | 11% | 20% | 28% | 29% | 28% | 17% | 16% | 16% | 16% |
| Decrease > 30% | 1% | 3% | 5% | 14% | 21% | 23% | 27% | 46% | 49% | 58% | 55% |
| Type of Modifications (%) | | | | | | | | | | | |
| Extend Term Only | | | | | 13% | 12% | 10% | 6% | 1% | 1% | 1% |
| Reduce Rate Only | | | | | 10% | 5% | 11% | 24% | 40% | 35% | 37% |
| Extend Term and Reduce Rate* | | | | | 67% | 73% | 74% | 63% | 50% | 59% | 55% |
| Other | | | | | 10% | 9% | 5% | 7% | 10% | 5% | 7% |
| 60+ Days Re-Delinquency (%) | | | | | | | | | | | |
| 3 Months after Modification | 21% | 27% | 31% | 24% | 19% | 18% | 21% | 9% | 9% | | |
| 6 Months after Modification | 37% | 44% | 44% | 39% | 36% | 33% | 36% | 17% | | | |
| 9 Months after Modification | 47% | 51% | 52% | 50% | 47% | 41% | 39% | | | | |

* Includes extend term, reduce rate and forbear principal.

Appendix: Data Tables

3(iii) Freddie Mac - Loan Modifications

| | 1Q08 | 2Q08 | 3Q08 | 4Q08 | 1Q09 | 2Q09 | 3Q09 | 4Q09 | 1Q10 | 2Q10 | YTD 2010 |
|--|-------|-------|-------|--------|--------|--------|-------|--------|--------|--------|-------------|
| Loan Modifications (# of loans) | 4,246 | 4,827 | 8,315 | 17,463 | 24,623 | 15,603 | 9,036 | 15,816 | 43,805 | 49,483 | 93,288 |
| Principal and Interest Change (%) | | | | | | | | | | | |
| Increase | 81% | 74% | 53% | 25% | 16% | 14% | 24% | 18% | 11% | 9% | 10% |
| No Change | 1% | 1% | 1% | 2% | 1% | 1% | 1% | 1% | 1% | 1% | 1% |
| Decrease <=20% | 16% | 22% | 26% | 28% | 30% | 29% | 44% | 31% | 24% | 26% | 25% |
| Decrease 20% <=30% | 1% | 2% | 16% | 36% | 37% | 41% | 20% | 17% | 16% | 17% | 16% |
| Decrease > 30% | 1% | 1% | 3% | 10% | 16% | 15% | 11% | 33% | 47% | 47% | 47% |
| Type of Modifications (%) | | | | | | | | | | | |
| Extend Term Only | | | | | 19% | 27% | 43% | 16% | 9% | 11% | 10% |
| Reduce Rate Only | | | | | 1% | 1% | 2% | 14% | 22% | 21% | 22% |
| Extend Term and Reduce Rate* | | | | | 72% | 64% | 41% | 59% | 62% | 62% | 62% |
| Other | | | | | 9% | 9% | 13% | 12% | 7% | 6% | 7% |
| 60+ Days Re-Delinquency (%) | | | | | | | | | | | |
| 3 Months after Modification | 7% | 10% | 22% | 30% | 22% | 27% | 14% | 9% | 6% | | |
| 6 Months after Modification | 18% | 22% | 34% | 36% | 31% | 36% | 25% | 13% | | | |
| 9 Months after Modification | 21% | 27% | 36% | 39% | 36% | 38% | 28% | | | | |

* Includes extend term, reduce rate and forbear principal.

Appendix: Data Tables**4 Enterprises Combined - Home Forfeiture Actions (# of loans)**

| | 1Q08 | 2Q08 | 3Q08 | 4Q08 | 1Q09 | 2Q09 | 3Q09 | 4Q09 | 1Q10 | 2Q10 | YTD 2010 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|----------------|
| Short Sales | 1,776 | 3,062 | 4,674 | 6,192 | 8,054 | 11,705 | 16,586 | 19,102 | 23,379 | 29,375 | 52,754 |
| Deeds-in-lieu | 308 | 236 | 427 | 540 | 578 | 835 | 843 | 715 | 934 | 1,506 | 2,440 |
| Nonforeclosure - Home Forfeiture Actions* | 2,084 | 3,298 | 5,101 | 6,732 | 8,632 | 12,540 | 17,429 | 19,817 | 24,313 | 30,881 | 55,194 |
| Third-party Sales | 1,939 | 2,052 | 2,170 | 1,571 | 1,467 | 2,789 | 4,263 | 4,908 | 5,171 | 7,856 | 13,027 |
| Foreclosure Sales | 29,548 | 36,093 | 45,277 | 33,233 | 39,733 | 54,236 | 65,375 | 72,989 | 92,760 | 104,497 | 197,257 |
| Third-party & Foreclosure Sales | 31,487 | 38,145 | 47,447 | 34,804 | 41,200 | 57,025 | 69,638 | 77,897 | 97,931 | 112,353 | 210,284 |
| Foreclosure Starts | 108,520 | 116,843 | 132,909 | 149,981 | 243,824 | 299,208 | 254,168 | 243,485 | 246,273 | 275,095 | 521,368 |
| Top Five Reasons for Delinquency | | | | | | | | | | | |
| Curtailment of Income | | | | | 35% | 40% | 40% | 41% | 47% | 48% | |
| Excessive obligations | | | | | 19% | 18% | 16% | 13% | 13% | 14% | |
| Unemployment | | | | | 8% | 9% | 8% | 8% | 8% | 8% | |
| Illness of principal mortgagor or family member | | | | | 6% | 6% | 5% | 5% | 5% | 5% | |
| Marital Difficulties | | | | | 3% | 3% | 3% | 3% | 3% | 3% | |

* Short sales and deeds in lieu of foreclosure completed.

Appendix: Data Tables**5 Fannie Mae and Freddie Mac - Refinance Volume (# of loans)**

| | Jun-09 | Jul-09 | Aug-09 | Sep-09 | Oct-09 | Nov-09 | Dec-09 | Jan-10 | Feb-10 | Mar-10 | Apr-10 | May-10 | Jun-10 |
|------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Total Refinances | | | | | | | | | | | | | |
| Fannie Mae | 356,927 | 264,802 | 193,814 | 167,958 | 121,997 | 124,644 | 170,612 | 141,202 | 146,909 | 128,917 | 121,997 | 118,641 | 115,964 |
| Freddie Mac | 236,818 | 158,182 | 164,875 | 98,048 | 86,796 | 92,498 | 126,134 | 107,589 | 107,436 | 106,861 | 89,650 | 82,229 | 98,170 |
| Total | 593,745 | 422,984 | 358,689 | 266,006 | 208,793 | 217,142 | 296,746 | 248,791 | 254,345 | 235,778 | 211,647 | 200,870 | 214,134 |
| HARP LTV >80% -105% | | | | | | | | | | | | | |
| Fannie Mae | | 16,032 | 15,295 | 14,781 | 10,425 | 11,623 | 18,771 | 15,519 | 18,068 | 18,746 | 15,136 | 15,059 | 14,786 |
| Freddie Mac | 10,026 | 14,577 | 16,846 | 8,684 | 7,136 | 9,087 | 14,576 | 14,751 | 15,668 | 14,040 | 13,396 | 11,721 | 12,337 |
| Total | 22,557 | 30,609 | 32,141 | 23,465 | 17,561 | 20,710 | 33,347 | 30,270 | 33,736 | 32,786 | 28,532 | 26,780 | 27,123 |
| HARP LTV >105% -125% | | | | | | | | | | | | | |
| Fannie Mae | | 1 | | 36 | 129 | 283 | 521 | 626 | 685 | 794 | 809 | 892 | 779 |
| Freddie Mac | | | | | 106 | 257 | 590 | 716 | 868 | 924 | 1,117 | 989 | 1,122 |
| Total | | 1 | | 36 | 235 | 540 | 1,111 | 1,342 | 1,553 | 1,718 | 1,926 | 1,881 | 1,901 |
| All Other Streamlined Refis | | | | | | | | | | | | | |
| Fannie Mae | 41,757 | 38,627 | 27,857 | 23,420 | 16,539 | 19,342 | 30,900 | 26,659 | 32,091 | 29,125 | 26,153 | 27,009 | 24,930 |
| Freddie Mac | 9,343 | 9,543 | 11,927 | 7,563 | 7,965 | 12,214 | 19,616 | 21,254 | 22,331 | 17,055 | 18,989 | 16,277 | 14,715 |
| Total | 51,100 | 48,170 | 39,784 | 30,983 | 24,504 | 31,556 | 50,516 | 47,913 | 54,422 | 46,180 | 45,142 | 43,286 | 39,645 |

Notes:

HARP Refinance Loans are defined as Fannie Mae to Fannie Mae and Freddie Mac to Freddie Mac first lien refinance loans with limited and no cash out that are owner occupied with LTV's over 80 to 125.

All Other Streamlined Refis are streamlined refinances that do not qualify as HARP >80% - 125% refinances. Fannie Mae implements streamlined refinances through the Refi Plus product for manual underwriting and DU Refi Plus product for loans underwritten through Desktop Underwriter. The product is available for refinances of existing Fannie Mae loans only. Freddie Mac implements streamlined refinances through the Relief Refinance Mortgage product. Loans may be originated by any Freddie Mac approved servicer.

FHFA produces monthly and quarterly versions of the Foreclosure Prevention and Refinance Report. In addition to the data provided in the monthly reports, the quarterly reports includes 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.

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

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

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

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

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

Section 3: Loan Modifications

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

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

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

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

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

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

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

Extend Term, Rate Reduction, 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.